



**AGENDA**  
**WATERFORD REDEVELOPMENT AGENCY**  
**WATERFORD COMMUNITY CENTER, CITY COUNCIL CHAMBERS**  
**540 "C" STREET, WATERFORD, CA**

**AUGUST 20, 2009 - 6:30 PM**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Goeken

**ROLL CALL:**

**Chairman** Goeken  
**Board Members:** Weaver, Aldaco, Van Winkle, Krause

(City Staff and contract employees present at the meeting will be noted in the minutes)

**ADOPTION OF AGENDA & CONSENT CALENDAR:**

Consent items are approved with one motion unless removed from the consent agenda prior to approval of the agenda. Items removed are placed for discussion at a set agenda time. Items may be removed by requesting the Executive Director or the Agency Secretary.

1. **CONSENT CALENDAR**

Item 1a: Minutes of the regular meeting of the RDA held on June 18, 2009

2. **COMMUNICATIONS FROM THE AUDIENCE**

By Policy, the Agency Board will not act on any matters not shown on the printed agenda. Public comments are welcomed for information only. If a decision is required, the topic will be scheduled for a future meeting. Please hold all comments to five (5) minutes

3. **REGULAR ITEMS**

3a: RESOLUTION 2009-02: A Resolution Approving Amendments to the RDA Budget for Fiscal Year 2008/2009

**Recommendation:** Adopt Resolution

3b: RESOLUTION 2009-03: A Resolution Approving a Preliminary RDA Budget for Fiscal Year 2009/2010

**Recommendation:** Adopt Resolution

3c: DISCUSSION: Accepting the Waterford Redevelopment Agency Statement of Indebtedness Filed for the 2008/2009 Tax Year:

**Recommendation:** Discussion / Motion / Action

4.

**CLOSED SESSION**

Item 4a: "CONFERENCE WITH LEGAL COUNSEL, PENDING LITIGATION"  
(PURSUANT TO GOVERNMENT CODE SECTION 54956.9)

Item 4b: "CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION" (PURSUANT TO  
GOVERNMENT CODE SECTION 54956.9)

Item 4c: "CONFERENCE WITH REAL PROPERTY NEGOTIATOR"  
(PURSUANT TO GOVERNMENT CODE 54956.8)

**ADJOURNMENT**

**WATERFORD REDEVELOPMENT AGENCY  
MINUTES  
MEETING OF JUNE 18, 2009**

A Regular Meeting of the Waterford Redevelopment Agency was called to order by Chairman Goeken at 7:37PM at the Waterford Community Center Council Chambers, 540 "C" Street, Waterford, CA

**CALL TO ORDER:** [07:37:02 PM](#)

**ROLL CALL:** [07:37:17 PM](#)

**Present:** Chairman Goeken  
Board Member Weaver  
Board Member Van Winkle  
Board Member Krause

**Absent:** Board Member Aldaco

**Also Present:** Charles E. Deschenes, Executive Director  
Lori Martin, Secretary  
Arthur F. Godwin, Deputy City Attorney

**ADOPTION OF THE AGENDA AND CONSENT AGENDA:** Krause moved, seconded by Weaver, to adopt the agenda and consent agenda.

[07:37:27 PM](#)

**AYES:** Goeken, Weaver, Van Winkle and Krause

**NAYES:** None

**ABSENT:** Aldaco

Motion passed by majority.

**1. CONSENT CALENDAR:**

1a: Minutes of the Regular Meeting of the RDA held on January 15, 2009

**2. COMMUNICATIONS FROM THE AUDIENCE:** [07:37:29 PM](#)

None.

### 3. REGULAR ITEMS:

- 3a: DISCUSSION: Consider Approving the Report of Activities of the City of Waterford Redevelopment Agency for the Year Ended June 30, 2008: [07:37:36 PM](#)

Executive Director Deschenes gave a brief overview of the report stating that this report of activities prepared by the auditors satisfies the requirements of California Health & Safety Code.

Van Winkle moved, seconded by Krause, to accept the Report of Activities of the City of Waterford Redevelopment Agency for the Year Ended June 30, 2008, as recommended.

[07:40:03 PM](#)

**AYES:** Goeken, Weaver, Van Winkle and Krause  
**NAYES:** None  
**ABSENT:** Aldaco

Motion passed by majority.

- 3b: RESOLUTION 2009-01: A Resolution Determining that Planning and Administration Expenses Included in the Redevelopment Agency's Low and Moderate Income Housing Fund in the Agency's Budget for Fiscal Year 2008/2009 are Necessary for the Production, Improvement and Preservation of Low and Moderate Income Housing: [07:40:06 PM](#)

Executive Director Deschenes gave a brief overview of the item. Adoption of Resolution 2009-01 satisfies the requirements of Health and Safety Code.

