RESOLUTION NO. 4095-26

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 ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE WINDSOR 1982 ACT ASSESSMENT DISTRICT (82-AAD)
(PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982)

WHEREAS, the Town Council of the Town of Windsor intends to levy and collect assessments within the Windsor 1982 Act Assessment District (82-AAD) during FY 2026-27, the area of land to be assessed being located in the Town of Windsor, Sonoma County; and

WHEREAS, on February 18, 2026, the Town Council adopted a Resolution appointing DCCM Infrastructure, Inc. as the Engineer of Work of the 82-AAD, directing the preparation of an Annual Engineer's Report pursuant to Government Code Section 54716, 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 Section 54716 of the Government Code; 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 time and date for the public hearing; 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)	$8,182.80
Zone 103 (Windsor Redwoods)	$2,250.66
Zone 104 (Manzanita Subdivision)	$3,200.12
Zone 108 (Bell Village Commercial)	$4,240.18
Zone 109 (Vintage Oaks on the Town Green)	$5,234.92
Zone 110 (Holiday Inn)	$3,920.40
Zone 113 (Victoria Oaks)	$18,205.84
Zone 115 (Los Amigos)	$2,505.80
Zone 116 (Windsor Veterans Village)	$9,237.82
Zone 117 (330 Arata Lane)	$2,180.28
Zone 119 (Shiloh Terrace)	$8,509.62
Zone 122 (Shiloh Crossing)	$22,795.32
Zone 123 (Draper Estates)	$4,710.20
Zone 124 (Shiloh Mixed Use)	$6,608.80

Zone (cont.)	Assessment Revenue
Zone 125 (6500 Old Redwood Highway)	$6,165.60
Zone 126 (Chevron Remodel)	$12,036.20
Zone 127 (Old Redwood Highway Villages)	$7,728.60
Zone 128 (Hembree Lane Oaks)	$24,358.42
Zone 129 (Clearwater)	$15,758.60
Total	**$167,830.18**

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, for FY 2026-27, the annual assessments for Zones 101, 103, 104, 108, 109, 110, 113, 115, 116, 117, 119, 122, 123, 124, 125, 126, 127, 128, and 129 as identified in the Annual Engineer's Report, are proposed to remain at or below the established Maximum Annual Assessments for each zone plus allowed annual Consumer Price Index (CPI) increases; and

WHEREAS, publicly-owned property will not be assessed since it has been determined these properties receive no special benefit from the Assessment District; and

WHEREAS, notice of the public protest hearing was given by publication in accordance to the Benefit Assessment Act of 1982; 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 new assessments and the Engineer's Report either in writing or orally, and the Town Council has considered each protest; 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:

1. Approves the FY 2026-27 Annual Engineer's Report for the Windsor 1982 Act Benefit Assessment District (82-AAD) as prepared, filed and revised here.
2. Confirms the assessment diagrams, 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 each of the Zones:
    - Zone 101 – Shiloh Oaks
    - Zone 103 – Windsor Redwoods
    - Zone 104 – Manzanita Subdivision
    - Zone 108 – Bell Village Commercial

- Zone 109 – Vintage Oaks on the Town Green
- Zone 110 – Holiday Inn
- Zone 113 – Victoria Oaks
- Zone 115 – Los Amigos Subdivision
- Zone 116 – Windsor Veterans Village
- Zone 117 – 300 Arata Lane
- Zone 119 – Shiloh Terrace
- 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

3. Adopts this resolution pursuant to Section 54716 of the California Government 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