RESOLUTION NO. 4018-25

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 ENGINEER'S REPORT FOR THE WINDSOR 1982 ACT BENEFIT ASSESSMENT DISTRICT AND SET THE TIME AND DATE OF THE PUBLIC INFORMATION MEETING AND THE PUBLIC PROTEST HEARING

(Pursuant to the Benefit Assessment Act of 1982)

WHEREAS, on August 6, 2008, by Resolution No. 2338-08 the Town Council formed the Windsor 1982 Act Benefit Assessment District (82-AAD) pursuant to the Benefit Assessment Act of 1982 (Government Code Sections 54703-54719) which consisted of one Zone, (Zone 101-Shiloh Oaks); and

WHEREAS, on February 19, 2025, the Town Council approved a Resolution appointing the Engineer of Work for the 82-AAD pursuant to the Benefit Assessment Act of 1982, and directed the preparation of an Annual Engineer's Report for the creation of four new zones and associated annexations into 82-AAD; and

WHEREAS, Coastland Civil Engineering has prepared and filed with the Town the Annual Engineer's Report as required by Section 54716 of the Government Code; and

WHEREAS, all interested persons are referred to that Annual Engineer's Report for a full and detailed description of the improvements, the boundaries of all Zones and the basis and schedule of the proposed assessments upon assessable lots and parcels of land within 82-AAD for Fiscal Year (FY) 2025-26; and

WHEREAS, Chevron Remodel is proposed for annexation into a new Zone 126 in 82-AAD; and

WHEREAS, the new proposed Zone 126 assessments are for the operation, maintenance and other incidental costs associated with the flood control, drainage facilities and storm water quality improvements; and

WHEREAS, for FY 2025-26, the initial 3-month assessment for Zone 126 is proposed to be $3,738.66 per parcel unit, with the estimated maximum annual total assessment of $22,195.93; and

WHEREAS, in order to take inflation into account, Zone 126 shall include an allowance for an annual increase to the estimated maximum assessment by the annual Consumer Price Index (CPI); and

WHEREAS, Old Redwood Highway Village is proposed for annexation into a new Zone 127 in 82-AAD; and

WHEREAS, the new proposed Zone 127 assessments are for the operation, maintenance and other incidental costs associated with the flood control, drainage facilities and storm water quality improvements; and

WHEREAS, for FY 2025-26, the initial 6-month assessment for Zone 127 is proposed to be $1,588.64 per parcel unit, with the estimated maximum annual total assessment for the zone at build-out being $10,455.83; and

WHEREAS, in order to take inflation into account, Zone 127 shall include an allowance for an annual increase to the estimated maximum assessment by the annual Consumer Price Index (CPI); and

WHEREAS, Hembree Lane Oaks is proposed for annexation into a new Zone 128 in 82-AAD; and

WHEREAS, the new proposed Zone 128 assessments are for the operation, maintenance and other incidental costs associated with the flood control, drainage facilities and storm water quality improvements; and

WHEREAS, for FY 2025-26, the initial 3-month assessment for Zone 128 is proposed to be $8,006.88 per parcel unit, with the estimated maximum annual total assessment of $53,126.57; and

WHEREAS, in order to take inflation into account, Zone 128 shall include an allowance for an annual increase to the estimated maximum assessment by the annual Consumer Price Index (CPI); and

WHEREAS, Clearwater is proposed for annexation into a new Zone 129 in 82-AAD; and

WHEREAS, the new proposed Zone 129 assessments are for the operation, maintenance and other incidental costs associated with the flood control, drainage facilities and storm water quality improvements; and

WHEREAS, for FY 2025-26, the initial 3-month assessment for Zone 129 is proposed to be $3,742.36 per parcel unit, with the estimated maximum annual total assessment for the zone at build-out being $24,361.22; and

WHEREAS, in order to take inflation into account, Zone 129 shall include an allowance for an annual increase to the estimated maximum assessment by the annual Consumer Price Index (CPI); and

WHEREAS, this Resolution is adopted pursuant to Section 54716 of the California Government Code.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor hereby notices the intention to levy and collect the stated annual assessments and preliminarily approves the Annual Engineer's Report including the estimate of costs and expenses of operating and maintaining the said improvements and the incidental expenses in connection with Zones

126, 127, 128, and 129 of 82-AAD as described in the FY 2025-26 Annual Engineer's Report as 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 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 at the Windsor Civic Center, 9291 Old Redwood Highway, Windsor. At the public protest hearing, the Town Council will consider the annexations to this assessment district and authorization to levy and collect assessments; and

BE IT FURTHER RESOLVED that the Town Clerk is authorized and directed to give the Notice of Hearing as required by the 1982 Act Benefit Assessment District regulations as set forth in Section 6066 of the Government Code for said public hearing.

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