

**CITY OF CITRUS HEIGHTS  
CITY COUNCIL  
MINUTES  
Special/ Regular Meeting of Wednesday , November 10 , 2021  
City Hall Council Chambers  
6360 Fountain Square Dive , Citrus Heights, CA**

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**CALL SPECIAL MEETING TO ORDER**

The special council meeting was called to order at 6:00 p.m. by Vice Mayor Middleton.

1. Roll Call: Council Members present: Bruins, Daniels, Schaefer, Middleton, Miller (joined at 6:30)
- Council Members absent: None
- Staff present: Boyd, Cave, Huber, Jones, Kempenaar, McDuffee, Poole, Reid, Turcotte, Van, and Zenoni.

**PUBLIC COMMENT**

None

**STUDY SESSION**

2. American Rescue Plan Act Update

Interim City Manager Boyd introduced the item, which will provide an update on the American Rescue Plan Act (ARPA) funding the City has received. He mentioned that this study session highlights how the funding has been used to date, and requests Council guidance for the next round of funding.

Interim Administrative Services Director Zenoni discussed the City has received \$7.8 million, which is a portion of the \$15.6 million total allocation. The federal guidelines for use of funds are broken into four categories. The first category being, respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits. The second category is to provide government services to the extent of the reduction in revenue due to COVID-19 relative to revenues collected in the most recent fiscal year prior to the emergency. The last two categories, which Zenoni stated the City is not eligible for, are to provide premium pay to essential workers and investments in water, sewer, or broadband infrastructure. On June 24, 2021, Council acted to utilize the first installment of ARPA funds to restore vacant Citrus Heights Police Department positions. Staff anticipates receiving the second allocation of ARPA funding in May 2022.

Economic Development and Communications Manager Huber presented the next phase of the ARPA funding. Staff have engaged Citrus Heights residents through a variety of platforms to ensure community needs are reflected with the allocated of ARPA funding. From December 2021 - January 2022, staff intend to stand up a COVID-19 recovery grant program to directly assist local small businesses and non-profits. In spring 2022, upon receiving the second installment of ARPA funding, staff will focus on homelessness prevention, blight abatement, and housing & resident support. Remaining funds will be allocated for revenue loss and infrastructure. Following feedback from Council, staff will

present and refine a COVID-19 Recovery Grant Program and recommend fund allocations for programs.

Council comments and discussion followed.

Council Member Bruins stated her support for a COVID-19 Business Recovery Program.

Council Member Daniels stated his support for a small business recovery program. He would like to focus on aide for small businesses before non-profits, mainly non-corporate businesses. He stated his hesitancy to provide funding for homelessness prevention and blight.

Council Member Schaefer stated his support of Council Member Daniels recommendations. He would like the bulk of funding to support small businesses with a competitive grant program. He stated a key component should be how these businesses plan to bring consumers to Citrus Heights. Council Member Schaefer also stated he would like to see a robust marketing plan of the grant program to ensure the small business community is informed.

Vice Mayor Middleton stated her support for the small business grant program. She also stated she would like to see the program material available in a variety of languages to ensure equitable accessibility.

Mayor Miller also shared his support for the COVID-19 Business Recovery Program. He also stated he would like to see if the Citrus Heights Community Center would be eligible for recovery funds, an expansion in the Homeless Navigator Program, and affordable housing.

## **ADJOURNMENT**

Vice Mayor Middleton adjourned the special meeting at 6:58 p.m.

## **CALL REGULAR MEETING TO ORDER**

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

1. The Flag Salute was led by Council Member Schaefer.
2. Roll Call: Council Members present: Bruins, Daniels, Schaefer, Middleton, Miller  
Council Members absent: None  
Staff present: Boyd, Huber, Jones, Kempenaar, McDuffee, Nossardi, Reid, Turcotte, Van, and Zenoni.
3. The video statement was read by City Clerk Van.

## **APPROVAL OF AGENDA**

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, the City Council approved the agenda.

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

### **PRESENTATIONS**

4. Proclamation of the City of Citrus Heights Recognizing Community Development Director Colleen McDuffee for Her Service to the City of Citrus Heights

Interim City Manager Boyd recognized Community Development Director McDuffee and her contributions to the Citrus Heights community. Vice Mayor Middleton presented McDuffee with a Proclamation and flowers from Council to honor her continued contributions. Community Development Director McDuffee shared her appreciation of the continued support from Council and thanked them for the opportunity.

