



AGENDA
REGULAR CITY COUNCIL MEETING, JOINT MEETING OF THE CITY COUNCIL
AND THE BOARD OF DIRECTORS OF THE COTATI COMMUNITY
REDEVELOPMENT AGENCY
TUESDAY NOVEMBER 23, 2010
6:00 PM CLOSED SESSION
7:00 PM REGULAR SESSION
City Council Chambers, City Hall, 201 W. Sierra Avenue

The Cotati City Council welcomes you to its meetings that are generally scheduled for the 2nd and 4th Wednesday of every month. Your interest and participation are encouraged and appreciated.

City Council meeting agendas, minutes and audio recordings (podcast) are posted on the City's website at www.ci.cotati.ca.us. To receive the City Council Agenda by e-mail, sign up for City of Cotati community notifications at www.nixle.com. Contact the Deputy City Clerk at ttaylor@ci.cotati.ca.us or 707-665-3622 for questions about the agenda.

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda.

Any writings or documents provided to a majority of the Cotati City Council regarding any item on this agenda will be made available for public inspection in the City Manager's office located at 201 West Sierra Avenue, Cotati, California, during normal business hours.

Disabled Accommodation: Upon request, this agenda will be made available in appropriate formats to persons with disabilities as required by Section 202 of 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 contact the Deputy City Clerk at (707) 665-3622 at least 48 hours in advance of the meeting.

Waiver Warning: If you challenge decisions/direction of the City Council of the City of Cotati in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Cotati at, or prior to, the public hearing(s).

Those wishing to address the Council are asked to complete a speaker card and give it to the Deputy City Clerk. Please limit comments to three minutes or as the Mayor directs.; When you are called, step to the podium and state your name and address for the record. Persons wishing to address the Council are not required to identify themselves (Gov't. Code § 54953.3); however, this information assists the Mayor by ensuring that all persons wishing to address the Council are recognized and it assists the Deputy City Clerk in preparing the City Council meeting minutes.

6:00 PM CLOSED SESSION CALL TO ORDER (CITY COUNCIL CHAMBERS)

PUBLIC COMMENT ON CLOSED SESSION

ADJOURNMENT TO CLOSED SESSION (CITY MANAGER'S OFFICE)

CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION (Government code Section 54956.9)

The Colvin Group Fund 1 L.P. vs. City of Cotati (Sonoma County Superior Court Case # SCV-248067)

Wildease, LLC dba Countryside Mobilehome Park vs. City of Cotati et. al (Sonoma County Superior Court Case # SCV 247044)

REPORT OUT OF CLOSED SESSION

7:00 PM REGULAR SESSION

CALL TO ORDER OF REGULAR CITY COUNCIL MEETING

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES OF OCTOBER 27, 2010 REGULAR MEETING AND NOTICE OF WAIVING OF READING OF ALL RESOLUTIONS AND ORDINANCES INTRODUCED AND/OR ADOPTED UNDER THIS AGENDA (*Action*)

ANNOUNCEMENTS

Residents can register at nixle.com to receive City Council agenda notifications and construction and road closure updates by email and text message.

Cotati Creek Critters invites you to help take care of native plants along the Laguna de Santa Rosa by attending a Creek Stewardship Day on Saturday December 11th from 9:00 a.m. to 12:00 noon. For details contact Cotati Creek Critters by phone 707-792-4422 or on the web at CotatiCreekCritters.info.

Four Nights of Festive Fun in Cotati starts Wednesday December 1st with the annual Cotati holiday tree lighting on at 6:00 p.m. in La Plaza Park and at the fire station. The festivities continue through December 4th with Holiday Cheer at local pubs, a candlelight concert at Church of the Oaks and an Elegant Evening at local shops. Call 707-795-5508 or see www.cotati.org for more information.

The Cotati Historical Society Museum is open regularly on Saturdays from 1:00 – 4:00 p.m. and the 2nd Wednesday of each month from 5:30-8:30 p.m.

HONORARY MAYOR

Elana Nelson of Rancho Cotate High School.

PRESENTATION

2. SANTA ROSA PLAIN GROUNDWATER STEERING COMMITTEE

Representatives of the Santa Rosa Plain Groundwater Steering Committee will brief the City Council on groundwater planning.

CITY MANAGER'S REPORT

APPROVAL OF FINAL AGENDA

CITIZEN BUSINESS

Any member of the public wishing to speak to the Council on any item or items listed on the Consent Calendar or any item or items not listed on the agenda that are within the subject matter jurisdiction of the Council may do so at this time. Pursuant to the Brown Act, the Council is not allowed to consider issues or take action on any item not listed on the agenda during this period. Comments of any member of the public are normally restricted to a total of three (3) minutes in length per person for matters not on the agenda and a total of three (3) minutes per person in length for items on the Consent Calendar.

DIRECTION ON FUTURE AGENDA ITEMS

CONSENT CALENDAR

- 3. REQUEST FOR AMENDMENT TO THE IN-LIEU AGREEMENT FOR PAYMENT OF LOW COST HOUSING BUY-OUT FOR THE 8910 CYPRESS AVENUE SUBDIVISION (Community Development - Planning) (Action)**

It is recommended that the City Council adopt a motion approving an Amendment to the In-lieu Housing Agreement for the 8910 Cypress Avenue Subdivision.

- 4. CITY HALL AND COMMUNITY CENTER RESTROOM ADA RETROFIT PROJECT – ADVERTISE FOR BIDS AND AUTHORIZE CITY ENGINEER TO AWARD AND EXECUTE CONSTRUCTION AGREEMENT (Engineering/Public Works) (Action)**

It is recommended that the City Council adopt a resolution to Advertise for Bids and Authorize the City Engineer to Award and Execute the Construction Agreement and Necessary Change Orders for the City Hall and Community Center Restroom ADA Retrofit Project.

- 5. APPROVAL FOR THE COTATI CHAMBER OF COMMERCE TO HOST AN “ELEGANT EVENING” EVENT IN DOWNTOWN COTATI INVOLVING A HORSE DRAWN CARRIAGE AND THE USE OF ELEVEN PARKING SPACES THROUGHOUT THE DOWNTOWN AREA AS CARRIAGE STOPS. (Police) (Action)**

It is recommended that the City Council adopt a motion to approve the use of eleven parking spaces in three different locations of downtown Cotati as carriage stops for a horse drawn carriage on Saturday December 4, 2010 between the hours of 5:00 PM and 8:00 PM for the 4th Annual “Elegant Evening.”

ADJOURNMENT OF REGULAR MEETING OF THE CITY COUNCIL AND CALL TO ORDER OF JOINT MEETING OF CITY COUNCIL AND COTATI COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

CONSENT CALENDAR (JOINT MEETING)

The following items listed on the Consent Calendar are considered routine in nature and require little or no further discussion by the Council, public or applicant and action may be taken by the City Council by a single motion. Unless already having done so under Citizen Business, any member of the public may comment at this time on items on this Consent Calendar prior to the Council's consideration of the Consent Calendar. Comments of on the Consent Calendar are normally restricted to a total of three (3) minutes in length per person. Any member of the Council may request that any listed item be removed from the Consent Calendar. That item shall be placed on the Regular Agenda section of the Council meeting and considered by the Council as other matters on the Regular Agenda portion of the Agenda.

**6. WARRANTS AND AUDITED CLAIMS OCTOBER 14 THROUGH OCTOBER 27, 2010
(Administrative Services) (*Action*)**

This motion receives and files warrants and audited claims for October 14th, 2010 – October 27, 2010

ADJOURNMENT OF JOINT MEETING; RECONVENING OF REGULAR MEETING OF CITY COUNCIL

CITY COUNCIL REPORTS (*Discussion*)

ADJOURNMENT

Certification of Posting of the Agenda: I declare under penalty of perjury that I am employed by the City of Cotati and that I posted this agenda on the bulletin boards of City Hall, Veterans' Memorial Building and the U.S. Post Office on or before November 19, 2010

s/s Tamara Taylor, Deputy City Clerk

DRAFT

Subject to approval.



MINUTES

**REGULAR CITY COUNCIL MEETING, JOINT MEETING OF THE CITY COUNCIL
AND THE BOARD OF DIRECTORS OF THE COTATI COMMUNITY**

REDEVELOPMENT AGENCY

WEDNESDAY OCTOBER 27, 2010

6:00 PM CLOSED SESSION

7:00 PM REGULAR SESSION

City Council Chambers, City Hall, 201 W. Sierra Avenue

6:00 PM CLOSED SESSION CALL TO ORDER (CITY COUNCIL CHAMBERS)

Mayor Coleman-Senghor called the meeting to order at 6:00 p.m.

PUBLIC COMMENT ON CLOSED SESSION

None.

ADJOURNMENT TO CLOSED SESSION (CITY MANAGER'S OFFICE)

CONFERENCE WITH LABOR NEGOTIATOR (Government Code Section § 54957.6)

Agency designated representatives: Dianne Thompson, Jone Hayes

Employee Organization: Cotati Employees Association

Unrepresented employee(s): Senior Planner, Senior Building Inspector, Associate Planner, Public Works Field Maintenance Supervisor, Administrative Analyst, Building Inspector, Assistant Planner, Accountant, Maintenance Worker II, Accounting Specialist, Administrative Secretary, Permit Technician, Account Clerk II, Maintenance Worker I, Planning Technician, Recreation Coordinator, Administrative Clerk, Recreation Assistant, Account Clerk I

REPORT OUT OF CLOSED SESSION

7:00 PM REGULAR SESSION

CALL TO ORDER OF REGULAR CITY COUNCIL MEETING

Mayor Coleman-Senghor called the meeting to order at 7:02 p.m. He indicated that there was nothing to report out of the closed session.

