

**CITY COUNCIL**

**Kevin McCarty**, Mayor  
**Lisa Kaplan**, District 1  
**Roger Dickinson**, District 2  
**Karina Talamantes**, Vice Mayor, District 3  
**Phil Pluckebaum**, District 4  
**Caity Maple**, District 5  
**Eric Guerra**, Mayor Pro Tem, District 6  
**Rick Jennings, II**, District 7  
**Mai Vang**, District 8

**CHARTER OFFICERS**

Mindy Cuppy, City Clerk  
Gustavo Limón Martinez, Interim City Attorney  
Farishta Ahrary, City Auditor  
Maraskeshia Smith, City Manager  
John Colville, City Treasurer

**Agenda**

**City Council**

**Financing Authority**

**Housing Authority**

**Public Financing Authority**

**Redevelopment Agency Successor Agency**

**City Hall Complex**

**915 I Street, Sacramento, CA 95814**

*Published by the Office of the City Clerk  
(916) 808-7200*

**Tuesday, January 27, 2026**

**2:00 p.m.**

**NOTICE TO THE PUBLIC**

**Where to Find the Agenda and Staff Reports:** The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available at <https://meetings.cityofsacramento.org>.

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**Public Comment Speaker Time Limits:** In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per speaker for Consent Calendar Items, Public Hearing Items, Discussion Calendar Items, and Matters not on the Agenda for a maximum total of eight minutes per speaker per meeting. Each speaker shall limit his/her remarks to the specified time allotment.

**Notice to Lobbyists:** When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

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**City of Sacramento  
City Council - 2PM**

**City Hall Complex, 915 I Street, Sacramento, CA 95814**

**Regular Meeting Agenda  
Tuesday, January 27, 2026  
2:00 p.m.**

*All items listed are heard and acted upon by the City Council unless otherwise noted.*

**Open Session**

**Roll Call**

**Land Acknowledgement**

**Pledge of Allegiance**

**Closed Session Report**

**Consent Calendar**

*All items listed under the Consent Calendar are considered and acted upon by one Motion.*

**1. Approval of City Council Meeting Minutes**

File ID: 2026-00349

**Location:** Citywide

**Recommendation:** Pass a **Motion** approving City Council Meeting Minutes dated December 2, 2025 (City Council 5PM) and December 9, 2025 (City Council 5PM).

**Contact:** Mindy Cuppy, City Clerk, (916) 808-5441, [mcuppy@cityofsacramento.org](mailto:mcuppy@cityofsacramento.org), Office of the City Clerk

2. **[Contract] Utility Cost Recovery Audit Services**

File ID: 2025-01113

**Location:** Citywide

**Recommendation:** Pass a **Motion** authorizing the City Auditor to execute a Professional Services Agreement with American Utility Auditors, LLC for an amount not-to-exceed \$500,000 to provide Utility Cost Recovery Audit Services.

**Contact:** Farishta Ahrary, City Auditor, (916) 808-7266, fahrary@cityofsacramento.org, Office of the City Auditor

3. **Establish Special Revenue Fund 2040 (SB 720 Red Light Camera Fund)**

File ID: 2026-00321

**Location:** Citywide

**Recommendation:** Adopt a **Resolution** establishing the SB 720 Red Light Camera Fund (Fund 2040) as a new Special Revenue Fund account for the revenue generated through the SB 720 Red Light Camera program and associated expenses.

**Contact:** Jennifer Donlon Wyant, Mobility and Sustainability Division Manager, (916) 808-5913, jdonlonwyant@cityofsacramento.org; Brian Gonzales, Administrative Analyst, (916) 808-2996, bjgonzales@cityofsacramento.org; Public Works Department

4. **[Pass for Publication] An Ordinance Deleting Section 9.12.010 of the Sacramento City Code Relating to a Prohibition on the Distribution of Certain Comic Books to Minors**

File ID: 2026-00392

**Location:** Citywide

**Recommendation:** 1) Review an Ordinance deleting Sacramento City Code section 9.12.010, relating to a prohibition on the distribution of certain comic books to minors; and 2) pass for publication the Ordinance title per Sacramento Charter section 32(c) for consideration on February 3, 2026.

