

**RESOLUTION NO. 3601-20**

**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 2020-21 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 2020-21, 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 March 18, 2020, the Town Council adopted a resolution appointing Coastland Civil Engineering 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 2020-21; 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, 2020, the Town Council adopted a Resolution of Intention to levy and collect annual assessments during FY 2020-21, preliminarily approved the annual Engineer's Report for FY 2020-21 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 2020-21, the total annual assessment for each Zone is proposed as follows:

Zone # (Name)	Assessment (Revenue)
Zone 101 (Shiloh Oaks)	\$32,192.20
Zone 102 (Miscellaneous Supplemental Parks)	\$728.08
Zone 103 (Windsor Redwoods)	\$4,981.60
Zone 104 (Manzanita Subdivision)	\$1,898.60
Zone 105 (G&C Auto Body)	\$459.97
Zone 107 (Berry Lane (East))	\$541.60

Zone (Name) Continued	Assessment Revenue (continued)
Zone 108 (Bell Village Commercial)	\$11,322.64
Zone 109 (Vintage Oaks on the Town Green)	\$16,175.52
Zone 110 (Holiday Inn)	\$5,800.06
Zone 111 (Russian River Brewing Company)	\$425.97
Zone 112 (Esposti Park Place)	\$5,953.04
Zone 113 (Victoria Oaks)	\$32,512.74
Zone 114 (Overlook)	\$2,014.25
Zone 115 (Los Amigos)	\$2,027.93
Zone 116 (Windsor Veterans Village)	\$4,231.73
Zone 117 (330 Arata Lane)	\$2,223.64

**WHEREAS**, in order to keep up with inflation, the maximum annual assessments at build out for Zones 101 through Zone 115 are proposed to be increased by the 2019 Consumer Price Index (CPI) adjustment of +2.5%, 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**, the development known as 1145 Kittyhawk is proposed for annexation into existing Zone 102; and

**WHEREAS**, Zone 116, Windsor Veterans Village, is a new zone proposed with parcel annexation; and

**WHEREAS**, Zone 117, 330 Arata Lane, is a new zone proposed with parcel annexation; and

**WHEREAS**, in order to keep up with inflation and to recognize noticing/voting requirements for increasing the maximum annual assessments for Zones 116 and 117, maximum annual assessments shall include an allowance for an annual increase to the estimated maximum annual assessments in accordance with the annual CPI as noted above; and

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

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

**WHEREAS**, on May 11, 2020, Town staff held the required public information meeting; and

**WHEREAS**, on June 3, 2020, 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 2020-21, 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 2020-21 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 116 and 117, with allowed annual CPI increases to the maximum annual assessments in order to keep up with inflation,
3. Authorizes the annexation of property into Zones 102, 116 and 117 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 2020-21 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
5. Adopts this resolution pursuant to Section 22631 of the Street and Highways Code.

**PASSED, APPROVED AND ADOPTED this 3rd day of June 2020, by the following vote:**

**AYES: COUNCILMEMBERS FUDGE, OKREPKIE, SALMON,  
VICE MAYOR LEMUS AND MAYOR FOPPOLI**

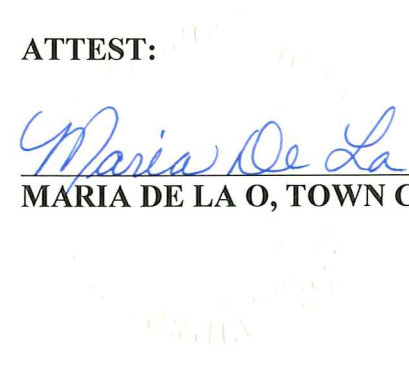

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

  
**DOMINIC FOPPOLI, MAYOR**

**ATTEST:**

  
  
**MARIA DE LA O, TOWN CLERK**