

**CITY OF CITRUS HEIGHTS  
CITY COUNCIL  
MINUTES  
Special/Regular Meeting of Thursday, September 12, 2019  
City Hall Council Chambers  
6360 Fountain Square Dr., Citrus Heights, CA**

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**CALL SPECIAL MEETING TO ORDER**

The special meeting was called to order at 5:30 p.m. by Mayor Bruins.

1. Roll Call: Council Members present: Daniels, Middleton, Miller, Slowey, Bruins  
Council Members absent: None  
Staff present: Blomquist, Boyd, Cooley, Hodgkins, Jones, Van, and department directors.

**PUBLIC COMMENT**

None

**CLOSED SESSION**

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8
  - a. Property: 5409 Mariposa Ave Citrus Heights, Ca 95621  
Agency Negotiator: City Manager Christopher W. Boyd  
Negotiating Parties: Harding  
Under Negotiation: Price and Terms of Payment
  - b. Property: 5415 Mariposa Ave Citrus Heights, Ca 95621  
Agency Negotiator: City Manager Christopher W. Boyd  
Negotiating Parties: Muradyan  
Under Negotiation: Price and Terms of Payment
  - c. Property: 5608 Mariposa Ave Citrus Heights, Ca 95621  
Agency Negotiator: City Manager Christopher W. Boyd  
Negotiating Parties: Dubinetsky  
Under Negotiation: Price and Terms of Payment

There was no reportable action from closed session.

**STUDY SESSION**

3. Review of Draft Governance Principles in Light of Upcoming Change to District-Based Elections

Assistant to the City Manager Cooley highlighted strategies by which the council can sustain cohesive governance given that future council members will be elected by district, rather than at large. She provided a report on research found from other cities that are district based, potential risks, and opportunities. The four governance principles for Council consideration are: 1) as a team,

create and judiciously execute, citywide strategic goals; 2) data-driven resource allocation; 3) prioritize customer service; and 4) honor the roles of Council / City Manager form of government.

Council participated in a group discussion on how Planning Commission and advisory body appointments are selected, council appointments to committees and boards, speaking engagements within districts, and neighborhood associations and districts. By consensus the City Council agreed to maintain the current process for Planning Commission and advisory body appointments and council appointments to committees and boards. Council also agreed that the Mayor would continue to field speaking engagement and if he or she is unavailable the Vice Mayor or Council Member would fulfill the speaking engagement. The next steps is that staff will update the Council Handbook and inform residents of the changes.

### **ADJOURNMENT**

Mayor Bruins adjourned the special meeting at 6:20 p.m.

### **CALL REGULAR MEETING TO ORDER**

The regular meeting was called to order at 7:00 p.m. by Mayor Bruins.

1. The Flag Salute was led by Mayor Bruins.
2. Roll Call: Council Members present: Daniels, Middleton, Miller, Slowey, Bruins  
Council Members absent: None  
Staff present: Boyd, Bermudez, Cooley, Cotter, Jones, Van and department directors.
3. The video statement was read by City Clerk Van.

### **APPROVAL OF AGENDA**

**ACTION:** On a motion by Vice Mayor Slowey, seconded by Council Member Middleton, the City Council approved the agenda.

AYES: Daniels, Middleton, Miller, Slowey, Bruins  
NOES: None  
ABSENT: None

### **PRESENTATIONS**

4. Proclamation Recognizing William "Bill" Heiser

Council Member Miller read and presented a proclamation to the Heiser family, recognizing William "Bill" Heiser.

### **COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES**

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Council Member Middleton attended the 9/11 Ceremony at the Sylvan Cemetery.

Council Member Miller attended the Regional Transit Board meeting, the Citrus Heights Chamber of Commerce Luncheon, and the Quality of Life Committee meeting. He also attended the Fellowship Chamber Regional Quarterly meeting and the Sacramento Transportation Authority Board meeting.

Council Member Daniels attended Coffee with a Cop, hosted by the Citrus Heights Police Department, and the grand opening for Yippie's Playcenter.

Vice Mayor Slowey provided a report from the Education 2x2 meeting. He announced the Sunrise MarketPlace Fall Fest will be held on September 21 and that Sunday FunDay will be held on September 22. He also highlighted the Veteran's Community Center Yard Sale on September 27 - 28. He encouraged residents to attend the San Juan Unified School District's Meet Your Citrus Heights Schools event on November 13.

Mayor Bruins provided an update from the Sacramento Regional County Sanitation District Board meeting and the Sunrise MarkePlace Board meeting. She attended the Sacramento Area Council of Governments Board meeting and highlighted the Mesa Verde Public Safety Pathway Program.

### **PUBLIC COMMENT**

David Warren expressed concerns with the homeless population within the community. He suggested placing used FEMA trailers on the developed lots on Sayonara Drive to provide housing for homeless families.

Tonya expressed her frustration with how the Citrus Heights Police Department handled a situation.

Mayor Bruins referred her to speak with a member of the Citrus Heights Police Department regarding her concerns.