**Contact:** David Gull, Chief of Staff, (916) 808-7004, district4@cityofsacramento.org, Office of Councilmember Phil Pluckebaum, District 4; Evan Cragin, Operations Director, (916) 808-7005, district5@cityofsacramento.org, Office of Councilmember Caity Maple, District 5; Ryan Meyerhoff, Senior Deputy City Attorney, (916) 808-5346, rmeyerhoff@cityofsacramento.org, Office of the City Attorney

**5. City Auditor's Activity Report for the 1st Quarter of Fiscal Year (FY) 2025/2026**

File ID: 2026-00370

**Location:** Citywide

**Recommendation:** Pass a **Motion** approving the City Auditor's Activity Report for the 1st Quarter of FY2025/26.

**Contact:** Farishta Ahrary, City Auditor, (916) 808-7266, fahrary@cityofsacramento.org, Office of the City Auditor

**6. Department of Utilities (DOU) Fiscal Year (FY) 2025/26 Adjustments to DOU's Capital Improvement Program (CIP), Multi-Year Operating Project (MYOP), and Operating Budgets**

File ID: 2026-00360

**Location:** Citywide

**Recommendation:** Adopt a **Resolution** authorizing the City Manager or designee to:

- 1) make allocation adjustments to the Fiscal Year 2025/26 Capital Improvement Program (CIP), Multi-Year Operating Projects (MYOP), Operating Revenue and Expense Budgets in the Water Fund (Fund 6005), Wastewater Fund (Fund 6006), Storm Drainage Property Fee Fund (Fund 6021), and Water Grant Fund (Fund 6205);
- 2) request approval to receive and recognize the second 3M settlement award received in the amount of \$2,617,544; 3) request approval to receive and recognize the DuPont settlement award received in the amount of \$836,291; 4) adjust the Fiscal Year 2025/26 Operating Revenue Budget in DOU's Fiscal Operations Program (14001611, Account 395990, Fund 6005) in the amount of \$1,984,872; 5) establish the appropriate transfer to the Storm Drainage Fund (Fund 6011) from the Storm Drainage Property Fee Fund (Fund 6021) to reimburse for eligible Fund 6021 expenses paid for in the amount of \$609,445; 6) establish the appropriate transfer to the Storm Drainage Fund (Fund 6011) from the Storm Drainage Property Fee Fund (Fund 6021) to reimburse the foregone Pool A interest incurred by the Storm Drainage Fund (Fund 6011) during litigation of the 6021 Fund, in the amount of \$180,295; 7) authorize an expenditure budget transfer from DOU's Fiscal Operations Program (14001611, Fund 6005) to the Well Rehabilitation Program (Z14110100, Fund 6005) in an amount of \$836,291; and 8) reset the City Manager's administrative authority for identified projects.

**Contact:** Dalia Fadl, Director, (916) 808-3765, dfadl@cityofsacramento.org; Chuong (Ryan) Pham, Business Services Manager, (916) 808-8995, rpham@cityofsacramento.org; Kelly Sherfey, Supervising Financial Analyst, (916) 808-1481, ksherfey@cityofsacramento.org; Department of Utilities

**7. City Signatory Authority for City Property: Northgate Boulevard Property and Business Improvement District No. 2026-02**

File ID: 2025-01864

**Location:** District 3

**Recommendation:** Adopt a **Resolution** authorizing the City Manager or designee to sign a petition supporting formation of the Northgate Property and Business Improvement District No. 2026-02 (District), and if formation proceedings are initiated, vote for the eight City properties listed on the accompanying Resolution to be included in the District.

**Contact:** Susanne Tam, Development Project Manager, (916) 808-7535, [stam@cityofsacramento.org](mailto:stam@cityofsacramento.org); Eric Frederick, Special Districts Manager, (916) 808-5129, [efrederick@cityofsacramento.org](mailto:efrederick@cityofsacramento.org); Department of Finance

**8. City Signatory Authority for City Property: Midtown Property and Business Improvement District No. 2026-01**

File ID: 2026-00338

**Location:** District 4

**Recommendation:** Adopt a **Resolution** authorizing the City Manager or designee to sign a petition to vote for the 13 City properties listed on the accompanying Resolution to be included in the renewal of the Midtown Property and Business Improvement District No. 2026-01.

**Contact:** Susanne Tam, Development Project Manager, (916) 808-7535, [stam@cityofsacramento.org](mailto:stam@cityofsacramento.org); Eric Frederick, Special Districts Manager, (916) 808-5129, [efrederick@cityofsacramento.org](mailto:efrederick@cityofsacramento.org); Department of Finance

**9. 2026 Planning and Zoning Work Program (M25-023)**

File ID: 2026-00341

**Location:** Citywide

**Recommendation:** Adopt a **Resolution** approving the 2026 Planning and Zoning Work Program.

**Contact:** Greg Sandlund, Planning Director, (916) 808-8931, [gsandlund@cityofsacramento.org](mailto:gsandlund@cityofsacramento.org), Community Development Department

**10. [Supplemental Contract] Trash Full Capture System Design**

File ID: 2026-00159

**Location:** Citywide

**Recommendation:** Pass a **Motion** authorizing the City Manager or designee to execute Supplemental Contract No. 5 to City Contract No. 2022-1556 with Wood Rodgers, Inc. to continue the trash full capture system design services and provide additional services for an amount not-to-exceed \$372,855, bringing the agreement's total not-to-exceed amount to \$998,684.

**Contact:** Bryan Mahoney, Project Manager, (916) 808-1914, [bmahoney@cityofsacramento.org](mailto:bmahoney@cityofsacramento.org); Sherill Huun, Engineering & Water Resources Division Manager, (916) 808-1455, [shuun@cityofsacramento.org](mailto:shuun@cityofsacramento.org); Dalia Fadl, Director, (916) 808-3765, [dfadl@cityofsacramento.org](mailto:dfadl@cityofsacramento.org); Department of Utilities

**11. Mitigation Fee Act Annual Report for the Year Ended June 30, 2025 [Published 01/09/2026]**

File ID: 2026-00010

**Location:** Districts 1, 3, 4, 5, 6, 7, and 8

**Recommendation:** Receive and file the Mitigation Fee Act Annual Report for the Year Ended June 30, 2025.

**Contact:** Mary Jean Rodriguez, Senior Development Project Manager, (916) 808-1980, [mrodriguez@cityofsacramento.org](mailto:mrodriguez@cityofsacramento.org); Eric Frederick, Special Districts Manager, (916) 808-5129, [efrederick@cityofsacramento.org](mailto:efrederick@cityofsacramento.org); Department of Finance

**12. Fiscal Year 2025/26 Community Facilities Districts Tax Administration Report**

File ID: 2026-00011

**Location:** Citywide

**Recommendation:** Receive and file the Fiscal Year (FY) 2025/26 Community Facilities Districts Tax Administration Report.

**Contact:** Brent Mueller, Senior Development Project Manager, (916) 808-5715, [bmuellet@cityofsacramento.org](mailto:bmueller@cityofsacramento.org); Eric Frederick, Special Districts Manager, (916) 808-5129, [efrederick@cityofsacramento.org](mailto:efrederick@cityofsacramento.org); Department of Finance

13. **[City Council/Housing Authority] Amendments to the Sacramento Housing and Redevelopment Agency (SHRA) Joint Powers Agreement (JPA) between the City of Sacramento and County of Sacramento pursuant to California Government Code § 6500, et seq.; Appointment of an Interim Executive Officer of SHRA; and Authorization for SHRA to enter into a Memorandum of Understanding with the County of Sacramento related to agreements with CVR Associates, Inc. and payment of costs associated with those agreements**

File ID: 2026-00369

**Location:** Citywide

**Recommendation:** 1) Adopt a **City Council Resolution**: a) approving amendments to the Joint Powers Authority, Sacramento Housing and Redevelopment Agency (SHRA), a JPA of the County of Sacramento and the City of Sacramento (California Government Code § 6500, et seq.), b) appointing Kris Warren of CVR Associates, Inc. to serve as the Interim Executive Office of SHRA, and c) authorizing SHRA to enter into an MOU with the County of Sacramento related to agreements executed with CVR Associates, Inc. and paying for costs associated with those agreement; and 2) adopt a **Housing Authority Resolution** approving amendments to the Joint Powers Authority, Sacramento Housing and Redevelopment Agency, a JPA of the County of Sacramento and the City of Sacramento (California Government Code § 6500, et seq.).

**Contact:** Michael Jasso, Assistant City Manager, (916) 808-1380, [mjasso@cityofsacramento.org](mailto:mjasso@cityofsacramento.org), City Manager's Office; James Shields, Acting Executive Director, (916) 440-1308, [jshields@shra.org](mailto:jshields@shra.org), Sacramento Housing and Redevelopment Agency

14. **An Update to the City of Sacramento's Legislative and Programmatic Support for Immigrants and Refugees (Immigration Platform)**

File ID: 2025-02007

**Location:** Citywide

**Recommendation:** Adopt a **Resolution** approving an Immigration Platform that establishes the policy and legislative agenda for the City on immigration matters.

**Contact:** Philip Norton, Chief of Staff, (916) 808-7006, [pnorton@cityofsacramento.org](mailto:pnorton@cityofsacramento.org), Office of Mayor Pro Tem Eric Guerra; Monika Lee, Chief of Staff, (916) 808-7235, [mqlee@cityofsacramento.org](mailto:mqlee@cityofsacramento.org), Office of Vice Mayor Karina Talamantes; Susan Khang, Director of Policy and Constituent Affairs, (916) 808-7337, [skhang@cityofsacramento.org](mailto:skhang@cityofsacramento.org), Office of Councilmember Mai Vang

15. **Ordinance Amending Various Sections of Chapters 8.68, 13.10 and 13.24 of the Sacramento City Code, Relating to Solid Waste Management and Solid Waste Disposal Regulations [Passed for Publication 01/13/2026; Published 01/16/2026]**

File ID: 2026-00441

**Location:** Citywide

**Recommendation:** Adopt an **Ordinance** amending various sections of chapters 8.68, 13.10 and 13.24 of the Sacramento City Code relating to solid waste management.

**Contact:** Erin Treadwell, Integrated Waste Compliance Manager, (916) 808-4934, [etreadwell@cityofsacramento.org](mailto:etreadwell@cityofsacramento.org); John Febbo, Integrated Waste General Manager, (916) 808-4949, [jfebbo@cityofsacramento.org](mailto:jfebbo@cityofsacramento.org); Department of Public Works

### **Public Hearings**

16. **[City Council/Housing Authority] Clover Apartments Project: Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, and Approval of Tax-Exempt Bonds [Published 01/13/2026]**

File ID: 2025-01817

**Location:** 7543 Wainscott Way, District 8

**Recommendation:** Item withdrawn.

**Contact:** Christine Weichert, Director, Development Finance, (916) 440-1353, [cweichert@shra.org](mailto:cweichert@shra.org), Sacramento Housing and Redevelopment Agency

**17. [City Council/Housing Authority] I Street Apartments Project: Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, Approval of Tax Exempt Bonds and Loan Commitment in the Amount of \$2 Million [Published 01/13/2026]**

File ID: 2026-00135

**Location:** 1511-1517 I Street, District 4

**Recommendation:** Conduct a public hearing and upon conclusion, adopt 1) a **City Council Resolution** authorizing the Sacramento Housing and Redevelopment Agency (Agency) to a) amend its budget and allocate \$2 million in Permanent Local Housing Allocation (PLHA) funds for the acquisition, construction and permanent financing of I Street Apartments (Project), b) approve a Conditional Loan Commitment of \$2 million in PLHA funds to Community HousingWorks (Developer), or related entity, c) execute related documents, and d) make related findings; 2) a **City Council Resolution** indicating the City Council has conducted a TEFRA public hearing related to the proposed construction and financing of the Project; and 3) a **Housing Authority Resolution** a) indicating the intention of the Housing Authority of the City of Sacramento to issue up to \$26.5 million in tax-exempt mortgage revenue bonds to provide acquisition, construction, and permanent financing for the Project, and b) authorizing an application to the California Debt Limit Allocation Committee for allocation authority to issue bonds.

**Contact:** Christine Weichert, Director of Development Finance, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

**Council Comments-Ideas, Questions, AB1234 Reports**

**City Manager's Report**

**Public Comments-Matters Not on the Agenda**

**Adjournment**