

**RESOLUTION NO. 3592-20**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
INDICATING INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS,  
PRELIMINARILY APPROVE THE FISCAL YEAR 2020-21 ANNUAL ENGINEER'S  
REPORT FOR THE WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT  
DISTRICT NO. 2 (LLAD-2) AND SET THE TIME AND DATE 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 2020-21. 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 March 18, 2020 the Town Council adopted Resolution No. 3585-20 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 2020-21; 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**, the operation and maintenance to be made to the improvements for the upcoming Fiscal Year 2020-21 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 Subdivision- 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

**WHEREAS**, the 1145 Kittyhawk Boulevard development, Building Permit No. B19-0085 is slated for annexation into existing Zone 102; and

**WHEREAS**, Windsor Veterans Village parcels, Town File Number UP/DRR 17-18, are slated for annexation into new Zone 116; and

**WHEREAS**, 330 Arata Lane Subdivision parcels, including the remainder parcel, are slated for annexation into new Zone 117; and

**WHEREAS**, for Fiscal Year 2020-21, the annual revenue from each zone is proposed to be as follows:

\$32,192.20	From Zone 101
\$728.08	From Zone 102
\$4,981.60	From Zone 103
\$1,898.60	From Zone 104
\$459.97	From Zone 105
\$541.60	From Zone 107
\$11,322.64	From Zone 108
\$16,175.52	From Zone 109
\$5,800.06	From Zone 110
\$425.97	From Zone 111
\$5,953.04	From Zone 112
\$32,512.74	From Zone 113
\$2,014.25	From Zone 114
\$2,027.93	From Zone 115
\$4,231.73	From Zone 116
\$2,223.64	From Zone 117

; and

**WHEREAS**, for existing zones, in order to keep up with inflation, the current maximum annual assessments are proposed to be increased by the 2019 annual Consumer Price Index (CPI) of +2.50%, as shown in the Engineer’s Report; and

**WHEREAS**, for proposed Zones 116 and 117, in order to keep up with inflation, the maximum annual assessments for each zone are allowed to increase by the annual CPI to keep up with inflation as shown in the 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 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, 111, 112, 113, 114, 115, 116 and 117 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 11, 2020 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 3, 2020 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 assessments, changes to the assessment amounts and authorization to levy and collect assessments for Fiscal Year 2020-21; 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 15th day of April 2020, by the following vote:**

<b>AYES:</b>	<b>COUNCILMEMBERS FUDGE, OKREPKE, SALMON, VICE MAYOR LEMUS AND MAYOR FOPPOLI</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>NONE</b>

  
**DOMINIC FOPPOLI, MAYOR**

**ATTEST:**

  
**MARIA DE LA O, TOWN CLERK**