

**RESOLUTION NO. 3193-15**

**A RESOLUTION OF INTENTION BY THE TOWN COUNCIL  
OF THE TOWN OF WINDSOR INDICATING INTENTION TO LEVY AND COLLECT  
ANNUAL ASSESSMENTS, PRELIMINARILY APPROVE THE FISCAL YEAR 2015-16  
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 during the Fiscal Year 2015-16. 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**, the operation and maintenance to be made to the improvements for the upcoming fiscal year 2015-16 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 proposed 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 the Town of Windsor Landscaping and Lighting Special Assessment District (LLAD-1); and

Zone 109: Bell Village Residential - including the operation and maintenance of street lighting located in public rights of way of the proposed 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 Improvement Plans, Town file No. DRC/VAR 07-42, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and

Zone 111: Evans/Drew Industrial Phase 2 - including the operation and maintenance of street lighting located in public rights of way of Evans/Drew Industrial Subdivision Phase 2, Town File No. MJS 00-21B, as well as park maintenance within existing Zone 1 (Parks) as identified in LLAD-1; and

**WHEREAS**, on February 18, 2015 the Town Council adopted Resolution No. 3168-15 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 Fiscal Year 2015-16; 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 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**, Bell Village Commercial Center Phase 1, Town file No. MJS 09-17 is slated for annexation into new Zones 108 and 109; Holiday Inn Improvement Plan, Town file No. DRC/VAR 07-42 parcel is slated for annexation into new Zone 110; and Evans/Drew Industrial Subdivision Phase 2, Town file No. MJS 00-21B is slated for annexation into a new Zone 111; and

**WHEREAS**, in order to keep up with inflation and to recognize noticing/voting requirements for increasing the maximum annual assessments, the new Zones 108, 109, 110 and 111 shall include an allowance for an annual increase to the estimated maximum annual assessment in accordance with the CPI. The 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 Fiscal Year 2015-16, the annual assessments for each zone are proposed to be as follows:

- Zone 101 - \$628.80 per acre or portion thereof plus \$57.74 per Equivalent Single-Family Dwelling (ESD);
- Zone 102 - \$57.74 per ESD;

Zone 103 – \$0.00 per parcel due to contribution from reserves plus \$57.74 per ESD;  
 Zone 104 - \$0.00 per parcel due to contribution from reserves plus \$57.74 per ESD;  
 Zone 105 - \$1,035.70 per parcel plus \$57.74 per ESD;  
 Zone 107 - \$119.33 per parcel plus \$57.74 per ESD;  
 Zone 108 - \$17,632.30 per parcel plus \$57.74 per ESD;  
 Zone 109 - \$4,266.70 per parcel plus \$57.74 per ESD;  
 Zone 110 - \$1,306.70 per parcel plus \$57.74 per ESD;  
 Zone 111 - \$2,306.00 per parcel plus \$57.74 per ESD; and

**WHEREAS**, in order to keep up with inflation, the current maximum annual assessments and the maximum annual assessments at build out (if different) are proposed to be increased by the 2014 annual Consumer Price Index (CPI) of +2.8%, or established as follows:

Zone	Maximum Acreage Street Component Assessment (Per Acre)	Maximum Parcel Street Component Assessment (per Parcel)	Maximum Park Component Assessment (per ESD)
Zone 101 - Shiloh Oaks (PM 05-24):	\$ 637.22	-	\$ 224.93
Zone 101 - Shiloh Oaks at Build Out:	\$ 2,280.76	-	\$ 224.93
Zone 102 - Miscellaneous Supplemental Parks:	-	-	\$ 224.93
Zone 103 - Windsor Redwoods	-	\$ 6,173.93	\$ 224.93
Zone 104 - Manzanita Subdivision	-	\$ 227.68	\$ 224.93
Zone 105- G&C Auto Body	-	\$ 1,926.27	\$ 224.93
Zone 107 - Berry Ln (East) at Build out	-	\$ 250.90	\$ 224.93
Zone 107 - Berry Ln (East) pre-build out	-	\$ 283.78	\$ 224.93
Zone 108 - Bell Village Commercial at Build out	-	\$ 5,576.00	\$ 224.93
Zone 108 - Bell Village Commercial pre-build out	-	\$ 17,632.30	\$ 224.93
Zone 109 - Bell Village Residential	-	\$ 13,344.00	\$ 224.93
Zone 110 - Holiday Inn	-	\$ 3,370.00	\$ 224.93
Zone 111 – Evans/Drew Indust. Ph 2 at Build out	-	\$ 694.00	\$ 224.93
Zone 111 – Evans/Drew Industrial Ph 2 pre-build out	-	\$ 2,306.00	\$ 224.93

**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 Engineer’s Report including the estimate of costs and expenses and the incidental expenses for operating and maintaining the said improvements in Zone 101, 102, 103, 104, 105, 107, 108, 109, 110 and 111 in connection with LLAD-2 as described in the 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 assessments in accordance with the annual Consumer Price Index (CPI), based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics; and

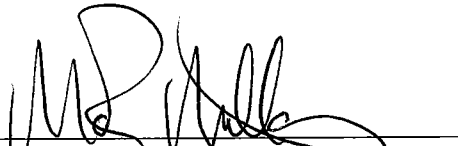
**BE IT FURTHER RESOLVED** that an informal public information meeting regarding this Assessment District will be held by Town staff on May 18, 2015 at 5:00 p.m. in Building 400 of the Windsor Civic Center, 9291 Old Redwood Highway in Windsor, and a public protest hearing will be held by the Town Council on Wednesday, June 17, 2015 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, establishment of a minimum reserve policy, changes to the assessment amounts and authorization to levy and collect assessments for Fiscal Year 2015-16; 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.


**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 15th day of April 2015, by the following vote:**

**AYES: COUNCILMEMBERS FOPPOLI, FUDGE, SALMON AND  
VICE MAYOR MILLAN**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MAYOR OKREPKIE**

  
**MARK MILLAN, VICE MAYOR**

**ATTEST:**

  
**MARIA DE LA O, TOWN CLERK**