Van Winkle moved, seconded by Weaver, to adopt Resolution 2009-01, as recommended.

[07:42:38 PM](#)

**AYES:** Goeken, Weaver, Van Winkle and Krause  
**NAYES:** None  
**ABSENT:** Aldaco

Motion passed by majority.

- 3c: RESOLUTION 2009-02: A Resolution Approving Amendments to the RDA Budget for Fiscal Year 2008/2009: [07:42:42 PM](#)

Item continued to the next City Council meeting.

Executive Director Deschenes provided budget worksheets to the Board as a handout at the RDA meeting. Deschenes provided a review of the documents presented.

Deschenes stated that the budget still needs more work; therefore he is not asking the Board to approve anything tonight. Deschenes stated that he is recommending continuing the approval of Resolution 2009-02 to a future meeting. Deschenes recommended that the Board approve an Interim Budget for 2009/2010 that authorizes the City Administrator to continue city operations under the FY 2008/2009 budget expenditure levels until the FY 2009/2010 budget has been completed, submitted and approved by the RDA.

Krause moved, seconded by Weaver, to approve an Interim Budget for 2009/2010 authorizing the Executive Director to continue city operations under the FY 2008/2009 budget expenditure levels until the FY 2009/2010 budget has been completed, submitted and approved by RDA, as recommended.

[07:43:35 PM](#)

**AYES:** Goeken, Weaver, Van Winkle and Krause

**NAYES:** None

**ABSENT:** Aldaco

Motion passed by majority.

3d: RESOLUTION 2009-03: A Resolution Approving a Preliminary RDA Budget for Fiscal Year 2009/2010:

Item continued to the next City Council meeting.

Executive Director Deschenes provided budget worksheets to the Board as a handout at the RDA meeting. Deschenes provided a review of the documents presented.

Deschenes stated that the budget still needs more work; therefore he is not asking the Board to approve anything tonight. Deschenes stated that he is recommending continuing the approval of Resolution 2009-03 to a future meeting. Deschenes recommended that the Council approve an Interim Budget for 2009/2010 that authorizes the Executive Director to continue city operations under the FY 2008/2009 budget expenditure levels until the FY 2009/2010 budget has been completed, submitted and approved by the RDA.

Krause moved, seconded by Weaver, to approve an Interim Budget for 2009/2010 authorizing the Executive Director to continue city operations under the FY 2008/2009 budget expenditure levels until the FY 2009/2010 budget has been completed, submitted and approved by RDA, as recommended.

**ADJOURNMENT:** [07:43:40 PM](#) Krause moved, seconded by Van Winkle, to adjourn the RDA meeting at 7:43PM.

PASSED AND ADOPTED by the Waterford Redevelopment Agency at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2009, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Lori Martin, Secretary

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Charlie Goeken, Chairman

CLOSED SESSION:

- A. "CONFERENCE WITH LEGAL COUNSEL, PENDING LITIGATION"  
(PURSUANT TO GOVERNMENT CODE SECTION 54956.9)  
None.
- B. "CONFERENCE WITH LABOR NEGOTIATOR" (PURSUANT TO  
GOVERNMENT CODE 54957.6)  
None.
- C. "CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION" (PURSUANT TO  
GOVERNMENT CODE SECTION 54956.9)  
None.
- D. "PUBLIC EMPLOYEE PERFORMANCE EVALUATION" (PURSUANT  
TO GOVERNMENT CODE SECTION 54957)  
None.
- E. "PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE"  
(PURSUANT TO GOVERNMENT CODE SECTION 54957)  
None.
- F. "PUBLIC EMPLOYEE APPOINTMENT" (PURSUANT TO  
GOVERNMENT CODE SECTION 54957)  
None.
- G. "CONFERENCE WITH REAL PROPERTY NEGOTIATOR"  
(PURSUANT TO GOVERNMENT CODE 54956.8)  
None.
- H. "CHARGE OR COMPLAINT INVOLVING INFORMATION PROTECTED BY STATE LAW."  
(Penal Code Section 832.7)  
None.



**WATERFORD REDEVELOPMENT AGENCY  
RESOLUTION # 2009-02**

**RESOLUTION APPROVING THE WATERFORD REDEVELOPMENT AGENCY  
AMENDED BUDGET FOR FISCAL YEAR END JUNE 30, 2009**

**WHEREAS;** The Waterford Redevelopment Agency (RDA), has the goal and objective to improve the quality of life for the City's Citizen's and the Citizen's of the entire Waterford Community;

**WHEREAS;** A budget is the financial plan to work towards the aforementioned goal and objective and is desired by the Waterford Redevelopment Agency;

**WHEREAS;** A budget is an excellent educational, communication and management tool to assist the city in the goals of educating and informing the citizens of the aspects of City Government.