ROLL CALL

Councilmembers present: Councilmembers Gilardi, Harvey and Landman, Vice Mayor Orchard and Mayor Coleman-Senghor.

DRAFT

Subject to approval.

Staff present: Administrative Services Director Jone Hayes, Acting Community Development Director/Assistant to the City Manager Marsha Sue Lustig, City Engineer/Director of Public Works Damien O'Bid, Administrative Secretary Keri Pajon, City Attorney Rich Rudnansky, and City Manager Dianne Thompson

PLEDGE OF ALLEGIANCE

Councilmember Harvey led the pledge of allegiance.

1. APPROVAL OF MINUTES OF SEPTEMBER 22, 2010 REGULAR MEETING AND NOTICE OF WAIVING OF READING OF ALL RESOLUTIONS AND ORDINANCES INTRODUCED AND/OR ADOPTED UNDER THIS AGENDA (*Action*)

Moved by Councilmember Gilardi, seconded by Councilmember Landman and passed unanimously to approve the minutes of the September 22, 2010 Regular meeting as presented and to waive reading of all resolutions and ordinances introduced and/or adopted under this agenda.

ANNOUNCEMENTS

Cotati citizens and other interested parties are encouraged to register for City of Cotati community updates via e-mail and text at nixle.com.

Redwood Empire Disposal is hosting Cotati's Fall Community Cleanup on Saturday November 6 and Saturday November 13 from 8:00 a.m. to 2:00 p.m. at the Park and Ride lot off St. Joseph's Way. Proof of residency is required. For additional details including a list of materials accepted, call Redwood Empire Disposal at 707-585-0291 or log onto the City's website at ci.cotati.ca.us and check the events calendar.

The Cotati Historical Society Museum is open regularly on Saturdays from 1:00 – 4:00 p.m. and the 2nd Wednesday of each month from 5:30-8:30 p.m.

The City flew the United Nations flag in support of the annual United Nations Day Commemorations.

PRESENTATION

SONOMA CITY/COUNTY SOLID WASTE ADVISORY GROUP (SWAG) UPDATE

Phil Demery of the Sonoma City/County Solid Waste Advisory Group (SWAG) presented an update to the Council regarding SWAG's priorities and objectives for developing a regional long-term solid waste option. He responded to questions and concerns of the Council regarding the resolution of outstanding liabilities, revenue sources to handle liability issues, future waste technology, concerns that closed landfills still need monitoring and are without revenue, the long-term structure for oversight of landfills, the goals of SWAG, and timeline for the landfill.

DRAFT

Subject to approval.

Councilmember Harvey, Cotati City Council's primary representative to the Sonoma County Landfill Task Force, responded to the Council that she is very pleased with the work they have done and is in support of the group.

CITY MANAGER'S REPORT

City Manager Dianne Thompson reported on the following:

- Highway 101 project update
- City website headlines, including City Manager message, recruitment, and use of Measure A funds

APPROVAL OF FINAL AGENDA

Mayor Coleman-Senghor requested to move City Council Reports to the top of the Agenda.

Moved by Vice Mayor Orchard, seconded by Councilmember Gilardi and passed unanimously to move City Council Reports to the top of the Agenda and to approve the Final Agenda.

CITIZEN BUSINESS

Wayne Clark spoke about the political candidates running for office.

George Barich spoke about the following:

- The rumor on the street about an officer being investigated. He was concerned how this information was let out and he would like Council to have staff look into this.
- He doesn't feel that the Council was being honest in why they hired a lieutenant.
- He expressed concern about the Mayor making comments on items that are on his personal web blog.

Max Scheder-Bieschin commented on the Economic Development study session that was held and is looking forward to follow-up information. He stated that there were a group of people willing to help move this information forward.

Greg Karraker was appreciative of the work that was done on the flag pole and hoped that there would be a flag on the pole by Veterans Day.

Councilmember Gilardi asked staff for the status on the flag pole and clarification on the hiring of the lieutenant's position.

City Manager Thompson stated that the lieutenant's position, whether permanent or contracted, was hired to take on administrative duties, freeing up the sergeants to be on the street. The lieutenant on staff is currently contracted while the recruitment for a permanent lieutenant is moving forward.

DRAFT

Subject to approval.

City Manager Thompson explained that there will soon be some additional information on the Economic Development study session available on the website.

City Engineer O'Bid said that the goal is to have the flag on the flag pole before Veterans Day.

Mayor Coleman-Senghor explained the lighting issue. He suggested that if the lighting issue isn't cleared up that the City has someone, possibly the fire department, take on the responsibility of raising and lowering the flag. He would like to follow-up done on this item.

Closed Citizen Business at 7:55 p.m.

DIRECTION ON FUTURE AGENDA ITEMS

Mayor Coleman-Senghor would like the possibility of creating an Economic Development Commission put on as a future agenda item.

CONSENT CALENDAR

Moved by Vice Mayor Orchard seconded by Councilmember Harvey and passed unanimously to adopt items 2 through 7 on the Consent Calendar.

2. ADOPT A RESOLUTION TO BECOME A HEALTHY EATING, ACTIVE LIVING (HEAL) CITY (City Manager) (Action)

Resolution No. 2010-59 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI TO BECOME A HEALTHY EATING, ACTIVE LIVING (HEAL) CITY

3. ADOPTION OF A RESOLUTION RELATING TO POLICE RESERVES AND SUPERSEDING RESOLUTIONS R-68-36, R-68-39 AND 97-40 (Administrative Services) (Action)

Resolution No. 2010-60 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI RELATING TO POLICE RESERVES AND SUPERSEDING RESOLUTIONS R-68-36, R-68-39 AND 97-40

4. AUTHORIZATION OF HOLIDAY SCHEDULE FOR CITY HALL (City Manager) (Action)

Motion to implement a holiday schedule for City Hall consisting of the cancellation of the regular City Council meeting of December 22, 2010 and the closure of City Hall during the period of Monday December 20 through Thursday December 30, 2010.

5. ACCEPTANCE OF PUBLIC IMPROVEMENTS AND FILING THE NOTICE OF COMPLETION, A.R. DEVELOPMENT, LLC, ROSEN RANCH SUBDIVISION (Engineering/Public Works) (Action)

Resolution No. 2010-61 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI ACCEPTING THE PUBLIC IMPROVEMENTS AND FILING THE NOTICE OF COMPLETION, ROSEN RANCH SUBDIVISION

DRAFT

Subject to approval.

6. COTATI DOWNTOWN SPECIFIC PLAN AREA REVITALIZATION PROJECT – AUTHORIZING FILING AN APPLICATION FOR TRANSPORTATION FOR LIVABLE COMMUNITIES (TLC) (Engineering/Public Works) (Action)

Resolution No. 2010-62 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI AUTHORIZING THE FILING OF AN APPLICATION FOR FEDERAL SURFACE TRANSPORTATION PROGRAM (STP) AND/OR CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT (CMAQ) FUNDING AND COMMITTING THE NECESSARY NON-FEDERAL MATCH AND STATING THE ASSURANCE TO COMPLETE THE PROJECT

7. DOWNTOWN OLD REDWOOD HIGHWAY INFRASTRUCTURE IMPROVEMENT PROJECT – PRELIMINARY DESIGN AGREEMENT (Engineering/Public Works) (Action)

Motion authorizing the City Manager to execute an agreement with Omni-Means for public outreach and preliminary design of the Downtown Old Redwood Highway Infrastructure Improvement Project.

ADJOURNMENT OF REGULAR MEETING OF THE CITY COUNCIL AND CALL TO ORDER OF JOINT MEETING OF CITY COUNCIL AND COTATI COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

Mayor Coleman-Senghor adjourned the Regular meeting and called to order the joint meeting at 7:55 p.m. and opened the floor to public comment on the Consent Calendar (Joint Meeting).

There being no one wishing to speak, Mayor Coleman-Senghor closed the public comment period.

CONSENT CALENDAR (JOINT MEETING).

Moved by Councilmember Harvey, seconded by Councilmember Gilardi and passed unanimously to adopt items 8 and 9 on the Joint Consent Calendar.

8. WARRANTS AND AUDITED CLAIMS SEPTEMBER 9th, 2010 – SEPTEMBER 22ND, 2010 (Administrative Services) (Action)

This motion receives and files warrants and audited claims for September 9th, 2010 – September 22nd, 2010.

9. WARRANTS AND AUDITED CLAIMS SEPTEMBER 23rd, 2010 – OCTOBER 13th, 2010 (Administrative Services) (Action)

This motion receives and files warrants and audited claims for September 23rd, 2010 – October 13th 2010.

ADJOURNMENT OF JOINT MEETING; RECONVENING OF REGULAR MEETING OF CITY COUNCIL

Mayor Coleman-Senghor adjourned the Joint meeting and called to order the Regular meeting at 7:57 p.m.

DRAFT

Subject to approval.

CITY COUNCIL REPORTS (*Discussion*)

Councilmembers reported on recent and upcoming activities, including reports from meetings attended at City expense.

Mayor Coleman-Senghor requested to move City Council Reports to the top of the Agenda.

Mayor Coleman-Sengor spoke about the passing of Henry Fush and his service to the City. He expressed sympathy to his family. His memorial service will be held on Saturday at 2:00 pm in the Cotati room. He would like it on record thanking him for his service.

Councilmember Gilardi commented on his passing and her last conversation with him. She requested that staff send a letter.

ADJOURNMENT

Mayor Coleman-Senghor adjourned the meeting at 8:00 p.m. in the memory of Henry Fuhs.

Respectfully Submitted,

Keri Pajon, Administrative Secretary

Santa Rosa Plain Groundwater Basin

Preliminary Groundwater Management Planning Underway

Preliminary groundwater planning and information sharing for the Santa Rosa Plain Groundwater Basin is underway. The Sonoma County Water Agency has convened a small steering committee representative of local groundwater interests to guide pre-planning work and build common understanding about the Santa Rosa Plain Groundwater Basin and benefits and options for groundwater management planning. The Steering Committee will develop recommendations on if, when, and how groundwater management planning might move forward, including who might participate in developing a plan. The Steering Committee is also trying to identify stakeholders who could represent rural residential well owners interested in planning.

Santa Rosa Plain Groundwater Basin

The Santa Rosa Plain groundwater basin, covering an area of approximately 80,000 acres, is located within the larger Laguna de Santa Rosa watershed and is home to approximately half of the population of Sonoma County, including the Cities of Santa Rosa, Rohnert Park, Cotati, Town of Windsor, portions of the City of Sebastopol, and unincorporated areas of Sonoma County. The groundwater basin is bounded on the northwest by the middle reach of the Russian River floodplain and by the upland hills of western Sonoma County on the remaining western boundary. The southern end of the Santa Rosa Plain is marked by a series of low hills just south of Cotati, which form a drainage divide that separates the Santa Rosa Plain from the Petaluma Valley. The Santa Rosa Plain is bounded to the east by the Sonoma Mountains south of Santa Rosa and the Mayacamas Mountains north of Santa Rosa.

How to Stay Involved

Visit Web Site

<http://www.scwa.ca.gov/srgroundwater/>

Join Email List to Receive Periodic Updates

Email: clove@ccp.csus.edu



Steering Committee Formed to Guide Preliminary Planning

The Steering Committee composition strives for representation of all the major interests; balance and symmetry between public, private and nonprofit; and members from throughout the Santa Rosa Plain.

Interests Represented

- Agricultural
- Environmental
- Local Government
- Groundwater Users
- Rural Residential Well Owners
- Science
- Water Supply



Organizations Represented on the Steering Committee

Berretta Dairy	Gallo Coastal Operations	Sonoma County Farm Bureau
California Groundwater Association	Lynmar Winery	Sonoma County Water Agency
City of Rohnert Park	Occidental Arts and Ecology Center	Sonoma County Water Coalition
City of Santa Rosa	Sebastopol Water Information Group (SWIG)	Western Dairyman Association
City of Sebastopol		

Potential Benefits of Local Groundwater Planning

- Maintain Local Control through Non-Regulatory Process
- Provide Long-Term Viability of the Groundwater Aquifer for Future Generations
- Maintain Water Quality and Safe Drinking Water
- Prevent Aquifer Depletion and Stabilize Groundwater Levels
- Meet Existing and Future Water Demands
- Diversify Supply through Conjunctive use
- Environmental Benefits (e.g. Stream Restoration)
- Increased Opportunity for State Funding

City Council Agenda Consent Calendar

Subject: Request for Amendment to the In-Lieu Agreement for Payment of Low Cost Housing Buy-out for the 8910 Cypress Avenue Subdivision

Date: November 23, 2010

Written by: Marsha Sue Lustig, Acting Community Development Director

Recommendation

It is recommended that the Council adopt a motion approving an Amendment to the In-lieu Housing Agreement for the 8910 Cypress Avenue Subdivision.

Background

On December 14, 2005, the City Council approved the 8910 Cypress Avenue Subdivision, a 3-lot subdivision granted without Design Review approval for the homes. These lots are now known as 101, 102, and 104 MacKinnon Court.

On November 7, 2007, the In-Lieu Housing Agreement was executed with the applicant to assure that the City would receive the required in-lieu fees for the City's affordable housing fund. As the lots are vacant, the price per home was established at \$600,000 plus the price of the land. Given the current market value of the land, approximately \$25,000 - \$30,000 in in-lieu fees would be generated per lot, for a total of \$75,000 - \$90,000.

On October 4, 2010, the applicant requested and paid for an appraisal to calculate the current market value of future homes given the decline in home values. The applicant believes the \$600,000 estimated house value is too high for today's market.

Analysis/Discussion

The new appraisal calculates the value of a 3,500 square foot proposed home at \$587,000 not including the land. Staff is recommending the value of a 3,000 square foot home be utilized given the restrictions due to slope, and that the proposed units over the past few years have been designed at just under 3,000 square feet. The value of a 3,000 square foot home is \$506,710 not including the land. The following table demonstrates estimated funds generated by the inclusionary housing in-lieu fees as originally anticipated in 2007, and today:

	2007	2010
House	\$600,000	\$500,000
Land	\$225,000	\$125,000
Total Sales Price	\$825,000	\$625,000
In-lieu Fees (approximate)	\$30,400	\$22,400

Financial Considerations

As a result of this amendment, the City would receive approximately \$12,000 less than anticipated for the affordable housing fund.

Environmental Issues

Not applicable.

Conclusion

The new appraisal and subsequent fees are fair and accurate based on today's market conditions. There is a small savings that the applicant will be able to realize with the approval of this amendment. Most of the savings will be found in the significantly reduced value of the land.

Attachments:

1. Amendment to the In-Lieu Housing Agreement
2. Appraisal, October 22, 2010
3. In-Lieu Housing Agreement, recorded November 7, 2007

Recording Requested By:
Marsha Sue Lustig
Acting Community Development Director

When Recorded Return to:
Tami Taylor, Deputy City Clerk
City of Cotati - 201 W. Sierra Ave.
Cotati, CA 94931-4217

**AMENDMENT TO THE
IN-LIEU AGREEMENT FOR PAYMENT OF
LOW COST HOUSING BUY-OUT
COTATI, CALIFORNIA**

THIS AGREEMENT is hereby entered into this ____ day of December, 2010, by and between the City of Cotati, hereinafter referred to as "City," and Blanton Cypress Partners, LLC, hereinafter referred to as "Owner."

WHEREAS, on September 12, 2007, the City approved an In-Lieu Agreement for Payment of Low Cost Housing Buy-Out for the 8910 Cypress Avenue Subdivision; and,

WHEREAS, Owner is the Owner of that real property located within the City of Cotati, County of Sonoma, State of California, known as the 8910 Cypress Avenue Subdivision (APNs 144-460-017, -018, and -019); and,

WHEREAS, Owner now desires to amend said agreement to reflect current construction costs; and,

WHEREAS, the revised cost to construct each house is based on the appraisal submitted on October 22, 2010.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Section 3 of the In-Lieu Agreement for Payment of Low Cost Housing Buy-Out for the 8910 Cypress Avenue Subdivision is amended to read as follows (modification in bold text):

“3. For lots sold without residential units located thereon, an estimated value for the home to be located on the unimproved lot(s) to be sold prior to the home construction is hereby established in the amount of **\$506,710** per residential unit. This estimated value shall be added to the sale price of each lot at the time of escrow to determine an estimated sales price for lot and house and the in-lieu fee determined by the fee schedule set forth in Resolution No. 85-33A.”

The remainder of the document shall remain unchanged.

CITY OF COTATI
a Municipal Corporation

OWNER(S) OF SUBDIVISION

By _____
CITY MANAGER

By _____
ACTING COMMUNITY
DEVELOPMENT DIRECTOR

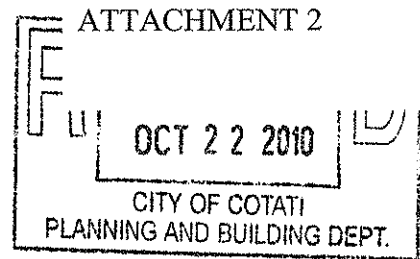
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Y:\PLANNING\PROJECTS\Active Files\8910 Cypress subdivision\house-in-lieu revise\Amendment to In Lieu Agreement 8910 Cypress Dec 2010.doc



RESTRICTED APPRAISAL REPORT

101, 102 & 104 MacKinnon Avenue
Cotati, CA

PREPARED FOR

Marsha Sue Lustig
Acting Community Development Director
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931

THE
ROBIN
ERDMANN
GROUP

1885 Falcon Ridge Drive * Petaluma, California * 94954 * (707) 766-8313

Real Estate and Land Use Economic Consultants & Appraisers

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Telephone: (707) 766-8313
Fax: (707) 766-8343
RobinErdmann@Comcast.net

Marsha Sue Lustig
Acting Community Development Director
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931

October 22, 2010

At your request, *The Robin Erdmann Group* has completed a restricted appraisal report to estimate the hypothetical value of improvements for a typical house on each of three lots located at 101, 102, and 104 MacKinnon Avenue, Cotati, California.

These sites are on a cul-de-sac on the southeast side of Cotati, and the sites are 1.24, 1.43, and 1.60 acres. The APN's are: 144, 460-017, -018, -019.

The scope of work included identifying, researching and analyzing nearby residential housing to estimate a typical single family residential building size, and quality, relative to site size. In addition, assessor and MLS data was investigated. Marshall Valuation Service was also consulted for building costs. Finally, a site inspection of the subject sites and surrounding neighborhoods was conducted.

The conclusion is that a typical, hypothetical house on these three parcels would approximate 3,500 square feet, and be of excellent quality. The cost to construct, or sometimes also known as the replacement cost new (RCN), is estimated to be:

FIVE HUNDRED & EIGHTY SEVEN THOUSAND (\$587,000) DOLLARS

In addition, this report has been completed in conformity with, and is subject to, the requirements of the Code of Ethics and Standards of Professional Conduct of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, and the Office of the Comptroller of the Currency's Minimum Standards.

Sincerely,



Robin J. Erdmann, MAI ASA MRICS
Principal

State of California
Certified General Appraiser No. AG004313

This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2© of the Uniform Standards of Professional Appraisal Practice(USPAP) for a Restricted Appraisal Report. As such, it presents little or no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

RESTRICTED APPRAISAL REPORT

CLIENT: Marsha Sue Lustig
Acting Community Development Director
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931

APPRAISER: Robin J. Erdmann, MAI ASA MRICS
The Robin Erdmann Group
1885 Falcon Ridge Drive
Petaluma, CA 94954
707-766-8313
RobinErdmann@comcast.net

SUBJECT(s): Hypothetical Single Family Residence.

PURPOSE OF THE APPRAISAL: To estimate market value as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.

INTENDED USE OF REPORT: For the sole purpose of assisting and informing the Client, the City of Cotati, determine a hypothetical house size and improvement value to estimate "in lieu fees".

INTEREST VALUED: Fee Simple.

EFFECTIVE DATE OF VALUE: October 9, 2010

DATE OF REPORT: October 22, 2010

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser did inspect the subject site and/or improvements, and did gather information about the current market value for single family residential improvements.

I have not appraised this property in the last three years.

Per prior agreement with the client, the appraiser used only one approach to value, either the sales or income approach. The appraiser used either approach as the primary approach to value depending on the property type. The appraisal process therefore involved departure from Standards Rule 1-4(b)I, ii, iv, v, and vi.

This Restricted Appraisal Report sets forth only the appraiser's conclusions. Supporting documentation is retained in the appraiser's file.

VALUATION CONCLUSIONS

SUBJECT PROPERTY

REAL ESTATE APPRAISED: Hypothetical Single Family Residence
MacKinnon Avenue
Cotati, CA

HIGHEST AND BEST USE: Single Family Residence

INDICATED EXPOSURE TIME: 6-12 months

ESTIMATED MARKETING TIME: 6 - 12 months

CONCLUDED VALUE: \$587,000

COMMENTS:

My research focused on neighborhoods and/or subdivisions nearest the subject with similar locational attributes. The most similar subdivision is located 300 yards to the northwest: Logan Place.

I investigated four houses in this subdivision for size and quality:

	<u>Address</u>	<u>Size (sf)</u>	<u>Site Size (ac)</u>	<u>Year Built</u>
•	8772 Logan Place	3,184	.47	2005
•	8784 Logan Place	3,300	.47	2005
•	8792 Logan Place	3,712	.46	2006
•	8796 Logan Place	3,830	1.21	2006

All houses are excellent quality with very good finishes. The mean average size is 3,506 square feet, which has been rounded to 3,500 square feet. I also note that only one house is on a site similar in size to the subject parcel site sizes, but taking into consideration the current recession, some downsizing may be reasonable.

An investigation of replacement cost new for this quality house, according to Marshall Valuation Service, is \$144.54 per square foot. After adjustments for configuration, calculator and local costs, the price per square foot is \$156.62. This amount does not include fireplaces (which were estimated to be two), nor an appliance package, which is estimated to be very good quality, but not high end.

The concluded total hypothetical cost is \$587,000, not including land.

Marsha Sue Lustig - RE: Request for appraisal services

From: "Robin J. Erdmann" <robinerdmann@comcast.net>
To: "Marsha Sue Lustig" <MSLUSTIG@ci.cotati.ca.us>
Date: 10/25/2010 9:34 AM
Subject: RE: Request for appraisal services

8772 Logan Place: \$968,000 (Listing)
8784 Logan Place: \$799,000 (Listing)
8792 Logan Place: \$1,299,00 (2/07)
8796 Logan Place: \$1,350,000 (11/07)

Robin J. Erdmann, MAI ASA MRICS
The Robin Erdmann Group
Real Estate and Land Use Economics & Appraisal
1885 Falcon Ridge Drive
Petaluma, CA 94954
TEL: (707) 766-8313
FAX: (707) 766-8343
robinerdmann@comcast.net

From: Marsha Sue Lustig [mailto:MSLUSTIG@ci.cotati.ca.us]
Sent: Monday, October 25, 2010 9:23 AM
To: Robin J. Erdmann
Subject: RE: Request for appraisal services

Yes, total sales price. Seems like it would be helpful to know that.

Marsha Sue

Marsha Sue Lustig
Acting Community Development Director
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931
(707)665-3637

>>> "Robin J. Erdmann" <robinerdmann@comcast.net> 10/25/2010 9:16 AM >>>

INSURABLE REPLACEMENT COST ESTIMATE

PROPERTY: Single Family Residential
 LOCATION: MacKinnon Avenue, Cotati, CA
 PROPERTY DESCRIPTION: Class D, Excellent Quality

INSURABLE REPLACEMENT COST CALCULATIONS:

Building #:	Building 1			
Building Size (SF):	3,500			
Structure Class:	D			
Marshall Valuation	Sec 12; Pg			
Service Reference: (or source referenced)	25 (8/08)			
Base Cost PSF:	\$ 144.54			
Plus (PSF)				
Sprinklers	\$ -	\$ -		
Tenant Improvements	\$ -	\$ -		
Carport	\$ -	\$ -		
>	\$ -	\$ -		
Subtotal:	\$ 144.54	\$ -		
Multipliers				
Number of Beds:	1.00	1.00		
Height Per Story:	1.00	1.00		
Configuration:	0.96	1.00		
Calculator Cost:	0.97	1.00		
Local:	1.16	1.00		
Non-Perishable Items:	1.00	1.00		
Adjusted Cost PSF:	\$ 156.62	\$ -		
Insur. Replacement Cost (Structure) :	\$560,000	\$ -	\$0	\$0
Add-Ons				
Fireplace (2)	\$ 9,350	\$ -	\$ -	\$ -
Appliance Allowance	\$ 27,500	\$ -	\$ -	\$ -
Total Insurable Replacement Cost:	\$587,000			
Total Insurable				\$587,000

Insurable Replacement Costs (IRC) are the current replacement cost of EACH INDIVIDUAL structure, either as proposed in plans and specifications or as existing when physically inspected. Only PERSONAL PROPERTY necessary to the operation, management or marketing of the property is included.

IRCs INCLUDE: repair engineering and design fees; permit fees; and contractor's overhead and profit.

IRCs EXCLUDE: costs associated with land acquisition and development; professional fees not directly related to repairs; taxes, financing costs, owner's overhead and profit; loss of income during repairs, chattels not included above; and , all other costs not relevant to the repair of insured damages.

SUBJECT PHOTOGRAPH



Cypress Avenue, Cotati, CA

Data Src: NOAA, U.S. Navy, NGA, GEBCO

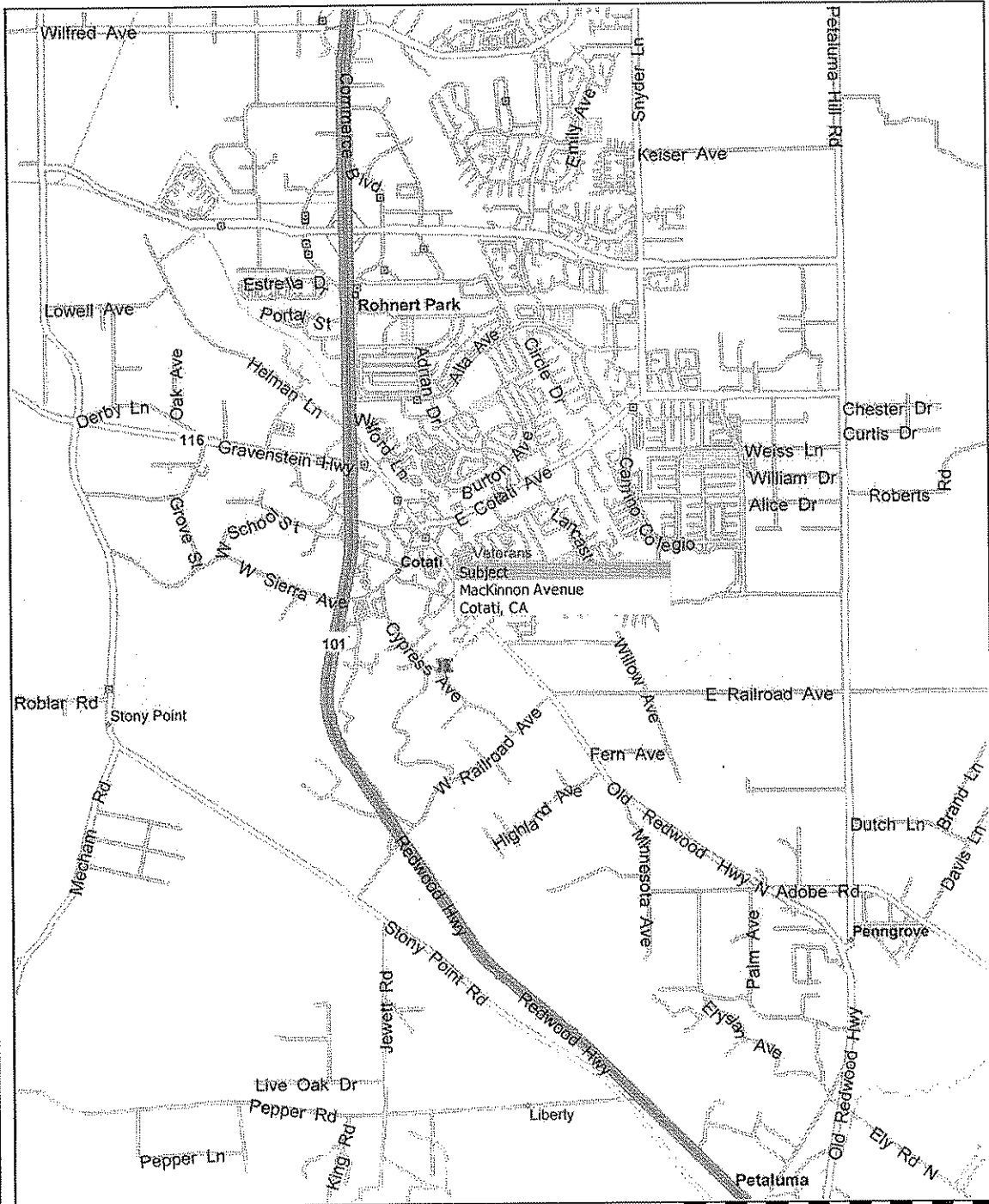
38°18'56.87" N 122°42'12.10" W elev 195 ft

2100



BY

Location Map

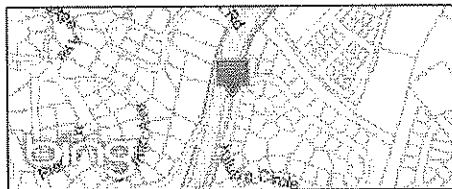


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Property Detail Report

Subject Property

**144 Yulupa Cir
Santa Rosa, CA 95405-5136
Sonoma County**



Owner Info:

Owner Name : Mulligan Hal	Tax Billing Zip+4 : 5136
Owner Name 2 : Mulligan Phyllis	Recording Date : 10/08/2010
Tax Billing Address : 144 Yulupa Cir	Annual Tax : \$2,188
Tax Billing City & State : Santa Rosa CA	County Use Code : Vacant Res Lot Undev
Tax Billing Zip : 95405	Universal Land Use : Residential Acreage

Location Info:

School District : Cotati Rohnert Park	Carrier Route : C017
Census Tract : 1524.00	Map Page/Grid : 444-F2

Tax Info:

Tax ID : 144-460-017	Land Assessment : \$189,255
Tax Year : 2009	Total Assessment : \$189,255
Annual Tax : \$2,188	Tax Area : 008002
Assessment Year : 2010	

Characteristics:

Lot Sq Ft : 54014.4	Lot Acres : 1.24
----------------------------	-------------------------

Last Market Sale:

Recording Date : 10/08/2010	Owner Name : Mulligan Hal
Sale Price : \$157,000	Owner Name 2 : Mulligan Phyllis
Document No : 87224	Seller : Blanton A C 2009 Trust
Deed Type : Grant Deed	

Sales History:

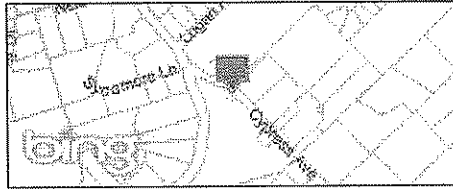
Recording Date : 10/08/2010	01/26/2005
Sale Price : \$157,000	
Nominal :	Y
Buyer Name : Mulligan Hal & Phyllis Blanton Trust	
Seller Name : Blanton A C 2009 Trust	Blanton Andrew C
Document No : 87224	10399
Document Type : Grant Deed	Grant Deed

Courtesy of ROBIN ERDMANN
BAREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Report

Subject Property
102 Mackinnon Ct
Cotati, CA
Sonoma County



Owner Info:

Owner Name : Blanton Andrew C	Tax Billing Zip+4 : 3212
Tax Billing Address : 432 16th Pl	Annual Tax : \$2,518
Tax Billing City & State : Costa Mesa CA	County Use Code : Vacant Res Lot Undev
Tax Billing Zip : 92627	Universal Land Use : Residential Acreage

Location Info:

School District : Cotati Rohnert Park	Map Page/Grid : 444-F2
--	-------------------------------

Tax Info:

Tax ID : 144-460-018	Land Assessment : \$218,254
Tax Year : 2009	Total Assessment : \$218,254
Annual Tax : \$2,518	Tax Area : 008002
Assessment Year : 2010	

Characteristics:

Lot Sq Ft : 62290.8	Lot Acres : 1.43
----------------------------	-------------------------

Last Market Sale:

Owner Name : **Blanton Andrew C**

Sales History:

Recording Date : **01/26/2005**
 Nominal : **Y**
 Buyer Name : **Blanton Trust**
 Seller Name : **Blanton Andrew C**
 Document No : **10399**
 Document Type : **Grant Deed**

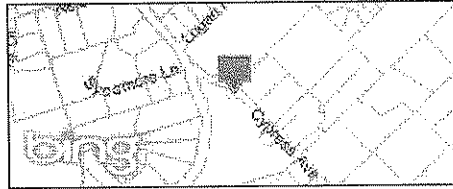
Courtesy of ROBIN ERDMANN
 BAREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Report

Subject Property

**104 Mackinnon Ct
Cotati, CA
Sonoma County**



Owner Info:

Owner Name : Blanton Andrew C	Tax Billing Zip+4 : 3212
Tax Billing Address : 432 16th Pl	Annual Tax : \$2,814
Tax Billing City & State : Costa Mesa CA	County Use Code : Vacant Res Lot Undev
Tax Billing Zip : 92627	Universal Land Use : Residential Acreage

Location Info:

School District : Cotati Rohnert Park	Map Page/Grid : 444-F2
--	-------------------------------

Tax Info:

Tax ID : 144-460-019	Land Assessment : \$244,200
Tax Year : 2009	Total Assessment : \$244,200
Annual Tax : \$2,814	Tax Area : 008002
Assessment Year : 2010	

Characteristics:

Lot Sq Ft : 69,696	Lot Acres : 1.6
---------------------------	------------------------

Last Market Sale:

Owner Name : **Blanton Andrew C**

Sales History:

Recording Date : **01/26/2005**
 Nominal : **Y**
 Buyer Name : **Blanton Trust**
 Seller Name : **Blanton Andrew C**
 Document No : **10399**
 Document Type : **Grant Deed**

Courtesy of ROBIN ERDMANN
BAREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality

Recording Requested By:
David Woltering
City of Cotati Director of Planning

When Recorded Return to:
Dana Martin, Finance Department
City of Cotati - 201 W. Sierra Ave.
Cotati, CA 94931-4217

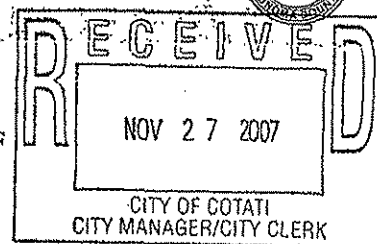


2007120481

OLD REPUBLIC TITLE CO.
11/07/2007 09:41 AM
RECORDING FEE: 40.00
PAID

OFFICIAL RECORDS OF
SONOMA COUNTY
JANICE ATKINSON

12 PGS



IN-LIEU AGREEMENT FOR PAYMENT OF
LOW COST HOUSING BUY-OUT
COTATI, CALIFORNIA

THIS AGREEMENT is hereby entered into this 11th day of September, 2007, by and between the City of Cotati, hereinafter referred to as "City," and Blanton Cypress Partners, LLC, hereinafter referred to as "Owner."

WHEREAS, the City has adopted Resolution No. 85-33A, adopting an In-Lieu Fee Schedule for implementation of the Housing Element and inclusionary zoning requirements for very low, low, and moderate income housing; and,

WHEREAS, Owner is the Owner of that real property located within the City of Cotati, County of Sonoma, State of California, known as the 8910 Cypress Avenue Subdivision; and,

*as described on Exhibit B

WHEREAS, Owner now desires to enter into an agreement to pay in-lieu fees, pursuant to said fee schedule, subject to Condition No. 57 of Resolution No. 05-79 approving the Parcel Map, so that its development can be cleared for Final Map approval.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. In consideration of the approval by City of the residential project known as the 8910 Cypress Avenue Subdivision, Owner agrees to pay to the City an amount of in-lieu fees, as determined by the fee schedule set forth in Resolution No. 85-33A, and shown in Exhibit "A" attached hereto.

2. Said fees shall be paid out of escrow by Owner, at the time each lot, or lot and residential unit, is sold within the aforesaid named subdivision (Project). In this connection, Owner irrevocably instructs the escrow holder for each transaction involving the purchase and sale of each lot in the Project to pay out of any and all escrow proceeds, to the City, the applicable per lot fee established and described herein. Owner irrevocably assigns to the City said escrow proceeds to which the Owner would otherwise be entitled, to the extent necessary to pay to the City the fees described above.

Y:\PLANNING\PROJECTS\Active Files\8910 Cypress subdivision\SA, etc\In Lieu Agreement 8910 Cypress.doc

3. For lots sold without residential units located thereon, an estimated value for the home to be located on the unimproved lot(s) to be sold prior to the home construction is hereby established in the amount of \$600,000 per residential unit. This estimated value shall be added to the sale price of each lot at the time of escrow to determine an estimated sales price for lot and house and the in-lieu fee determined by the fee schedule set forth in Resolution No. 85-33A.

4. This agreement shall be binding upon the successors in interest to the parties herein, and shall run with the land described in this agreement.