### **CONSENT CALENDAR**

5. **SUBJECT:** Approval of Minutes  
**RECOMMENDATION:** Approve the Minutes of the Regular Meeting of Thursday, August 8, 2019
6. **SUBJECT:** Second Reading – Affordable Housing Zoning Code Update  
**STAFF REPORT:** C. McDuffee / C. Kempenaar / A. Bermudez  
**RECOMMENDATION:** Adopt Ordinance No. 2019-004; An Ordinance of the City of Citrus Heights to Amend Chapter 106.32 of the Zoning Code in Regard to Affordable Housing Incentives
7. **SUBJECT:** 2019 Residential Resurfacing Project - City PN 22-19-001 Award of Contract  
**STAFF REPORT:** S. Hodgkins  
**RECOMMENDATION:** Adopt Resolution No. 2019-081; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute

an Agreement with Central Valley Engineering & Asphalt for the 2019 Residential Street Resurfacing Project

**ACTION:** On a motion by Council Member Miller, seconded by Vice Mayor Slowey, the City Council approved Consent Calendar Items 5, 6, and 7.

AYES: Daniels, Middleton, Miller, Slowey, Bruins  
NOES: None  
ABSENT: None

**PUBLIC HEARING**

- 8. **SUBJECT:** 6916 Sunrise Boulevard – Easter’s Catholic Bookstore & Gifts Request for Letter of Public Convenience and Necessity (PCN19-02)  
**STAFF REPORT:** C. McDuffee / C. Kempenaar / A. Bermudez  
**RECOMMENDATION:** Staff Recommends Approval of the Letter of Public Convenience and Necessity for the Type 20 Alcohol License at 6916 Sunrise Boulevard

Associate Planner Bermudez reported that the city has received a request from Easters Catholic Bookstore & Gifts located at 6916 Sunrise Boulevard to sell alter wine to parishes and churches. Letters of Public Convenience and Necessity are required when an establishment proposes to sell alcohol at their facility when an area is deemed over concentrated. She provided an overview of the request.

Mayor Bruins opened the public hearing at 7:39 p.m.

The applicant Denise Kramer urged the City Council to approve the letter of public convenience and necessity.

Mayor Bruins closed the public hearing at 7:45 p.m.

**ACTION:** On a motion by Council Member Miller, seconded by Council Member Middleton, the City Council approved the Letter of Public Convenience and Necessity for the Type 20 Alcohol License at 6916 Sunrise Boulevard.

AYES: Daniels, Middleton, Miller, Slowey, Bruins  
NOES: None  
ABSENT: None

- 9. **SUBJECT:** Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference  
**STAFF REPORT:** A. Van  
**RECOMMENDATION:** Staff Recommends that the City Council Make a Motion to Designate a Voting Delegate and Alternate(s) to Participate at the Annual Business Meeting on October 18, 2019 During the League of California Cities Annual Conference

City Clerk Van stated that the League of California Cities Annual Conference is scheduled for October 16 – 18, 2019, in Long Beach. The Annual Business Meeting is scheduled for 12:30 p.m., Friday, October 18. At this meeting, the League membership considers and takes action on resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate and may appoint up to two alternate voting delegates.

**ACTION:** On a motion by Mayor Bruins, seconded by Vice Mayor Miller, the City Council designated Council Member Middleton as the voting delegate, and Council Members Daniels and Miller as alternates, to participate at the Annual Business Meeting during the League of California Cities Annual Conference.

AYES: Daniels, Middleton, Miller, Slowey, Bruins  
NOES: None  
ABSENT: None

**DEPARTMENT REPORTS**

- 10. **SUBJECT:** 2020 – 2024 Consolidated Plan Update  
**DEPARTMENT:** Community Development Department

Housing and Human Services Program Coordinator Cotter provided an overview of the process and timeline to develop the five year Consolidated Plan for the Community Development Block Grant Program.

- 11. **SUBJECT:** Review and Give Direction on Proposed Resolutions to be Presented at the 2019 League of California Cities Annual Conference  
**DEPARTMENT:** City Manager’s Office

Assistant to the City Manager Cooley reviewed the resolutions being put forth at the League of California Cities Annual Conference Business Meeting.

Council comments followed.

**CITY MANAGER ITEMS**

City Manager Boyd announced recent staff promotions, which include Colleen McDuffee as Community Development Director, Casey Kempenaar as Planning Manager, Meghan Huber as Economic Development & Communications Manager, and Haley Reid as Management Analyst.

**ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS**

Council Member Daniels requested Council consider placing temporary transitional housing for homeless families on city-owned property. He encouraged local churches to get involved and attend the Winter Sanctuary meeting to be held on September 26 at Holy Family Church. He expressed concerns with misplaced shopping carts throughout the city. He also requested Council to reexamine the camping ordinance and add a restriction of no camping within one hundred feet of residential areas, commercial areas, or waterways.

Vice Mayor Slowey recommended Council Member Daniels' concerns be addressed at the city's Strategic Planning Retreat. Mayor Bruins requested homeless statistics and data be presented at the retreat.

**ADJOURNMENT**

Mayor Bruins adjourned the regular meeting at 8:07 p.m.

Respectfully submitted,

  
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Amy Van, City Clerk