**WHEREAS;** The Waterford Redevelopment Agency Budget Unit Managers, as well as the general public needs to know what projects are planned and what resources are available to assist in accomplishing the RDA plans.

**NOW, THEREFORE BE IT RESOLVED;** that the attached documents are the Waterford Redevelopment Agency's amended budget for the fiscal year ending June 30, 2009 and that the appropriate data from these documents be entered into the RDA's accounting records. This budget allocates and appropriates the resources listed and authorizes the necessary expenditures consistent with this budget to advance the RDA's interests as specified in the attached documents. As circumstances change, this budget may be amended by subsequent resolution(s).

The foregoing Resolution was passed and adopted by the Redevelopment Agency of the City of Waterford, County of Stanislaus, State of California, at a regular meeting thereof held on the 2<sup>nd</sup> day of July 2009, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

**City of Waterford,**

\_\_\_\_\_  
**Charlie Goeken, Chairman**

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Lori Martin, Secretary**

\_\_\_\_\_  
**Corbett J. Browning, City Attorney**



**WATERFORD PUBLIC FINANCING AUTHORITY  
RESOLUTION #2009-03**

**A RESOLUTION OF THE WATERFORD PUBLIC FINANCING AUTHORITY  
APPROVING A INTERIM BUDGET FOR FISCAL YEAR 2009/2010**

**WHEREAS**, The City of Waterford has the goal and objective to improve the quality of life for the Community's Citizens; and,

**WHEREAS**, A budget is the financial plan to work towards the aforementioned goal and objective and is desired by the City Council; and,

**WHEREAS**, A budget is an excellent educational, communication and management tool to assist the City in the goals of educating and informing the citizens of the aspects of City Government as well as for implementing City Policy; and,

**WHEREAS**, The City Budget Unit Managers, as well as the general public need to know what projects are planned and what resources are available to assist in accomplishing the City's plans and goals; and,

**WHEREAS**, It is recognized that a budget is a plan that may be altered by subsequent resolutions as further information is obtained or as situations change.

**NOW, THEREFORE, BE IT RESOLVED**, that the Waterford Public Financing Authority authorizes the Executive Director to continue city operations under the FY 2008/2009 budget expenditure levels on an interim basis until the FY 2009/2010 budget has been completed, submitted and approved by the Waterford Public Financing Authority.

The foregoing Resolution was passed and adopted by the Waterford City Council at a regular meeting thereof held on the 18<sup>th</sup> day of June 2009, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

City of Waterford

\_\_\_\_\_  
Charlie Goeken, Chairman

ATTEST:

\_\_\_\_\_  
Lori Martin, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Corbett J. Browning, City Attorney



**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 08 - 09 TAX YEAR**

Cover Page

Name of Redevelopment Agency WATERFORD REDEVELOPMENT AGENCY  
 Name of Project Area #1

Balances Carried Forward From:	Line	Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year
Fiscal Period - Totals (Optional)	(1)	1,396,450	356,075
Post Fiscal Period - Totals	(2)	-	-
<b>Grand Totals</b>	(3)	1,396,450	356,075
Available Revenues From Calculation of Available Revenues, Line 7	(4)	911,268	
Net Requirement	(5)	485,182	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the Agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer: Pursuant to Section 33675(b) of the Health and Safety Code, I hereby certify that the above is a true and accurate Statement of Indebtedness for the above named agency.	CHARLES E DESCHENES CITY ADMINISTRATOR Name Title
	[Signature] 9/11/2008 Signature Date

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS  
FILED FOR THE 08 - 09 TAX YEAR**

Form A  
Page 1 of 1

Name of Redevelopment Agency WATERFORD REDEVELOPMENT AGENCY  
Name of Project Area #1

For Indebtedness Entered into as of June 30, 2008.

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) 2003 LOAN PRINCIPAL	2003	670,000	23YRS	7%		610,000	15,000
(B) 2003 LOAN INTEREST	2003		23YRS	7%	100,200	487,550	42,175
(C) 20% SET ASIDE	2009		UNRES			110,000	110,000
(D) PASSTHRU: COOE						12,000	12,000
(E) YCCD						14,000	14,000
(F) OJS						2,500	2,500
(G) WUSD						86,000	86,000
(H) BUDGETED EXPEND						12,000	12,000
(I) PASSTHRU COUNTY						61,000	61,000
(J) COUNTY FIRE						1,400	1,400
Sub Total, This Page							
Totals Forward From All Other Pages							
<b>Totals, Fiscal Year Indebtedness</b>						<b>1,396,450</b>	<b>356,075</b>

**Purpose of Indebtedness:**

- (A) GOVERNMENT CENTER PRINCIPAL
- (B) INTEREST
- (C) SET ASIDE
- (D) COUNTY OFFICE OF EDUCATION
- (E) YOSEMITE COMM COLLEGE

- (F) DARDALE SCHOOL DISTRICT
- (G) WATERFORD " "
- (H) BUDGETED EXPENDITURES
- (I) PASSTHRU: STANISLAUS COUNTY
- (J) " " FIRE DISTRICT

**RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS**

Name of Agency WATERFORD REDEVELOPMENT AGENCY

Name of Project Area 11

Tax Year 08/09 Reconciliation Dates: From July 1, 2007 To June 30, 2008

Debt Identification:			A	B	C	D	E	F
SOI, page and line:		Brief Description	Outstanding Debt All Beginning Indebtedness	Adjustments		Amounts Paid Against Indebtedness, from:		Remaining Balance (A+B-C-D-E)
Prior Yr	Current Yr			Increases (Attach Explanation)	Decreases (Attach Explanation)	Tax Increment	Other Funds	
Pg Line	Pg Line	2003 LOAN PRINCIPAL	625,000			15,000		610,000
Pg Line	Pg Line	2003 LOAN INTEREST	530,775			43,225		487,550
Pg Line	Pg Line	2003 LOAN/INT SETASIDE	110,000	110,000 ②	5,760 ①	104,240		110,000
Pg Line	Pg Line	PASSTHRU: COOE	12,265	12,000 ②	724 ①	11,541		12,000
Pg Line	Pg Line	YCOO	15,000	14,000 ②	1,131 ①	13,869		14,000
Pg Line	Pg Line	LOSS	1,000	2,500 ② 1,432 ①		2,432		2,500
Pg Line	Pg Line	WNSO	96,000	86,000 ②	10,483 ①	85,517		86,000
Pg Line	Pg Line	BUDGETED EXPEND.	40,100	12,000 ②	22,580 ①	17,520		12,000
TOTAL- THIS PAGE			1,430,140	237,932	40,678	293,314		1,334,050
TOTALS FORWARD			64,000	71,944	20,000	53,544		62,400
GRAND TOTALS			1,494,140	309,876	60,678	346,888		1,396,450

**NOTE:** This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a July 1 - June 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number references from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this fiscal year, enter "new" in the "Prior Yr" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt column.

- ① DIFFERENCE IN ESTIMATE TO ACTUAL
- ② ESTIMATE 08/09
- ③ ERAF EXPIRED

**RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS**

Name of Agency WATERFORD REDEVELOPMENT AGENCY

Name of Project Area # 1

Tax Year 08/09 Reconciliation Dates: From July 1, 2007 To June 30, 2008

Debt Identification:			A	B		C	D	E	F
SOI, page and line:		Brief Description	Outstanding Debt All Beginning Indebtedness	Adjustments		Amounts Paid Against Indebtedness, from:	Tax Increment	Other Funds	Remaining Balance (A+B-C-D-E)
Prior Yr	Current Yr			Increases (Attach Explanation)	Decreases (Attach Explanation)				
Pg Line	Pg Line	ERAF	20,000		20,000 (3)	-		-	
Pg Line	Pg Line	PASSTHURV COUNTY	43,000	61,000 (2) 9,318 (1)		52,318		61,000	
Pg Line	Pg Line	TOWN FIRE	1,000	1,400 (2) 226 (1)		1,226		1,400	
Pg Line	Pg Line								
Pg Line	Pg Line								
Pg Line	Pg Line								
Pg Line	Pg Line								
Pg Line	Pg Line								
Pg Line	Pg Line								
Pg Line	Pg Line								
TOTAL- THIS PAGE			64,000	71,944	20,000	53,544		62,400	

## CALCULATION OF AVAILABLE REVENUES

AGENCY NAME WATERFORD REDEVELOPMENT AGENCY

PROJECT AREA # 1

TAX YEAR 08/09

RECONCILIATION DATES: JULY 1, 2007 TO JUNE 30, 2008

Beginning Balance, Available Revenues (See Instructions)	1.	<u>705,546</u>
Tax Increment Received - Gross All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.	2.	<u>521,200</u>
All other Available Revenues Received (See Instructions)	3.	<u>31,410</u>
Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	4.	<u>                    </u>
Sum of Lines 1 through 4	5.	<u>1,258,156</u>
Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	6.	<u>346,888</u>
Available Revenues, End of Year (5 - 6)	7.	<u>911,268</u>

**FORWARD THIS AMOUNT TO STATEMENT OF  
INDEBTEDNESS, COVER PAGE, LINE 4**

### NOTES

**Tax Increment Revenues:**

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**Item 4. above:**

This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included a Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."