RESOLUTION NO. 4017-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR INDICATING INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS, PRELIMINARILY APPROVE THE FISCAL YEAR 2025-26 ANNUAL ENGINEER'S REPORT FOR THE WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (LLAD-2) AND SET THE TIMES AND DATES OF THE PUBLIC INFORMATION MEETING AND THE PUBLIC PROTEST HEARING
(Pursuant to the Landscaping & Lighting Act of 1972)

WHEREAS, the Town Council intends to levy and collect assessments within the Windsor Landscaping and Lighting Assessment District No. 2 (LLAD-2) during the Fiscal Year (FY) 2025-26. The area of land to be assessed is located in the Town of Windsor, Sonoma County; and

WHEREAS, an Annual Engineer's Report must be prepared and filed outlining the proposed budgets, the description of the proposed improvements and/or changes, the boundaries of the Assessment District, any zones therein and the proposed assessments upon assessable lots and parcels within the Assessment District; and

WHEREAS, on February 19, 2025, the Town Council adopted a Resolution appointing Coastland Civil Engineering as the Engineer of Work, directing the preparation and filing of the Annual Engineer's Report, and describing the Assessment District for FY 2025-26; and

WHEREAS, Coastland Civil Engineering has prepared and filed with the Town Clerk the Preliminary Engineer's Report as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, all interested persons are referred to the Annual Engineer's Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the zones of LLAD-2 and the proposed assessments upon assessable lots and parcels of land within LLAD-2; and

WHEREAS, the operation and maintenance to be made to the improvements for the upcoming FY 2025-26 in LLAD-2 are generally described as follows:

- **Zone 101 - Shiloh Oaks:** Including the operation and maintenance of street landscaping, irrigation and street lighting located in public street rights of way in the Shiloh Oaks area, as well as park maintenance within existing Zone 1 (Parks) as identified in the Town of Windsor Landscaping and Lighting Special Assessment District (LLAD-1); and
- **Zone 102 - Miscellaneous Supplemental Parks:** Including park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 103 - Windsor Redwoods:** Including the operation and maintenance of street lighting located in public rights of way within Windsor Redwoods, along with park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 104 - Manzanita Subdivision:** Including the operation and maintenance of street lighting located in public rights of way within Manzanita Subdivision, along with park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and

- **Zone 105 - G&C Auto Body:** Including the operation and maintenance of street lighting located in public rights of way within the G&C Auto Body development, along with park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 107 - Berry Lane (East):** Including the operation and maintenance of street lighting located in public rights of way on the easterly side of Berry Lane, along with park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 108 - Bell Village Commercial:** Including the operation and maintenance of street landscaping, irrigation and street lighting located in public street rights of way in the commercial portion of Bell Village Commercial Center Phase 1, Town File No. MJS 09-17, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 109 - Vintage Oaks on the Town Green:** Including the operation and maintenance of street landscaping, irrigation and street lighting located in public rights of way of the residential portion of Bell Village Commercial Center Phase 1, Town File No. MJS 09-17, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 110 - Holiday Inn:** Including the operation and maintenance of street lighting located in public rights of way of the Holiday Inn development as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 111 - Russian River Brewing Company**: Including the operation and maintenance of street lighting located in public rights of way of the Russian River Brewing Company development as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 112 - Esposti Park Place:** Including the operation and maintenance of street lighting located in public rights of way of Esposti Park Place, Town File No. DRR 12-28, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 113 - Victoria Oaks:** Including the operation and maintenance of street landscaping, irrigation and street lighting located in public rights of way and public parcels of the Victoria Oaks subdivision, Town File No. MJS 05-28, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 114 – Overlook:** Including the operation and maintenance of street lighting located in public rights of way of the Overlook Subdivision, Town File No. MJS 98-42, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 115 - Los Amigos Subdivision:** Including the operation and maintenance of street lighting located in public rights of way of the Los Amigos Subdivision, Town File No. MJS 14-20, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 116 - Windsor Veterans Village:** Including the operation and maintenance of street lighting located in public rights of way of the Windsor Veterans Village development, Town File No. UP/DRR 17-18, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 117 - 330 Arata Lane:** Including the operation and maintenance of street lighting located in public rights of way of the 330 Arata Lane development, Town File No. MJS/UP

15-30, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and

- **Zone 118 - Shiloh Apartments:** Including the operation and maintenance of street lighting located in public rights of way of the Shiloh Apartments, Town File No. DR/UP 21-13, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 119 - Shiloh Terrace:** Including the operation and maintenance of street lighting located in public rights of way of the Shiloh Terrace, Town File No. DRR 21-10, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD -1; and
- **Zone 120 - Redwood Views:** Including the operation and maintenance of street lighting located in public rights of way of the Redwood Views, Town File No. DRR 20-15, as well as park maintenance withing existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 121 - 19th Hole Drive:** Including the operation and maintenance of street lighting located in public rights of way of the 19th Hole Drive, Town File No. MJS/UP/DR 19-14, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 122 - Shiloh Crossing:** Including the operation and maintenance of street landscaping, irrigation and street lighting located in public rights of way and public parcels of the Shiloh Crossing, Town File No. DR 21-17, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 123 - Draper Estates:** Including the operation and maintenance of street lighting located in public rights of way of the Draper Estates, Town File No. MJS 15-32, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 124 - Shiloh Mixed Use**: Including the operation and maintenance of street landscaping, irrigation and street lighting located in public rights of way of the Shiloh Mixed Use development, Town File No. DR/UP 18-22, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 125 - 6500 Old Redwood Highway**: Including the operation and maintenance of street lighting located in public rights of way of the 6500 Old Redwood Highway development, Town File No. MJS 15-31, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 126 - Chevron Remodel:** Including the operation and maintenance of street tree landscaping, irrigation and street lighting located in public rights of way of the Chevron remodel, Town File No. UP 17-21, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 127 - Old Redwood Highway Villages**: Including the operation and maintenance of street lighting located in public rights of way of the Old Redwood Highway Villages development, Town File No. MJS 21-21, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and
- **Zone 128 - Hembree Lane Oaks**: Including the operation and maintenance of landscaping, irrigation and street lighting located in public rights of way and an open space preservation area of the Hembree Lane Oaks development, Town File No. MJS 21-18, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and

- **Zone 129 – Clearwater:** Including the operation and maintenance of street tree landscaping, irrigation and street lighting located in public rights of way of the Clearwater development, Town File No. MJS 19-20, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and

WHEREAS, Denbeste Winery, APN 163-270-002, is slated for annexation into existing Zone 102 – Supplemental Parks; and

WHEREAS, 888 Jensen Lane, APN 162-020-044, is slated for annexation into existing Zone 102 – Supplemental Parks; and

WHEREAS, Chevron Remodel, Town File No. UP 17-21, is slated for annexation into new Zone 126; and

WHEREAS, Old Redwood Highway Villages, Town File Number MJS 21-21, is slated for annexation into new Zone 127; and

WHEREAS, Hembree Lane Oaks, Town File No. MJS 21-18, is slated for annexation into new Zone 128; and

WHEREAS, Clearwater, Town File Number MJS 19-20, is slated for annexation into new Zone 129; and

WHEREAS, the existing Zone 122, Shiloh Crossing, is proposed to be balloted to allow its assessment to be increased above the current Maximum Annual Assessment of $13,591.05 to a new Maximum Annual Assessment of $40,908.62; and

WHEREAS, the existing Zone 124, Shiloh Mixed Use, is proposed to be balloted to allow its assessment to be increased above the current Maximum Annual Assessment of $11,044.90 to a new Maximum Annual Assessment of $37,452.89; and

WHEREAS, for Fiscal Year 2025-26, the annual revenue from each zone is proposed to be as follows:

$35,207.72	From Zone 101
$3,070.40	From Zone 102
$12,123.26	From Zone 103
$5,374.60	From Zone 104
$2,082.86	From Zone 105
$2,279.36	From Zone 107
$16,050.40	From Zone 108
$14,639.66	From Zone 109
$9,556.20	From Zone 110
$1,812.60	From Zone 111
$7,671.16	From Zone 112

$64,980.96	From Zone 113
$2,586.54	From Zone 114
$3,071.60	From Zone 115
$13,226.57	From Zone 116
$2,813.58	From Zone 117
$1,735.86	From Zone 118
$2,712.70	From Zone 119
$9,642.14	From Zone 120
$2,503.60	From Zone 121
$36,153.30	From Zone 122
$1,649.84	From Zone 123
$34,426.84	From Zone 124
$4,846.92	From Zone 125
$7,653.26	From Zone 126
$3,166.98	From Zone 127
$15,688.00	From Zone 128
$11,642.96	From Zone 129
$350,333.47	**Total**

;and

WHEREAS, for existing zones, in order to keep up with inflation, the current maximum annual assessments are proposed to be increased by the 2024 Consumer Price Index (CPI) of +2.4%, as shown in the Annual Engineer's Report.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor hereby notices the intention to levy and collect the annual assessments and preliminarily approves the Preliminary Annual Engineer's Report including the estimate of costs and expenses and the incidental expenses for operating and maintaining the said improvements in Zones 101- 105, and Zones 107-129 in connection with LLAD-2 as described in the Annual Engineer's Report as prepared and filed with the Town Clerk; and

BE IT FURTHER RESOLVED that in order to take inflation into account, the Town Council approves the allowance for an annual increase to estimated Maximum Annual Assessments in accordance with the annual CPI, based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics; and

BE IT FURTHER RESOLVED that an informal public information meeting regarding this Assessment District will be held by Town staff on May 5, 2025, at 3:30 p.m. in Building 400 of the Windsor Civic Center, 9291 Old Redwood Highway in Windsor, and a public protest hearing will be held by the Town Council on Wednesday, June 4, 2025, at 6:00 p.m. or as soon thereafter as the matter may be heard in Building 400 of the Windsor Civic Center, 9291 Old Redwood Highway, Windsor. At the public protest hearing, the Town Council will consider the annexation of new

parcels, revision of Maximum Annual Assessments, changes to the assessment amounts and authorization to levy and collect assessments for FY 2025-26; and

BE IT FURTHER RESOLVED that the Town Clerk is authorized and directed to give the Notice of Hearing as required by the Landscaping and Lighting Act of 1972 for said public hearing; and

BE IT FURTHER RESOLVED that this Resolution is adopted pursuant to Section 22610 and 22620 et al of the California Streets and Highways Code.

PASSED, APPROVED AND ADOPTED this 16th day of April 2025, by the following vote:

AYES:	**COUNCILMEMBERS LEEP, SALMON, WALL VICE MAYOR POTTER AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

ROSA REYNOZA, MAYOR

ATTEST:

SOMMER HAGEMAN, DEPUTY TOWN CLERK