

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Regular Meeting of Thursday, October 10, 2019
City Hall Council Chambers
6360 Fountain Square Dr., Citrus Heights, CA**

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 Vice Mayor Slowey.
2. Roll Call: Council Members present: Daniels, Middleton, Miller, Slowey, Bruins
Council Members absent: None
Staff present: Anderson, Bermudez, Blomquist, Boyd, Cooley, Cotter, Kempenaar, Lawrence, Huber, Jones, Poole, Van, Wells 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 of the City of Citrus Heights Proclaiming October 2019 as Domestic Violence Awareness Month

Chief of Police Lawrence stated since the beginning of the Police Department they have made domestic violence a top priority. Monthly meetings are held with the Family Justice Center working on continuous collaboration and training. The Department's Domestic Violence Response Team also partner's with the WEAVE by way of a grant that supports a number of WEAVE advocates to respond to domestic violence calls for services with the Police Department.

Mayor Bruins read and presented a proclamation to Faith Whitmore with the Family Justice Center and Marci Bridgeford with WEAVE proclaiming the month of October as Domestic Violence Awareness Month.

5. Presentation by the Sacramento County Complete Count Committee – 2020 Census

Judi Robinson with the Sacramento County Complete Count Committee highlighted the importance of every person participating in the 2020 U.S. Census. The information is collected

every ten years and will help Sacramento County and its communities ensure their voice in government, determine the amount of funding each community receives, and provide data for communities to plan for the future. The census information will be mailed to households in early April and residents will be asked to complete the questionnaire online.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Daniels attended the Citrus Heights Chamber Luncheon. He wished the Jewish community a happy new year.

Council Member Middleton attended the Sacramento Metropolitan Cable Commission Board meeting and the candlelight vigil held for fallen Deputy Sandeep Dhaliwal. She also attended the ribbon cutting for Ralph's Jewelers.

Council Member Miller attended the American Legion Battle of the Bands and BBQ and the Dignity Health medical office building ribbon cutting. He provided a report from the Sacramento Transportation Authority Board meeting. He announced the upcoming events Spooktacular to be held on October 11 and the Howl O' Ween Parade to be held on October 19.

Vice Mayor Slowey had no comments or updates.

Mayor Bruins attended local citizen Albert Sanchez's BBQ, the San Juan Unified District Strategic Planning Forum, and the Sacramento Regional County Sanitation District Board meeting. She also attended a business visit to the upcoming Studio Movie Grill site, the Arden-Arcade Community Planning Advisory Council meeting and the Sacramento Association of Realtors meeting. She commended volunteer Dominic Papa for receiving the National Disability Employment Awareness Month Award.

PUBLIC COMMENT

Arthur Ketterling expressed gratitude for the Citrus Heights Messenger newspaper being weekly now.

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of Special/Regular Meeting of Thursday, September 12, 2019 and September 26, 2019

ACTION: On a motion by Council Member Miller, seconded by Vice Mayor Slowey, the City Council adopted Consent Calendar Item 6.

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

PUBLIC HEARING

7. **SUBJECT:** Draft Allocation of Federal 2020 Community Development Block Grant (CDBG) Funds and Consideration of the Draft 2020 – 2024 Consolidated Plan
STAFF REPORT: C. McDuffee / S. Cotter / N. Piva
RECOMMENDATION: Staff Recommends the City Council:

- a. Hear Public Testimony on the 2020 Community Development Block Grant Fund Allocation and Action Plan; and
- b. Continue Final Action Until the October 24, 2019 City Council Meeting

Housing and Human Services Program Coordinator Cotter presented the 2020 Community Development Block Grant (CDBG) funding Action Plan and Draft 2020-2024 Consolidated Plan. The required Action Plan outlines to the U.S. Department of Housing and Urban Development on how the city spends CDBG funds. The city estimates it will receive \$600,000 in 2020 fund. In addition, the city anticipates receiving approximately \$50,000 in loan repayments.

Based on the estimated 2020 CDBG award of \$600,000, the city will distribute available funding as follows:

Estimated 2020 CDBG Entitlement Award	600,000
Available for public services (15%)	90,000
Available for administration (20%)	120,000
Available for capital/housing activities	390,000

Based on the available funding and Quality of Life Committee direction, the following table outlines the draft 2020 CDBG allocations:

Organization	Quality of Life Committee Recommended Amount
<i>Public Services</i>	
About Kidz	0
Campus Life Connection	14,430
Crossroads Diversified Services	0
Meals on Wheels	14,000
Sacramento Self-Help Housing Housing Counseling & Navigator	16,000
Sacramento Self-Help Housing Renter’s Helpline	21,140
Sunrise Christian Food Ministry	14,430

W.E.A.V.E.	10,000
Total Public Services	\$90,000

<i>Administration</i>	
Program administration	120,000
<i>Capital/Housing Projects</i>	
Park and Public Facility Improvements	200,000
Housing Preservation Program	190,000

If approved, the city will use the remainder of the 2020 CDBG allocation, an estimated \$390,000, to fund park improvements (\$200,000) and housing preservation programs (\$190,000). The city will work in partnership with the Sunrise Recreation and Park District (SRPD) to identify and select locations within the city for the CDBG park improvements. Staff recommends allocating the remaining \$190,000 to the city's Housing Preservation Program for grants and loans to low-income homeowners. She also provided an overview of the 2020-2014 Consolidated Plan that guides allocation of CDBG funds and other federal funds for the coming 5-year period

Mayor Bruins opened the public hearing at 7:52 p.m.

Public Comment

John Foley with Sacramento Self-Help Housing expressed gratitude for the ongoing support of the City Council.

Julie Habeeb with Campus Life Connections informed the public about the afterschool program available to underserved children in first through fifth grade. The program includes tutoring, mentoring and athletic enrichment opportunities. She expressed gratitude for the ongoing support of the City Council.

Jennifer Massello with Meals on Wheels thanked the City Council for their ongoing support to seniors.

Rocky Peterson with Sunrise Christian Food Ministry thanked the City Council for their ongoing support in providing meals to those in need of their services.

Marci Bridgeford with WEAVE thanked the City Council for their ongoing support in providing services that help domestic violence victims.

Mayor Bruins closed the public hearing at 8:06 p.m.

Council comments followed.

Final action on Item 7 was continued to the October 24, 2019 City Council Meeting.

8. **SUBJECT:** Second Reading – Ordinance Amending Various Sections of Chapter 18 of the Citrus Heights Municipal Code Relating to Buildings and Building Regulations
STAFF REPORT: C. McDuffee / G. Anderson
RECOMMENDATION: Adopt Ordinance No. 2019-005; An Ordinance of the City of Citrus Heights Amending Chapter 18 of the Citrus Heights Municipal Code Relating to Buildings and Building Regulations and Adopting by Reference the 2019 California Administrative Code; California Building Code; California Residential Code

Chief Building Official Anderson noted that on September 26, 2019 the Council introduced for a first reading a proposed ordinance adopting the 2019 edition of the California Code of Regulations Title 24. The Building Standards Commission publishes the California Code of Regulations every three years. The 2019 edition will be effective as of January 1, 2020.

Mayor Bruins opened the public hearing at 8:11 p.m., hearing no speakers she closed the public hearing.

ACTION: On a motion by Vice Mayor Slowey, seconded by Council Member Miller, the City Council adopted Ordinance No. 2019-005; An Ordinance of the City of Citrus Heights Amending Chapter 18 of the Citrus Heights Municipal Code Relating to Buildings and Building Regulations and Adopting by Reference the 2019 California Administrative Code; California Building Code; California Residential Code.

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

REGULAR CALENDAR

9. **SUBJECT:** Sunrise Mall Specific Plan and EIR Award of Contract
STAFF REPORT: C. McDuffee / C. Kempenaar / M. Huber
RECOMMENDATION: Adopt Resolution No. 2019-087; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement for Professional Services with Gensler, to Provide Professional Services for the Sunrise Mall Specific Plan and Environmental Impact Report (EIR)

Economic Development & Communications Manager Huber and Planning Manager Kempenaar stated that on July 12, 2019 the city released a request for proposals for the preparation of the Specific Plan and Environmental Impact Report (EIR) for the Sunrise Mall property. Of the six applicants, staff found that the Gensler team was the most qualified applicant due to their shared vision, expertise, perspective, and timeline. Gensler is an international architecture and planning firm with expertise of mall redevelopment throughout the country. Gensler will serve as the project manager and work with a team of consultants, including including MXD Development Strategists for market analysis, De Novo Planning Group for developing the EIR, Fehr and Peers for traffic-related aspects, and Mark Thomas for providing civil engineering services. The specific plan process will be composed of four steps that include market analysis, stakeholder and community outreach, specific plan preparation, and the EIR. A portion of the cost for developing the plan and EIR will gradually be recouped

through reimbursement and future developers, the rest of the funding will come from various sources including the SB 2 planning grant, Sewer Credit Program, Development Fund, and the General Fund totaling \$1,208,885. The scope of work will commence in November 2019 and is anticipated to take approximately 18-24 months to complete.

Nate Cherry, Team Project Manager with the Gensler expressed his team's excitement and highlighted some of the shared visions for the possibilities of recreating a premier destination to shop, work, live and play.

Public Comment

David Warren advocated for more opportunities for public input. He advised council to hold off for a month to allow more public review of the contract with Gensler.

Stan Munoz with the Homeless Assistance Resource Team expressed his support for the project and advocated that empty parking lots be turned into townhouses and condominiums. He also said there was a general support for a fitness center, movie theater and grocery market.

Council comments followed.

ACTION: On a motion by Vice Mayor Slowey, seconded by Council Member Middleton, the City Council adopted Resolution No. 2019-087; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement for Professional Services with Gensler, to Provide Professional Services for the Sunrise Mall Specific Plan and Environmental Impact Report (EIR).

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

10. **SUBJECT**: City Council Handbook Amendments
STAFF REPORT: K. Cooley / A. Van
RECOMMENDATION: Approve Resolution No. 2019-086; A Resolution Approving Amendments to the City of Citrus Heights City Council Handbook

Assistant to the City Manager Cooley noted that at the September 12 study session staff presented methods by which the Council can sustain cohesive governance given that future Council members will be elected by district, rather than citywide. After considering council's feedback, staff have updated the Council Handbook with the four governance principles: 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.

ACTION: On a motion by Vice Mayor Slowey, seconded by Council Member Middleton, the City Council approved Resolution No. 2019-086; A Resolution Approving Amendments to the City of Citrus Heights City Council Handbook.

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

DEPARTMENT REPORTS

11. **SUBJECT:** Capital Improvement Projects Update
DEPARTMENT: General Services Department

Principal Civil Engineer Blomquist and Operations Manager Poole highlighted the city's three concurrent grant projects, which include the Carriage & Lauppe Safe Schools Corridor Plan, Old Auburn Road Complete Streets Plan, and the Multi Modal Transportation Safety Program.

12. **SUBJECT:** Proposed Memorial Bench for Sacramento County Deputy Mark Stasyuk
DEPARTMENT: Police Department

Lieutenant Wells stated that the Citrus Heights Police Foundation will honor San Juan High School alumni Deputy Mark Stasyuk by dedicating a memorial bench at this high school in honor of his memory.

CITY MANAGER ITEMS

City Manager Boyd announced that the city has successfully purchased the Sylvan Middle School property and staff will seek council's input on the development of the site at a future date. He also announced that the city will be hiring a communications officer within a few weeks and the Strategic Planning Retreat will be held on October 22, 2019. He stated the city will have one council meeting in November, held on November 14, 2019.

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Mayor Bruins adjourned the regular meeting at 9:11 p.m.

Respectfully submitted,



Amy Van, City Clerk