5. This agreement shall be recorded in the Official Records of the County of Sonoma.

6. Once the appropriate fee is paid on each lot and residential unit within the aforesaid subdivision, this agreement shall be released from that particular lot or residential unit.

7. The escrow Company is directed to make such in-lieu fees payable to:

City of Cotati
Finance Department
201 West Sierra Avenue
Cotati, CA 94931

and to provide the City with the following information.

- a) The subdivision name and lot number as shown on the approved Final Map.
- b) The current Assessor Parcel Number, Escrow number
- c) The following in-lieu agreement file number:
File Number: PA# 07/05

8. In the event legal action is necessary to enforce any provisions of this agreement, the prevailing party shall be entitled to reasonable attorneys' fees and legal costs.

9. Following execution of this agreement, and prior to sale of the first lot/house in the Project, Owner may choose to satisfy the very low, low, and moderate income housing of the Cotati Housing Element, the inclusionary zoning, and all implementing resolutions by some alternative other than payment of in-lieu fees provided said alternative is agreed to in advance by the City Council and set down in a legally binding agreement.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sonoma

On 9/11/07 before me, Stephanie Brinker, Notary Public

a Notary Public personally appeared Stephen Hughes

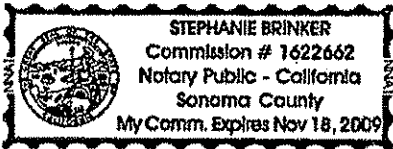
personally known to me-OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Stephanie Brinker

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER	TITLE OR TYPE OF DOCUMENT
TITLE(S) <input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL	NUMBER OF PAGES
<input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER: _____	DATE OF DOCUMENT
SIGNER IS REPRESENTING:	SIGNER(S) OTHER THAN NAMED ABOVE
_____ _____	

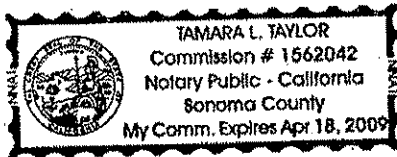
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Sonoma } ss

On 25 October 2007, before me, Tamara L. Taylor, Notary Public, personally appeared David Woltering,

- Personally known to me; or
 Proved to me on the basis of satisfactory evidence

To be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Tamara L. Taylor

Notary Signature

Notary Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

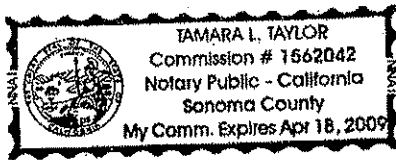
State of California
County of Sonoma } ss

On 25 October 2007, before me, Tamara L. Taylor, Notary Public, personally appeared Dianne Thompson,

Personally known to me; or

Proved to me on the basis of satisfactory evidence.

To be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Tamara L Taylor

Notary Seal

Notary Signature

EXHIBIT A

Resolution No. 85-33A, A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF COTATI
ESTABLISHING AN IN LIEU FEE SCHEDULE, MAXIMUM
SALES PRICES AND QUALIFICATION STANDARDS FOR THE
INCLUSIONARY HOUSING PROGRAM

WHEREAS, the City Council of the City of Cotati has adopted Ordinance No. 422, an ordinance modifying the City of Cotati's "Inclusionary Housing Program"; and,

WHEREAS, Ordinance No. 422 requires that a schedule for "in lieu" fees, maximum sales prices of mandatory inclusionary units, and buyer qualifications be prepared and adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City Council establishes the following standards and procedures for implementing Ordinance No. 422:

1. The schedule for the "In Lieu" fee is attached as Attachment A. A recordable agreement shall be entered into between the City and the developer who wishes to use this schedule. Fees will be due at the time the escrow is closed on the sale of each lot or residential unit. The agreement shall also designate the estimated value of the lot and home for those developments which will sell lots prior to home construction.

In Lieu fee shall not be used as a replacement for inclusionary units required as part of a project receiving a density bonus.

2. The schedule for maximum affordable sales prices for inclusionary units is attached as Attachment B. For purposes of determining an affordable price, the loan rate used shall be the prevailing interest rates as published by the Federal Home Loan Bank at the time the units are made available for sale.

The "Maximum Sales Price Chart" (Attachment B) shall be updated yearly, and may fluctuate to reflect changes in income as published by the Bureau of Labor Statistics.

3. Individuals or families with incomes within 120% of the median income level of the County of Sonoma, as established by the Department of Housing and Urban Development may qualify for designated inclusionary units. The qualification schedule is Attachment C. This attachment will be updated periodically, as information becomes available from the Department of Housing and Urban Development.

The foregoing resolution was duly passed the 13th day of


July, 1985, by the following roll call vote:

SHOREY	<u>AYE</u>
MILLER	<u>AYE</u>
ROBERTS	<u>AYE</u>
STANSBURY	<u>AYE</u>
STEWART	<u>AYE</u>

APPROVED:


LINDA SHOREY, MAYOR

ATTEST:


Deputy City Clerk

CITY OF COTATI

REVISED
ATTACHMENT A
IN LIEU FEE SCHEDULE

Sales Price Lot & House

Under \$75,000

Proposed

\$ 75,000 - \$79,999	\$ 150 per unit
80,000 - 84,999	240 " "
85,000 - 89,999	425 " "
90,000 - 94,999	600 " "
95,000 - 99,999	850 " "
100,000 - 104,999	1,200 " "
105,000 - 109,999	1,500 " "
110,000 - 114,999	1,800 " "
115,000 - 119,999	2,200 " "
120,000 - 124,999	2,400 " "

Each incremental \$5,000
range

An additional \$200.00

CITY OF COVATI

ATTACHMENT B

MAXIMUM SALES PRICE

(assuming 10% down payment, 30 year term, full amortization)

	9.0-9.9%	10.0-10.9%	11.0-11.9%	12.0-12.9%	13.0-13.9%	14.0-14.9%	15.0-15.9%	16.0-16.9%	17.0-17.9%	18.0-18.9%	19.0-19.9%
Studio 1 Person Payment: \$507.16	\$ 67,017	\$ 61,604	\$ 56,904	\$ 52,800	\$ 49,197	\$ 45,917	\$ 43,197	\$ 40,682	\$ 38,430	\$ 36,404	\$ 34,573
One Bedroom 1 & 2 Persons Payment: \$543.46	\$ 71,814	\$ 66,013	\$ 60,977	\$ 56,580	\$ 52,719	\$ 49,312	\$ 46,289	\$ 43,594	\$ 41,181	\$ 39,009	\$ 37,048
Two Bedrooms 2, 3 & 4 Persons Payment: \$632.73	\$ 86,253	\$ 79,286	\$ 73,236	\$ 67,985	\$ 63,318	\$ 59,226	\$ 55,596	\$ 52,359	\$ 49,460	\$ 46,853	\$ 44,496
Three Bedrooms 4, 5 & 6 Persons Payment: \$770.53	\$ 101,818	\$ 93,595	\$ 86,455	\$ 80,220	\$ 74,746	\$ 69,915	\$ 65,630	\$ 61,810	\$ 58,382	\$ 55,309	\$ 52,527
Four Bedrooms 6, 7 & 8 Persons Payment: \$851.64	\$ 113,858	\$ 104,662	\$ 96,677	\$ 89,705	\$ 83,583	\$ 78,182	\$ 73,390	\$ 69,118	\$ 65,292	\$ 61,849	\$ 58,738

CITY OF COTATI

ATTACHMENT C
QUALIFICATION SCHEDULE

<u>Family Size</u>	<u>Moderate Income 120% of Median</u>
1 Person	\$23,760/year
2 Persons	\$27,120/year
3 Persons	\$30,600/year
4 Persons	\$33,960/year
5 Persons	\$36,720/year
6 Persons	\$39,360/year
7 Persons	\$42,120/year
8 Persons	\$44,880/year

EXHIBIT B

Parcels 1, 2 and 3 as shown City of Cotati Parcel Map No. 118, Filed 11-7-07

In Book 715 of Maps Pages 32-35 Sonoma County Records.

APN: 144-460-004

City Council Agenda Consent Calendar

Subject: Approval for the Cotati Chamber of Commerce to host an “Elegant Evening” event in downtown Cotati involving a horse drawn carriage and the use of eleven parking spaces throughout the downtown area as carriage stops.

Date: November 23, 2010

Written by: Susan Jones, Chief of Police

Recommendation

It is recommended that the City Council adopt a motion to approve the use of eleven parking spaces in three different locations of downtown Cotati as carriage stops for a horse drawn carriage on Saturday December 4, 2010 between the hours of 5:00 PM and 8:00 PM for the 4th Annual “Elegant Evening.”

Background

On December 4, 2010 the 4th Annual “Elegant Evening” will be hosted by the Cotati Chamber of Commerce in conjunction with several downtown businesses. The event will involve the use of a horse drawn carriage.

Analysis/Discussion

This year the Cotati Chamber of Commerce and several downtown businesses have again organized the “Elegant Evening” event in an effort to increase shopping and dining in the downtown area during the holiday season. The primary attraction of this event will be a horse drawn carriage which will be used to provide rides between three carriage stops, providing access to the downtown shopping and dining area. This event is being provided free of charge to the public.

As a result of this event, a total of eleven parking spaces in three sections of downtown will need to be designated as “No Parking” zones on December 4, 2010 between 4:30 PM and 8:30 PM. Posting of these areas will need to be completed by Public Works 24 hours in advance to comply with State law.

