RESOLUTION NO. 4094-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING THE ANNUAL ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAMS AND THE ANNUAL ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2 (PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)

WHEREAS, the Town Council of the Town of Windsor intends to levy and collect assessments within the Windsor Landscaping and Lighting Assessment District No. 2 (LLAD-2) during FY 2026-27, the area of land to be assessed being located in the Town of Windsor, Sonoma County; and

WHEREAS, an Annual Engineer's Report must be prepared and filed outlining the proposed budgets, assessments, the proposed improvements and/or changes to the Assessment District in order to levy and collect assessments any following fiscal year; and

WHEREAS, pursuant to Section 22622 of the Streets and Highways Code, on February 18, 2026, the Town Council adopted a resolution appointing DCCM Infrastructure, Inc. as the Engineer of Work for the LLAD-2, directing the preparation and filing of the Annual Engineer's Report and describing the potential changes for FY 2026-27; and

WHEREAS, the Engineer of Work prepared and filed the Annual Engineer's Report with the Town Clerk as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, on April 15, 2026, the Town Council adopted a Resolution of Intention to levy and collect annual assessments during FY 2026-27, preliminarily approved the Annual Engineer's Report for FY 2026-27 as filed and set the times and dates of the public information meeting and the public hearing pursuant to Section 22624 of the Streets and Highways Code; and

WHEREAS, for FY 2026-27, the total annual assessment revenue for each Zone is proposed as follows:

Zone	Assessment Revenue
Zone 101 (Shiloh Oaks)	$35,345.23
Zone 102 (Miscellaneous Supplemental Parks)	$2,353.26
Zone 103 (Windsor Redwoods)	$10,073.90
Zone 104 (Manzanita Subdivision)	$5,186.28
Zone 105 (G&C Auto Body)	$2,067.36

Zone (cont.)	Assessment Revenue
Zone 107 (Berry Lane (East))	$2,306.56
Zone 108 (Bell Village Commercial)	$22,713.50
Zone 109 (Vintage Oaks on the Town Green)	$23,850.04
Zone 110 (Holiday Inn)	$7,238.97
Zone 111 (Russian River Brewing Company)	$1,825.68
Zone 112 (Esposti Park Place)	$6,551.08
Zone 113 (Victoria Oaks)	$59,173.10
Zone 114 (Overlook)	$2,435.68
Zone 115 (Los Amigos)	$2,898.56
Zone 116 (Windsor Veterans Village)	$11,352.07
Zone 117 (330 Arata Lane)	$2,633.82
Zone 118 (Shiloh Apartments)	$1,765.36
Zone 119 (Shiloh Terrace)	$2,772.94
Zone 120 (Redwood Views)	$7,980.38
Zone 121 (19th Hole Drive)	$2,368.74
Zone 122 (Shiloh Crossing)	$18,512.84
Zone 123 (Draper Estates)	$1,638.86
Zone 124 (Shiloh Mixed Use)	$16,706.34
Zone 125 (6500 Old Redwood Highway)	$4,996.40
Zone 126 (Chevron Remodel)	$13,984.06
Zone 127 (Old Redwood Highway Villages)	$3,500.82
Zone 128 (Hembree Lane Oaks)	$35,403.36
Zone 129 (Clearwater)	$14,068.86
Zone 130 (Heritage Park Apartments)	$3,462.48
Zone 131 (Cora Creek Apartments)	$4,575.68

WHEREAS, in order to keep up with inflation, the maximum annual assessments at build-out for all zones are proposed to be increased by the 2025 Consumer Price Index (CPI) adjustment of +3.0%, the annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics; and

WHEREAS, Zone 130, Heritage Park Apartments, is a new zone proposed with parcel annexation; and

WHEREAS, Zone 131, Cora Creek Apartments, is a new zone proposed with parcel annexation; and

WHEREAS, notice of the public protest hearing was given by publication in accordance with the Landscaping and Lighting Act of 1972; and

WHEREAS, pursuant to California Constitution Article XIII D, notices and ballots were mailed to those property owners whose properties are affected by these procedures and annexations into LLAD-2; and

WHEREAS, on April 27, 2026, Town staff held the required public information meeting; and

WHEREAS, on June 3, 2026, the Town Council conducted a public hearing and gave every interested person an opportunity to make a protest to the Annual Engineer's Report either in writing or orally, and the Town Council has considered each comment or protest; and

WHEREAS, the Town Council finds that a majority written protest against the inclusion of those subdivisions and areas as specified in the Engineer's Report for annexation into the Assessment District have not been made by the impacted property owners representing the land to be assessed; and

WHEREAS, as in previous years, publicly-owned property will not be assessed during FY 2026-27, and any benefit received by these properties is covered by the Town General Fund Contribution; and

WHEREAS, this Resolution is adopted pursuant to Section 22631 of the California Streets and Highways Code.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor hereby:

1. Approves the FY 2026-27 Annual Engineer's Report for the Windsor Landscaping and Lighting Assessment District No. 2 as prepared and filed,
2. Authorizes the creation of two new zones, Zones 130 and 131with allowed annual CPI increases to the maximum annual assessments in order to keep up with inflation,
3. Authorizes the annexation of property into Zones 130 and 131 of the Windsor Landscaping and Lighting Assessment District No. 2 as specified in the Engineer's Report,
4. Confirms the assessment diagrams, the annual assessments, assessment maximums and CPI increases to the assessment maximums as set forth in the annual Engineer's Report and authorizes the levy and collection of assessments as set forth in said report for FY 2026-27 for each of the Zones:
    - Zone 101 – Shiloh Oaks
    - Zone 102 – Miscellaneous Supplemental Parks
    - Zone 103 – Windsor Redwoods
    - Zone 104 – Manzanita Subdivision
    - Zone 105 – G & C Auto Body
    - Zone 107 – Berry Lane (East)
    - Zone 108 - Bell Village Commercial
    - Zone 109 – Vintage Oaks on the Town Green
    - Zone 110 - Holiday Inn
    - Zone 111 – Russian River Brewing Company

- Zone 112 - Esposti Park Place
- Zone 113 - Victoria Oaks
- Zone 114 – Overlook
- Zone 115 – Los Amigos Subdivision
- Zone 116 – Windsor Veterans Village
- Zone 117 – 330 Arata Lane
- Zone 118 – Shiloh Apartments
- Zone 119 – Shiloh Terrace
- Zone 120 – Redwood Views
- Zone 121 – 19th Hole Drive
- Zone 122 – Shiloh Crossing
- Zone 123 – Draper Estates
- Zone 124 – Shiloh Mixed Use
- Zone 125 – 6500 Old Redwood Highway
- Zone 126 – Chevron Remodel
- Zone 127 – Old Redwood Highway Villages
- Zone 128 – Hembree Lane Oaks
- Zone 129 – Clearwater
- Zone 130 – Heritage Park Apartments
- Zone 131 – Cora Creek Apartments

5. Adopts this resolution pursuant to Section 22631 of the Street and Highways Code.

PASSED, APPROVED AND ADOPTED this 3rd day of June 2026, by the following vote:

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

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK