



Agenda

Sanger City Council Regular Meeting

Thursday, September 17, 2026

6:00 PM

Council Chamber

1700 7TH Street, Sanger, California 93657

The City Council meetings are open to the public. The meeting may also be viewed and accessed remotely at <https://us02web.zoom.us/j/82383590525>. If you are attending remotely and wish to comment on a specific item, please electronically raise your hand. Speakers will then be unmuted for the item. Members of the public may provide comments on agenda items in person or through Zoom.

Meeting ID: 823 8359 0525 Teleconference Phone Number: +1 301 715 8592

Written comments may also be submitted by email at city.clerk@ci.sanger.ca.us or by mail addressed to the City Clerk, Sanger City Hall, 1700 7th Street, Sanger, CA 93657, and received by 12:00 p.m. before the meeting. Please identify the Agenda item(s) addressed by the comments. A recording of the meeting will be posted at www.ci.sanger.ca.us/129/Agendas-Minutes as soon as practicable following the conclusion of the meeting. An electronic copy of this agenda and any associated staff reports and materials may be found at: www.ci.sanger.ca.us/129/Agendas-Minutes.

Please silence or turn off cell phones and electronic devices while the meeting is in session.

A. Call to Order

B. Opening Ceremonies

1. Invocation
2. Flag Salute
3. Roll Call

C. Agenda Approval, Additions and/or Deletions

D. Presentations

E. Public Forum

This portion of the meeting is reserved for members of the public who wish to address the Council on any matter not listed on the agenda and within the subject matter jurisdiction of the City Council. Each speaker is limited to three minutes. Speakers shall address all comments to the Mayor and the Council as a body and not to any particular Council Member or member of the staff. Speakers are asked, but not required, to state their name and address. The Council is prohibited by law from taking action on items not on the agenda.

F. Consent Calendar

Matters listed under the consent calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

1. **Minutes of Regular Council Meeting and Special Meeting held on September 3, 2026.**

Recommendation: That the City Council approve.

2. **Payroll for the month of August, including Direct Deposit Nos. 70896 through 71185, Payroll Check Nos. 61178 through 61244, and Benefit Check Nos. 2246 through 2253.**

Recommendation: That the City Council approve.

3. **Warrants, including Check Nos. 97904 through 98201, for the month of August 2026.**

Recommendation: Informational Only.

4. **Police Department Report for August 2026**

Recommendation: Informational Only.

5. **Fire Department Report for August 2026**

Recommendation: Informational Only.

6. **Approve Resolution to Amend the Position Allocation Plan, Adopt Job Descriptions, and Revise Salary Schedule Related to Reorganization of Streets, Parks and Facilities.**

Recommendation: That the City Council adopt **Resolution No. 2026-84** approving new job descriptions and salary bands for new classifications, and approve the revised position allocation table.

7. **Budget Amendment for the Fire Department**

Recommendation: That the City Council adopt **Resolution No. 2026-85** authorizing a budget amendment to the FY 2026-27 Annual Budget in the amount of \$100,260 for the purpose of purchasing fuel for the Fire Department's fleet.

8. **Chavez Park Lighting Improvements - Final Acceptance**

Recommendation: That the City Council:

1. Ratify City Staff's approval of contract change orders 3 through 6;
2. Approve a budget amendment to appropriate additional funding to fully fund the project;
3. Accept the work for the Chavez Park Lighting Improvements project in the amount of \$500,499.73;
4. Authorize recordation of the Notice of Completion with the Fresno County Recorder; and
5. Authorize payment of 5% retention in the amount of \$25,024.99 to Innovative Engineering Systems, Inc., dba Agilitech, upon expiration of the 35-day lien period.

G. Public Hearing

1. Conduit Financing For the Cherry Crossing II Apartments Project Under TEFRA Requirements

Recommendation: That the City Council:

1. Conduct the public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA) and Section 147(f) of the Internal Revenue Code of 1986, as amended.
2. Adopt **Resolution No. 2026-86** approving the issuance of revenue bonds by the California Municipal Finance Authority (CMFA) in an aggregate principal amount not to exceed \$20,000,000 for the benefit of Cherry Crossing II, L.P. (Self-Help Enterprises) to provide for the financing of a 64-unit qualified residential rental project.

2. Resolution Re-establishing the Planning Commission Membership, Reappointing Four Commissioners, and Declaring a Vacancy for the Fifth Seat

Recommendation: That the City Council adopt **Resolution No. 2026-87**, removing all former Planning Commission members, immediately reappointing four existing commissioners, and declaring the fifth seat vacant and open for future appointment to populate the newly restructured, five-member City of Sanger Planning Commission.

3. Public Hearing to Consider Annexation No. 7 (Tract 6431, Phase 2A) into Community Facilities District 2005-1 and Related Actions

Recommendation: That the City Council:

1. Hold the public hearing; and
2. Adopt **Resolution No. 2026-88** authorizing the Annexation of Territory to Community Facilities District No. (CFD) 2005-1 (Annexation No. 7) and Authorizing the Levy of a Special Tax and Submitting the Levy of Tax to the Qualified Electors; and
3. Conduct a Special Election of the Qualified Electors of Annexation No. 7 of the City's CFD 2005-1 and Declare and Certify the Results Thereof; and
4. Adopt **Resolution No. 2026-89** making Certain Findings, Certifying the Results of Election and Adding the Territory Identified as Annexation No. 7 to CFD 2005-1.

4. Public Hearing to Consider the Proposed Annexation of Property within Tract 6431 into Sanger Landscaping and Lighting Maintenance District No. 2, Area 1, and to Establish a levy of Assessments for the Annexed Territory

Recommendation: That the City Council conduct a public hearing and adopt **Resolution No. 2026-90**, a Resolution Confirming and Ordering Annexation into Sanger Landscaping and Lighting Maintenance District No. 2, Area 1, and Establishing a Levy of Assessment for the Annexed Territory.

H. Department Reports

1. Adoption of the California Fire Code

Recommendation: That the City Council reintroduce by title only and waive the first reading of an Ordinance of the City of Sanger, California, adopting the California Fire Code with amendments in Article III of Chapter 30, and updating fire and safety definitions in Section 38-24.2 of Article I of Chapter 38 of the Sanger Municipal Code.

2. **Approval of Final Map, Agreements and Covenants - Tract 6431 - Phase 2A**

Recommendation: That the City Council adopt **Resolution No. 2026-91**, approving:

1. The Final Map for Tract No. 6431, Phase 2A;
2. The Subdivision Agreement for Final Map of Tract No. 6431, Phase 2A;
3. The Improvement and Credit/Reimbursement Agreement, Tract No. 6431, Phase 2A;
4. Statement of Covenants Affecting Land Development Acknowledging Right to Farm Law for the Final Map of Tract No. 6431, Phase 2A;
5. Covenant Regarding Land Development for the Final Map of Tract No. 6431, Phase 2A "Sanger Landscape and Lighting District No. 2"; and
6. Covenant Regarding Land Development for the Final Map of Tract No. 6431, Phase 2A "Community Facilities District No. 2005-01".

I. City Manager/Staff Communication

J. Reports and Matters Initiated by City Council Members

This portion of the meeting is reserved for the Mayor and Council Members (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to initiate new matters and to request updates, and to initiate new agenda items. Under this section, the Council may take action only on any items specifically agendaized and which meet other requirements for action.

K. Adjournment

I certify under the penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 11th day of September, 2026.



Lina Martinez, City Clerk

ADA Compliance and Reasonable Accommodations Policy. The Council has adopted a Reasonable Accommodation Policy which is available on the [City website](http://www.ci.sanger.ca.us) at www.ci.sanger.ca.us or upon request by [emailing the City Clerk](#). The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Council meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Council, please [email the City Clerk](#) or call by phone at (559) 876-6300 extension 1350 so such aids or services can be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation.

Notice of Availability of Agenda Documents. Writings related to the agenda are available at Sanger City Hall, 1700 7th Street, Sanger, CA 93657 and are posted on the [City website](#). Writings provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at Sanger City Hall, 1700 7th Street, Sanger, CA 93657 and will be posted on the [City website](#).

Machine Translation Disclaimer: Pursuant to California Government Code section 54953.4(b)(2), this may be translated into languages other than English with such translation generated using an automated translation service. Any translation is provided as a convenience to the public. It may not be an exact or complete translation of the original English version. In the event of any discrepancy or conflict, the English version shall control. The City of Sanger is not responsible for the accuracy or content of automated translations.