RESOLUTION NO. 4079-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR INDICATING INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS, PRELIMINARILY APPROVE THE FISCAL YEAR 2026-27 ANNUAL ENGINEER'S REPORT FOR THE WINDSOR LANDSCAPING AND LIGHTING SPECIAL ASSESSMENT DISTRICT (LLAD-1) AND SET THE TIME AND DATE OF THE PUBLIC 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 Special Assessment District (LLAD-1) during the Fiscal Year (FY) 2026-27. 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 improvements in LLAD-1 are the operation, maintenance and other incidental costs associated with requirements in the Town parks and trails (Brooks Creek Linear Trail, Esposti Park, Faught Creek Park and Path, Hiram E. Lewis Park, Keiser Park, Pat Elsbree Skate Park, Wilson Ranch Soccer Park, Acorn Park, Lakewood Meadows Park, Los Robles Park, Michael A. Hall Park, Old Vineyard Park, Pleasant Oak Park, Pueblo Viejo Park, Quail Run Park, RT Mitchell Park, Robbins Park, Starr Creek Park and Trail, Sutton Park, and Vintage Oaks Park) and landscape maintenance of the landscaping areas (Civic Center Complex, Intermodal Station, Town Green, Windsor Community Center, Windsor off-ramp/Highway 101 interchange, and the Windsor Boys and Girls Club Parking Lot) (together referenced as Zone 1), the streetlights within the subdivisions identified in Zone 2 of LLAD-1, the street landscaping costs of the landscaping areas within the public right-of-ways within the subdivisions in Zone 3, the streetlights for the Bluebird Meadows and Starr View Subdivisions (Zone 4) , the operation and maintenance of the Shadetree Drive Oak Tree Park (Zone 5) and the operation and maintenance of the Windsor Senior Center (Zone 6); and

WHEREAS, on February 18, 2026, the Town Council adopted a Resolution appointing DCCM Infrastructure, Inc. as the Engineer of Work, directing the preparation and filing of the Annual Engineer's Report, and describing the potential changes to LLAD-1 for FY 2026-27; and

WHEREAS, DCCM Infrastructure, Inc. has prepared and filed with the Town the Annual Engineer's Report as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, all interested persons are referred to that Annual Engineer's Report for a full and detailed description of the improvements, the boundaries of the six zones within LLAD-1 and the proposed assessments upon assessable lots and parcels of land within LLAD-1 for FY 2026-27; and

WHEREAS, the FY 2026-27 Engineer's Report proposes that assessments for Zones 1, 2, 3, 4 and 5 will stay the same as the previous year. The proposed assessment for Zone 6 will increase by $74.20 to $274.20 per ESD for FY 2026-27; and

WHEREAS, for FY 2026-27, the proposed annual assessment to be levied for Zone 1 (Parks) is $50.00 per ESD and the proposed full assessment is $170.68 per ESD, the proposed annual assessment for Zone 2 (Streetlights) is $21.18 per ESD, the proposed annual assessment for Zone 3 (Street Landscaping) is $34.34 per ESD, the proposed annual assessment for Zone 4 (Bluebird/Starr View Area Lights) is $0.00 per ESD, the annual assessment for Zone 5 (Shadetree Drive Oak Tree) is proposed at $0.00 per ESD and the annual assessment for Zone 6 (Senior Center) is proposed at $274.20 per ESD; and

WHEREAS, in order to keep up with inflation, the current maximum annual assessment in Zone 6 is proposed to be increased by the 2025 Bay Area Consumer Price Index (CPI) of +3.0% to $274.21; and

WHEREAS, for FY 2026-27 no annexations are proposed to LLAD-1.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor hereby notices the intention to levy and collect the stated annual assessments and preliminarily approves the Engineer's Report including the estimate of costs and expenses of operating and maintaining the said improvements and the incidental expenses in connection with each of the six zones of LLAD-1 as described in the FY 2026-27 Engineer's Report as 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 maximum assessment in Zone 6 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 a public protest hearing will be held by the Town Council on Wednesday, June 3, 2026 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 changes to assessment amounts and authorization to levy and collect assessments for FY 2026-27; 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 22620 of the California Streets and Highways Code.

PASSED, APPROVED AND ADOPTED this 15th day of April 2026, by the following vote:

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

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK