



Folsom City Council Staff Report

MEETING DATE:	6/9/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11636 - A Resolution Authorizing the City Manager to Execute Non-Exclusive Agreements with Approved Licensed Contractors to Implement the Sacramento Housing and Redevelopment Agency Inter-Agency Contract for the Seniors Helping Seniors Home Repair Program, Utilizing the \$200,000 Allocation from the Community Development Block Grant Fund (Fund 201)
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council move to adopt Resolution No. 11636 - A Resolution Authorizing the City Manager to Execute Non-Exclusive Agreements with Approved Licensed Contractors to Implement the Sacramento Housing and Redevelopment Agency Inter-Agency Contract for the Seniors Helping Seniors Home Repair Program, Utilizing the \$200,000 Allocation from the Community Development Block Grant Fund (Fund 201)

BACKGROUND / ISSUE

On June 13, 2023, the City Council approved Resolution No. 11045, authorizing the City Manager to execute an agreement with the Sacramento Housing and Redevelopment Agency (SHRA) for continued participation in the Community Development Block Grant (CDBG) Program from January 1, 2024 to December 31, 2026. As part of the City's participation in CDBG, the City Manager executed a contract with SHRA in May of 2026 to receive \$200,000 in CDBG funds to subsidize the City of Folsom Seniors Helping Seniors (SHS) Program for Fiscal Year 2026-27.

On June 10, 2025, the City Council approved Resolution No. 11393 granting the City Manager the authority to execute agreements with five contractors - Benchmark Plumbing, F.L. Electric Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal

Inc., and American River Companies dba Sac City Building Co. - to provide contractor services in accordance with the SHRA Seniors Helping Seniors Inter-Agency Contract. All five contracts were executed and qualified work assigned in keeping with the City's Seniors Helping Seniors Program.

On January 13, 2026, the City Council approved Resolution No. 11529 to add EZ Lift Accessibility Products (EZ Lift) as an additional contractor. This change was prompted by Gray Construction and Securement Services' decision to divest a portion of their business and establish EZ Lift as a separate construction firm. EZ Lift assumed responsibility for certain services, including installation of porch wheelchair lifts for mobile home clients. Staff determined that adding EZ Lift to the City's contractor pool would ensure continuity of these services moving forward, and following City Council's authorization, the City Manager executed a contract with EZ Lift.

As noted previously, for Fiscal Year 2025–26 the City Manager approved annual contracts with the six Seniors Helping Seniors contractors. These non-exclusive agreements will expire on June 30, 2026. Staff recommends authorizing the City Manager to execute new contracts with the same six contractors, effective through June 30, 2027, with a total aggregate not-to-exceed amount of \$200,000, consistent with the City's CDBG funding allocation.

POLICY / RULE

In accordance with Section 2.36.120 of the Folsom Municipal Code, City Council approval is required for professional services contracts in excess of \$77,426.

ANALYSIS

The Seniors Helping Seniors Home Repair Program provides assistance to low-income, age-qualified senior residents living in the City of Folsom. The program is designed to support seniors who do not have the financial means to complete essential health- and safety-related home repairs, and it serves both manufactured and traditional homes. Each year, the city responds to more than 300 service requests through the SHS Program.

A total of six contractors have previously submitted qualification packages and currently provide services under the Seniors Helping Seniors Home Repair Program. With approval of this resolution and the associated contracts (not to exceed a combined total of \$200,000 for all contracts), the following contractors will continue to support the City's SHS Program:

1. Benchmark Plumbing
2. EZ Lift Accessibility Products
3. F.L. Electric Service Company
4. Gray Construction and Securement Services, Inc.
5. Roseville Sheet Metal Inc.
6. American River Companies dba Sac City Building Co.

Each of these contractors has demonstrated expertise in the range of home repair services required for the SHS Program. They are in good standing with the City, evaluated based on performance, and recommended for renewed contracts. Moreover, all six contractors have extensive experience working with low-income senior citizens and physically disabled homeowners on small home repairs.

FINANCIAL IMPACT

There is no financial impact to the City's General Fund. Because the CDBG program requires expenditures to be made upfront and reimbursed afterward, the Community Development Block Grant Fund (Fund 201) is used to cover contractor and material costs. Invoices are submitted to SHRA monthly for reimbursement from grant proceeds. For Fiscal Year 2026–27, a total of \$200,000 from Fund 201 has been appropriated for the SHS Program to cover materials and outside contractor expenses.

ENVIRONMENTAL REVIEW

This action by the City Council is exempt from environmental review pursuant to Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.

ATTACHMENT

Resolution No. 11636 - A Resolution Authorizing the City Manager to Execute Non-Exclusive Agreements with Approved Licensed Contractors to Implement the Sacramento Housing and Redevelopment Agency Inter-Agency Contract for the Seniors Helping Seniors Home Repair Program, Utilizing the \$200,000 Allocation from the Community Development Block Grant Fund (Fund 201)

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", followed by a long horizontal line extending to the right.

Pam Johns, Community Development Director

RESOLUTION NO.11636

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE NON-EXCLUSIVE AGREEMENTS WITH APPROVED LICENSED CONTRACTORS TO IMPLEMENT THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY INTER-AGENCY CONTRACT FOR THE SENIORS HELPING SENIORS HOME REPAIR PROGRAM, UTILIZING THE \$200,000 ALLOCATION FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND (FUND 201)

WHEREAS, on June 13, 2023, the City Council adopted Resolution No. 11045, granting the City Manager the authority to enter into an agreement with the Sacramento Housing and Redevelopment Agency (SHRA) for continued participation in the Community Development Block Grant (CDBG) Program from January 1, 2024 to December 31, 2026; and

WHEREAS, funds from the CDBG Program subsidize the City's Seniors Helping Seniors (SHS) Program, which provides eligible senior citizens in the City with financial assistance to repair and remedy health and safety hazards in their homes; and

WHEREAS, SHRA has allocated \$200,000 in CDBG funds to subsidize the City's SHS Program for Fiscal Year 2026-27; and

WHEREAS, the City Manager is required to enter into an Inter-Agency Contract with SHRA to receive the allocated \$200,000 CDBG funds; and

WHEREAS, the CDBG funding program requires the expenditure of funds with reimbursement requested; and

WHEREAS, the proposed Fiscal Year 2026-27 Budget includes an appropriation of \$200,000 in the Community Development Block Grant Fund (Fund 201) for the SHS Program; and

WHEREAS, contractors are selected based on their professional qualifications and experience to provide contractor services under the SHS Program; and

WHEREAS, the six contractors (Benchmark Plumbing, EZ Lift Accessibility Products, F.L. Electrical Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal Inc., and American River Companies dba Sac City Building Co.) have existing contracts with the City for providing contractor services to June 30, 2026; and

WHEREAS, in accordance with Chapter 2.36 of the Folsom Municipal Code, contracts of \$77,426 or greater shall be approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the City Manager to execute non-exclusive contracts for professional licensed contractor services with Benchmark Plumbing, EZ Lift Accessibility Products, F.L. Electric

Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal Inc., and American River Companies dba Sac City Building Co., to render services under the City's SHS Program through June 30, 2027, not-to-exceed a combined total of \$200,000 for all said contracts.

PASSED AND ADOPTED this 9th day of June 2026, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

*This page is intentionally left blank
to facilitate double-sided printing
and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE