

RESOLUTION NO. 2273-08

**A RESOLUTION OF INTENTION BY THE TOWN COUNCIL
OF THE TOWN OF WINDSOR TO ORDER THE FORMATION OF THE WINDSOR
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2, LEVY AND
COLLECT ANNUAL ASSESSMENTS, PRELIMINARILY APPROVE THE INITIAL
ENGINEER'S REPORT AND SET THE TIMES AND DATES OF THE PUBLIC
INFORMATION MEETING AND THE PUBLIC HEARING**
(Pursuant to the Landscaping & Lighting Act of 1972)

WHEREAS, the Town Council intends to order the formation of the Windsor Landscaping and Lighting Special Assessment District No. 2 in order to levy and collect assessments during Fiscal Year 2008-09; and

WHEREAS, the new assessment district is generally located in the Town of Windsor, Sonoma County; and

WHEREAS, an initial Engineer's Report must be prepared and filed outlining the proposed budgets, the description of the proposed improvements, the boundaries of the new assessment district, any zones therein and the proposed assessments upon assessable lots and parcels within the assessment district; and

WHEREAS, the improvements in the Assessment District are the street landscaping, irrigation and street lighting located in public street rights of way in the Shiloh Oaks development further designated as Zone 101 within the Assessment District, and the landscaping and irrigation within existing Zone 1 (Parks) as identified in the existing Town of Windsor Landscaping and Lighting Assessment District; and

WHEREAS, the Town Council has previously adopted a resolution appointing Coastland Civil Engineering as the Engineer of Work, directing the preparation and filing of the Initial Engineer's Report, and describing the Assessment District for Fiscal Year 2008-09; and

WHEREAS, Coastland Civil Engineering has prepared and filed with the Town Clerk the Initial Engineer's Report as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, all interested persons are referred to that Initial Engineer's Report for a full and detailed description of the improvements, the boundary of the Zone(s) within the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District for Fiscal Year 2008-09; and

WHEREAS, for Fiscal Year 2008-09, the annual assessment for Zone 101 (Shiloh Oaks) is proposed as \$304.24 per acre or portion thereof plus \$78.42 per Equivalent Single-Family Dwelling (ESD) parcel for Zone 1 (Parks); and

WHEREAS, the maximum annual assessment at build out of Zone 101 (Shiloh Oaks) is \$1,957.00 per acre or portion thereof plus \$143.00 per ESD parcel for Zone 1 (Parks); and

WHEREAS, in order to keep up with inflation and to recognize noticing/voting requirements for increasing the maximum annual assessments at build out, this Assessment District shall

include an allowance for an annual increase to these estimated maximum annual assessments at build out for Zone 101 and Zone 1 (Parks) in accordance with the annual Consumer Price Index (CPI). 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, this Resolution is adopted pursuant to Section 22585 et al of the California Streets and Highways Code;

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor hereby notices the intention to order the formation of an assessment district designated as Windsor Landscaping and Lighting Assessment District No. 2 in the Town of Windsor, Sonoma County to levy and collect the annual assessments and preliminarily approves the initial Engineer's Report including the estimate of costs and expenses and the incidental expenses for operating and maintaining the said improvements in Zone 101 and Zone 1 (Parks) in connection with the Assessment District as described in the Initial Engineer's Report as prepared and filed with the Town Clerk; and

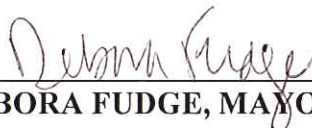
BE IT FURTHER RESOLVED that an annual CPI increase to the maximum annual assessment at build out shall be allowed in order to keep up with inflation; and

BE IT FURTHER RESOLVED that an informal public information meeting regarding this Assessment District will be held by Town staff on June 2, 2008 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, July 2, 2008 at 6:00 p.m. or as soon thereafter as the matter may be heard at Windsor Civic Center, 9291 Old Redwood Highway, Windsor. At the public protest hearing, the Town Council will consider the formation of the new Assessment District and authorization to levy and collect assessments for Fiscal Year 2008-09; 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.

PASSED, APPROVED AND ADOPTED this 7th day of May, 2008 by the following vote:

AYES:	COUNCILMEMBERS ALLEN, GOBLE, PARKER, AND MAYOR FUDGE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	COUNCILMEMBER SALMON



DEBORA FUDGE, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK