

**RESOLUTION NO. 3768-22**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
APPROVING THE FISCAL YEAR 2022-23 ENGINEER'S REPORT FOR WINDSOR  
1982 ACT BENEFIT ASSESSMENT DISTRICT, CONFIRMING THE ASSESSMENT  
DIAGRAMS AND THE ASSESSMENT AMOUNTS AND AUTHORIZING THE  
ANNUAL LEVY AND COLLECTION OF ASSESSMENTS (82-AAD)**

(Pursuant to the Benefit Assessment Act of 1982)

**WHEREAS**, on August 6, 2008, by Resolution No. 2338-08, the Town Council formed the Windsor 1982 Act Benefit Assessment District (82-AAD) pursuant to the Benefit Assessment Act of 1982 (Government Code Sections 54703-54719) which consisted of one Zone; and

**WHEREAS**, on March 2, 2022, the Town Council approved Resolution No. 3728-22 appointing the Engineer of Work of the Windsor 1982 Act Benefit Assessment District (82-AAD), pursuant to the Benefit Assessment Act of 1982, and directed the preparation of an Engineer's Report for the annexation of a new zone into the Windsor 1982 Act Benefit Assessment District (82-AAD) pursuant to Government Code Section 54716; and

**WHEREAS**, Coastland Civil Engineering has prepared and filed with the Town the Engineer's Report as required by Section 54716 of the Government Code; and

**WHEREAS**, all interested persons are referred to that Engineer's Report for a full and detailed description of the improvements, the boundaries of all Zones and the basis and schedule of the proposed assessments upon assessable lots and parcels of land within the Windsor 1982 Act Benefit Assessment District (82-AAD); and

**WHEREAS**, for Fiscal Year 2022-23, the annual assessments for Zones 101, 103, 104, 108, 109, 110, 113, 115, 116 and 117 as identified in the 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**, Shiloh Terrace is slated for annexation as a new Zone 119 into the Windsor 1982 Act Benefit Assessment District (82-AAD); and

**WHEREAS**, for Fiscal Year 2022-23, the assessment for Zone 119 is proposed to be \$504.36 and the maximum annual assessment upon full buildout is \$7,980.61; and

**WHEREAS**, in order to take inflation into account, this assessment district, including new Zone 119, shall include an allowance for an annual increase to the maximum annual assessments by the annual CPI; 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**, pursuant to California Constitution Article XIID, Section 4, notices and ballots were mailed out to those property owners whose properties are within the new Assessment District boundary; and

**WHEREAS**, on May 9, 2022, Town staff held the required public information meeting; and

**WHEREAS**, on June 15, 2022, 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**, the Town Council finds that a majority written protest against the annexation as specified in the Engineer's Report and annual assessments as specified in the Engineer's Report have not been made by the impacted property owners representing the land to be assessed; and

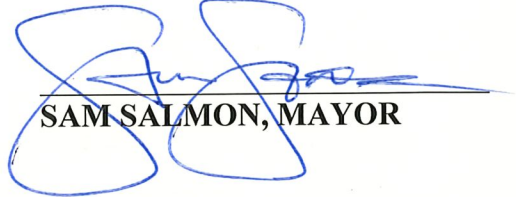
**WHEREAS**, this resolution is adopted pursuant to Section 54716 of the California Government Code.

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

1. Approves the FY 2022-23 Engineer's Report for the Windsor 1982 Act Benefit Assessment District (82-AAD) as prepared, filed and revised here.
2. Authorizes the creation of new Zone 119 with allowed annual CPI increases to the maximum annual assessment in order to keep up with inflation.
3. Authorizes the annexation of property into Zone 119 as specified in the Engineer's Report.
4. 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:
  - a. Zone 101 – Shiloh Oaks
  - b. Zone 103 – Windsor Redwoods
  - c. Zone 104 – Manzanita Subdivision
  - d. Zone 108 – Bell Village Commercial
  - e. Zone 109 – Vintage Oaks on the Town Green
  - f. Zone 110 – Holiday Inn
  - g. Zone 113 – Victoria Oaks
  - h. Zone 115 – Los Amigos Subdivision
  - i. Zone 116 – Windsor Veterans Village
  - j. Zone 117 – 300 Arata Lane
  - k. Zone 119 – Shiloh Terrace
5. Authorizes annual increases to maximum annual assessments in proportion to the previous year's annual increase of the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics, in order to keep up with inflation.
6. Adopts this resolution pursuant to Section 54716 of the California Government Code.

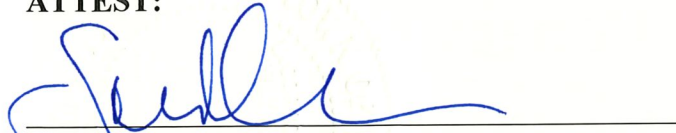
**PASSED, APPROVED, AND ADOPTED this 15th day of June 2022, by the following vote:**

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



**SAM SALMON, MAYOR**

**ATTEST:**



**SOMMER HAGEMAN,  
DEPUTY TOWN CLERK**