The horse drawn carriage will be equipped with a red light to the rear and a white light at its front. It will also have reflective strips mounted on both of its sides. There will be two turn

around locations for the carriage. The first will be at the intersection of West Cotati Avenue and La Plaza and the second will be at the intersection of Old Redwood Highway and Page Street. There will be volunteers stationed at each carriage stop, roadway crossing, and at the turn around locations to ensure public safety.

The Cotati Chamber of Commerce will be required to provide evidence of insurance coverage sufficient to meet the requirements set forth by the City's insurance pool. The Chamber of Commerce must also provide at least one (1) volunteer at each carriage stop, and two (2) volunteers at the roadway crossings and turn around locations whose sole job will be to ensure public safety. All volunteers assigned to ensure safety shall wear a reflective vest which will be provided by the Police Department.

Financial Considerations

Public Works will be required to post "No Parking" signs at least 24 hours in advance of the event and to distribute barricades/cones at each carriage stop to allow for them to be blocked off as needed during the event.

Environmental Issues

None.

Attachments:

1. Route map

Horse and Carriage Route Map
Saturday December 4th 5:00 PM to 8:00 PM
Elegant Evening Downtown Holiday Shopping Night

Each carriage stop will have a volunteer and area lighting to ensure public safety. Two stops will require several parking spaces to be blocked off.

Stop #1: Starting at the Apple Crate, 8109 La Plaza. No parking stalls are being reserved at this location.

Stop #2: Cotati Corner 1818 La Plaza #106 (South Curbline), four parking spaces should be reserved between the large trees directly in front of the Moxi Salon.

Stop #3: Copy Mail and More 8282 Old Redwood Highway, directly in front of the business utilizing the reserved parking spaces to turn around, stop, load and unload. Five spaces in front of this location should be reserved which includes one disabled parking stall.

Stop #4: Exchange Bank, 8220 Old Redwood Highway (No parking stalls will be blocked off at this location), the Carriage will stop in the roadway to load and unload in the northbound direction only.

Special Note: The return route will be the same with two (2) designated stop in front of the Copy Mail and More and the Exchange Bank. The volunteer traffic person will stop all eastbound traffic onto La Plaza, at the intersection of West Sierra Avenue as the carriage turns onto westbound La Plaza (2). A total of 12 volunteers will be needed to man each designated stop, with two at the intersections of West Cotati Avenue and La Plaza, West Sierra Avenue and La Plaza, and Old Redwood Highway and Page Street.



City Council Agenda Consent Calendar

Subject: City Hall and Community Center Restroom ADA Retrofit Project – Advertise for Bids and Authorize City Engineer to Award and Execute Construction Agreement

Date: November 23, 2010

Written by: Damien O’Bid, Director of Public Works / City Engineer

Recommendation

It is recommended that the City Council adopt a resolution to Advertise for Bids and Authorize the City Engineer to Award and Execute the Construction Agreement and Necessary Change Orders for the City Hall and Community Center Restroom ADA Retrofit Project.

Background

The City of Cotati was awarded two Community Development Block Grants (CDBG), which are federal funds distributed by the U.S. Department of Housing and Urban Development (HUD) to the Sonoma County Community Development Commission, which in turn distributes and administers the funds locally. The CDBG funding can only be used for projects which address accessibility improvements, as described under the federal Americans with Disabilities Act (ADA).

Analysis/Discussion

The first grant, for \$37,634, is a CDBG-R grant, funded by federal stimulus funding. This grant is intended for ADA retrofits in the men’s restroom at City Hall, and must be under contract by the end of 2011. The second grant, for \$91,085, is intended for ADA retrofits of the men’s and womens restroom in the Community Center. Both grant amounts are for design, environmental, and construction.

Financial Considerations

The engineers estimate for these projects are \$17,600 (City Hall men’s restroom) and \$66,000 (Community Center restrooms). Expenditures to date are \$3,750 for the City Hall Men’s Restrooms and \$11,250 for the Community Center Restrooms. Therefore, it is anticipated that there will be sufficient remaining grant funds to cover all construction-related costs.

No General Fund revenue will be used for this project.

Environmental Issues

The Project is categorically exempt from CEQA under Code of California Regulations Section 15301 (repair, maintenance, rehabilitation of existing facilities).

Attachments:

1. Proposed resolution

On File with the City Clerk:

1. Construction Drawings

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI 1) AUTHORIZING ADVERTISEMENT FOR BIDS TO BE RECEIVED FOR THE CITY HALL AND COMMUNITY CENTER RESTROOM ADA RETROFIT PROJECT; 2) AUTHORIZING AWARD TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER; AND 3) AUTHORIZING THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER TO EXECUTE A CONSTRUCTION AGREEMENT AND CONSTRUCTION CHANGE ORDERS PROVIDED THE TOTAL CONSTRUCTION AMOUNT DOES NOT EXCEED \$33,884 FOR CITY HALL MEN'S RESTROOM AND \$79,835 FOR THE COMMUNITY CENTER RESTROOMS.

WHEREAS, the men's restroom at City Hall and the men's and woman's restroom at the Community Center need accessibility retrofits, as prescribed by the Americans with Disabilities Act; and

WHEREAS, the City was awarded two Community Development Block Grants (CDBG) to perform this work; and

WHEREAS, the proposed *City Hall and Community Center Restroom ADA Retrofit Project* is a "Public Project" as defined under Public Contract Code Section 22002; and

WHEREAS, the proposed *City Hall and Community Center Restroom ADA Retrofit Project* is a categorically exempt from CEQA, as defined under the Code of California Regulations Section 15301 (repair, maintenance, rehabilitation of existing facilities); and

WHEREAS, the Director of Public Works/City Engineer has recommended that this Council adopt plans and specifications for the *City Hall and Community Center Restroom ADA Retrofit Project, Project No. E10-4* and delegate authority to award the construction contract and authorize change orders to the Director of Public Works/City Engineer, provided that the total construction amount does not exceed \$33,884 (City Hall Men's Restroom) and \$79,835 (Community Center Restrooms) and there are no significant bid irregularities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cotati:

1. All of the above recitals are true and correct.
2. Adopt plans and specifications for the project entitled *City Hall and Community Center Restroom ADA Retrofit Project, Project No. E10-4* (Project), as submitted by the Director of Public Works/City Engineer; and
3. The Project is categorically exempt from CEQA under Code of California Regulations Section 15301 (repair, maintenance, rehabilitation of existing facilities).
4. The experience requirements are appropriate for the Project; and
5. Authorize and direct the City Clerk to advertise the Project for bids to be received by the Director of Public Works/City Engineer or his designated representative. The advertisement shall be placed in a newspaper of general circulation, printed and

published in Sonoma County, in accordance with the provisions of Section 22037 of the Public Contract Code; and

6. Authorize the Director of Public Works/City Engineer to award the project in accordance with law, to the lowest responsible and responsive bidder for the Project, provided that the construction amount does not exceed \$33,884 (City Hall Men's Restroom) and \$79,835 (Community Center Restrooms); and
7. Authorize the Director of Public Works/City Engineer to execute a construction agreement and construction change orders as needed to fulfill the design intent of the project, provided that the total construction amount does not exceed \$33,884 (City Hall Men's Restroom) and \$79,835 (Community Center Restrooms) and there are no significant bid irregularities.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly introduced and legally adopted at a regular meeting of the City Council of the City of Cotati held on the 23rd day of November, 2010 by the following vote, to wit:

COLEMAN-SENGHOR _____
GILARDI _____
HARVEY _____
LANDMAN _____
ORCHARD _____

Approved: _____
Mayor

Attest: _____
Deputy City Clerk

Approved as to form:

City Attorney

1221080.1

Joint Meeting of City Council and Redevelopment Agency Board of Directors Agenda Consent Calendar

Subject: Receive and File Warrants and Audited Claims for October 14th, 2010 – October 27, 2010

Date: November 23, 2010

Written by: Jone Hayes, Director of Administrative Services

Recommendation

It is recommended that the City Council receive and file the warrants and audited claims (the A/P Check Registers) as submitted.

Background

Warrants (checks) are created by City Staff in compliance with the following Municipal Code Sections:

2.12.160 Expenditure control--Purchasing.

It shall be the duty of the city manager to see that no expenditures shall be submitted or recommended to the city council except on approval of the city manager or his authorized representative. The city manager, or his authorized representative, shall be responsible for the purchase of all supplies for all the departments or divisions of the city. (Ord. 97 §7.9, 1968).

3.36.010 Expenditures--Compliance required.

All expenditures of city funds in connection with purchases must be made strictly in accordance with the duly adopted budget, and in order that budgetary control may be effectively exercised, the procedures in this chapter shall be followed. (Ord. 575 §1(part), 1992).

Analysis/Discussion

Warrants and Audited Claims listings (now identified as the A/P Check Registers) list all warrants issued for the period indicated. Per Council action on July 11, 2007 all warrants are released as they are created.

All expenditures of City funds in connection with purchases of services or materials are strictly in accordance with the duly adopted budget and / or Council actions amending the adopted budget. Expenditures have been approved for payment by either the City Manager or by Department Heads.

Financial Considerations

The following is the totals for the Warrants and Audited Claims (the A/P Check Register) issued for the period of October 13, 2010 – October 27, 2010:

October 27, 2010	\$ 85,589.19
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Environmental Issues

None.

Attachments:

1. Check Registers dated 10/27/10

PACKET: 00470 Regular Payments

VENDOR SET: 01

BANK : AP AP - CASH CLEARING (POOL)

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
AFL01	AFLAC I-383395ER	SERVICE FEES - OCT 2010	R	10/27/2010		50.00CR	059772	50.00
AME08	AMERICAN MEDICAL RESPONSE I-140524	BLOOD DRAWS - SEPT 2010	R	10/27/2010		100.00CR	059773	100.00
ARA03	ARAMARK UNIFORM SVCS. INC I-100110	#11859000 - SEPT 2010	R	10/27/2010		467.63CR	059774	467.63
BEN03	SUSAN BENNETT I-102110	RFD RENTAL DEP LESS CLNG FEE	R	10/27/2010		502.96CR	059775	502.96
BLU01	BLUE CROSS OF CALIF. I-168815F	1231HA - NOV 2010	R	10/27/2010		28,224.42CR	059776	28,224.42
BRA07	LINDA & LYLE BRADY I-102110	HIGH-EFFICIENCY WASHER REBATE	R	10/27/2010		75.00CR	059777	75.00
CAL41	CAL COAST CREDIT SERVICE I-091610	#735832 - TAVENNER	R	10/27/2010		89.98CR	059778	89.98
CIT10	CITY OF SEBASTOPOL I-101210	MS LUSTIG - 10/14 DINNER	R	10/27/2010		47.00CR	059779	47.00
CIT19	CITY OF ROHNERT PARK I-100810 I-100810A	008789-000 8/1 - 9/30/10 008789-001 8/1 - 9/30/10	R	10/27/2010		200.66CR 402.55CR	059780	603.21
COM05	COMCAST I-101110	8155300410042329 10/16-11/15	R	10/27/2010		74.90CR	059781	74.90
CON06	CONSERVATION CORPS NORTH BAY I-102710	CASH FOR GRASS-365 BLODGETT	R	10/27/2010		1,887.00CR	059782	1,887.00
CON07	CONTRA COSTA COUNTY SHERIFF'S OFFICE I-101810	FTO UPDATE-LYSSAND-11/2-4/10	R	10/27/2010		213.00CR	059783	213.00
CRA03	SCOTT CRAMER PLUMBING I-664	BACKFLOW TEST/CERT (56)	R	10/27/2010		1,960.00CR	059784	1,960.00
DAV09	DAVEY TREE SURGERY COMPANY I-904038090 I-904038092	STUMP GRINDING - KOTATE PARK TREE REMOVAL - KOTATE PARK	R	10/27/2010		385.44CR 1,337.92CR	059785	1,723.36

A / P CHECK REGISTER

10/27/2010 11:52 AM
 PACKET: 00470 Regular Payments
 VENDOR SET: 01
 BANK : AP AP - CASH CLEARING (POOL)

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
DMV01	DEPARTMENT OF MOTOR VEHICLES I-101810	SE488053 RENEWAL - VERMERE	R	10/27/2010		23.00CR	059786	23.00
DOW03	A DOWNTOWN AUTO I-100710	#1 SMOG CHECK	R	10/27/2010		36.75CR	059787	36.75
	I-100710A	#14 SMOG CHECK	R	10/27/2010		36.75CR	059787	73.50
GAR01	GARBAGE REINCARNATION INC I-102110	RFD PARK RENTAL DEP 6/26/10	R	10/27/2010		350.00CR	059788	350.00
GRO05	GROENIGER AND COMPANY I-4013972-00	PW SUPPLIES - HYDRANT REPAIR	R	10/27/2010		178.90CR	059789	178.90
GRO07	GROUNDWATER PUMP & WELL INC. I-9	WELL 1A / 3 REHAB	R	10/27/2010		6,155.68CR	059790	6,155.68
HIN02	HINDERLITER, DE LLAMAS & ASSOCIATES I-17111	SALES TAX SVCS - 4TH QTR	R	10/27/2010		975.00CR	059791	975.00
INT14	INTERACTIVE COMPUTER DESIGNS INC. I-170907	INSITE TRANS FEES 4/1-6/30/10	R	10/27/2010		340.00CR	059792	340.00
	I-177203	INSITE FEES - OCT 2010	R	10/27/2010		117.00CR	059792	457.00
JUD01	JUDICIAL DATA SYSTEM CORP I-1527	PARKING CITATIONS - SEPT 2010	R	10/27/2010		100.00CR	059793	100.00
LEX04	LEXISNEXIS RISK DATA MANAGEMENT INC. I-1022911-20100930	MISC INFO SEARCHES - SEPT 2010	R	10/27/2010		30.00CR	059794	30.00
MAS02	MASTER K-9, INC. I-5822	SATELLITE K9 MAINT TRNG - OCT	R	10/27/2010		150.00CR	059795	150.00
MCL01	MCLAEA'S TIRE & AUTOMOTIVE I-6031349	TIRE INSTALL (2) - PW	R	10/27/2010		468.63CR	059796	468.63
NAP01	NAPA VALLEY COLLEGE I-101810	FTO UPDATE-KAUPE-11/22-24/10	R	10/27/2010		23.00CR	059797	23.00
NEX01	NEXTEL COMMUNICATIONS I-262519522-077	9/7 - 10/6/10	R	10/27/2010		440.20CR	059798	440.20
OBI01	DAMIEN O'BID I-082510	ENGINEERING LICENSE RENEWAL	R	10/27/2010		125.00CR	059799	125.00

PACKET: 00470 Regular Payments

VENDOR SET: 01

BANK : AP AP - CASH CLEARING (POOL)

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
OFF09	OFFICE DEPOT C-535469956001 I-537403848001 I-537404236001	CREDIT OVERCHARGE OFFICE SUPPLIES OFFICE SUPPLIES	R	10/27/2010 10/27/2010 10/27/2010		1.90 18.89CR 204.08CR	059800 059800 059800	221.07
ORE02	JEREMY ORETSKY I-102510	HIGH-EFFICIENCY WASHER REBATE	R	10/27/2010		75.00CR	059801	75.00
PAC07	PACIFIC HEATING & AIR I-6964	CONDITIONING HVAC SVC - EAGLE RM	R	10/27/2010		250.00CR	059802	250.00
PAC08	PACE SUPPLY I-011026581	PW SUPP - WELL 3 CHLORINE TANK	R	10/27/2010		33.06CR	059803	33.06
PAR08	CHRIS PARKER I-102310	UNREIMBURSED MEDICAL	R	10/27/2010		336.03CR	059804	336.03
PHI02	THE PHILLIPS GROUP I-10211	PLAN CHECK - 20 HENRY ST	R	10/27/2010		500.00CR	059805	500.00
POW01	POWER INDUSTRIES I-S039562	PW SUPP - WELL 3 CHLORINE TANK	R	10/27/2010		25.08CR	059806	25.08
RAN01	RANCHO ADOBE FIRE DIST. I-090710	ANN'L INSPECTION - CITY HALL	R	10/27/2010		80.00CR	059807	80.00
REL01	RELIABLE HARDWARE AND STEEL I-515232	PW SUPP - WELL 3 CHLORINE TANK	R	10/27/2010		24.82CR	059808	24.82
REM01	R.E.M.I.F I-101210	10/11 WC QUARTERLY BILLING	R	10/27/2010		20,659.50CR	059809	20,659.50
REP01	REPUBLIC ITS I-1009463	SIGNAL MAINT - SEPT 2010	R	10/27/2010		528.65CR	059810	528.65
ROT02	ROTARY CLUB OF ROHNERT PARK-COTATI I-102110	RED RM RENTAL DEPOSIT-9/25/10	R	10/27/2010		25.00CR	059811	25.00
SAN20	SANTA ROSA UNIFORM AND CAREER APPAREL I-3875	UNIFORM - PERCY (CONT OFFICER)	R	10/27/2010		176.49CR	059812	176.49
SBR01	S.B.R.P.S.T.C. I-101810	FTO UPDATE-YARNALL-12/13-15/10	R	10/27/2010		60.00CR	059813	60.00

PACKET: 00470 Regular Payments

VENDOR SET: 01

BANK : AP AP - CASH CLEARING (POOL)

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
SIR02	SIRI GRADING & PAVING INC I-1	VAIPARAISO AVE PED BRIDGE	R	10/27/2010		11,452.50CR	059814	11,452.50
SON34	SONOMA COUNTY PROBATION DEPARTMENT I-102110	RFD RENTAL DEP LESS CLNG FEE	R	10/27/2010		302.96CR	059815	302.96
SON38	SONOMA COUNTY TRANSPORTATION AUTHORITY I-02-101210	10/11 CITY CONTRIBUTION	R	10/27/2010		3,976.00CR	059816	3,976.00
SON40	SONOMA CTY AUDITOR CONTR. I-116307	JUSTICE ACCESS - 7/1-9/30/10	R	10/27/2010		603.00CR	059817	603.00
TEC02	TECH HIGH ROBOTICS I-102110	RFD PARK RENTAL DEP - 10/2/10	R	10/27/2010		250.00CR	059818	250.00
TER01	TERMINIX PROCESSING CENTER I-298929532 I-298929534 I-298929535	CITY HALL - OCT 2010 COMM CTR - OCT 2010 PD - OCT 2010	R	10/27/2010		51.00CR 54.00CR 58.00CR	059819 059819 059819	163.00
THE01	THE 24 HOUR HEALTH CLUB I-102710	HEALTH CLUB DUES - OCT 2010	R	10/27/2010		170.00CR	059820	170.00
UNI07	UNITED SITE SERVICES, INC. I-101-204444	PORTOLET RENTAL - VETS PARK	R	10/27/2010		108.66CR	059821	108.66

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	50	0.00	85,589.19	85,589.19
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	50	0.00	85,589.19	85,589.19

TOTAL ERRORS: 0 TOTAL WARNINGS: 0