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

Council Member Bruins provided an update from the Sacramento Regional Sanitation Board meeting. She also shared an update from the Police Activities League meeting and recent PAL events. She commended staff for the job they did in putting together the adopted two-year City budget document. Council Member Bruins provided an update from the Police Activities League and recent events they have participated. She shared her appreciation for Blue Star Moms honoring Veterans Day.

Council Member Daniels attended the Citrus Heights Chamber luncheon where Republic Services shared a presentation on organics recycling. He also wanted to wish the United States Marine Corps a happy birthday, as they celebrate 246 years. Council Member Daniels also shared information for the Veterans Day ceremony at the Sylvan Cemetery. He also shared information for a community event called, Reptiles Take Over.

Council Member Schaefer shared his continued support for Mesa Verde High School during a recent crisis. He also shared his gratitude for Veterans Day. Lastly, he wished residents a Happy Hanukah.

Vice Mayor Middleton shared her support and appreciation for Citrus Heights veterans.

Mayor Miller shared information regarding the recent State of the City address and encouraged residents to take the community survey. He recently attended an awards ceremony with Sacramento Regional Transit, where they accepted an award from the American Public Transportation Association for 2021 Outstanding Transportation System.

### **PUBLIC COMMENT**

Jane Lopez addressed the Council expressing her support for the COVID-19 Recovery Grant Program. She suggested a resident advisory group to collaborate with Council and staff to select grant awardees.

Arthur Ketterling addressed the Council asking if a Police Chief has been selected.

**CONSENT CALENDAR**

5. **SUBJECT**: Approval of Minutes  
**RECOMMENDATION**: Approve the Minutes of the Special and Regular Meeting of October 28, 2021.
6. **SUBJECT**: Approve Resolution for Continued Remote Meetings in Accordance with AB 361  
**STAFF**: A. Van/ R. Jones  
**RECOMMENDATION**: Adopt Resolution No. 2021-095, A Resolution of the City Council of the City of Citrus Heights, California, Making the Legally Required Findings to Continue to Authorize the Conduct of Remote “Telephonic” Meetings During the State of Emergency
7. **SUBJECT**: Quarterly Treasurer’s Report  
**STAFF**: T. Nossardi  
**RECOMMENDATION**: City Council receive and file the Quarterly Treasurer’s Report for the Quarter ending September 30, 2021.
8. **SUBJECT**: Request to Execute a Contract with Tyler Technologies for the Purchase of ExecuTime Advanced Scheduling, Time and Attendance and Mobile Access Payroll Reporting Software  
**STAFF**: B. Zenoni/ T. Nossardi  
**RECOMMENDATION**: Adopt Resolution No. 2021-096, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute a Contract with Tyler Technologies for the Purchase of ExecuTime Advanced Scheduling, Time and Attendance and Mobile Access Payroll Reporting Software

**ACTION**: On a motion by Council Member Daniels, seconded by Council Member Schaefer, the City Council adopted Consent Calendar Items 5, 6, 7 and 8.

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

**PUBLIC HEARING**

8. **SUBJECT**: Sunrise Tomorrow Specific Plan  
**STAFF REPORT**: C. McDuffee/ C. Kempenaar/ M. Huber/ L. Blomquist  
**RECOMMENDATION**: The following is recommended;
- a. Adopt Resolution No. 2021-097, a Resolution of the City Council of the City of Citrus Heights, California, Certifying an Environmental Impact Report, Approving CEQA Findings and Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program;

- b. Adopt Resolution No. 2021-098, a Resolution of the City Council of the City of Citrus Heights, California, Adopting a General Plan Map Amendment for the Sunrise Tomorrow Specific Plan;
- c. Move to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2021-006, an Ordinance of the City Council of the City of Citrus Heights, California, Amending Article 5, Chapter 106.50 of the Zoning Ordinance, Rezoning the Property from Shopping Center into the Sunrise Tomorrow Special Planning Area;
- d. Adopt Resolution No. 2021-099, A Resolution of the City Council of the City of Citrus Heights, California Adopting the Sunrise Tomorrow Specific Plan.

Interim City Manager Boyd introduced the Sunrise Tomorrow Plan and the necessity in revitalization of the Sunrise Mall.

Planning Manager Kempenaar provided background on the Sunrise Tomorrow Plan and the process staff has undertaken over the past two years. Kempenaar addressed the outpouring support this project has received from not only the community, but also the current mall owners. Kempenaar reviewed the Planning Commission recommended actions, which include certifying the EIR, adopt the Specific Plan, amend the General Plan to allow for mixed use, and rezone the property from a shopping center to special planning area. The Specific Plan will act as zoning and general plan for the site. This Plan will introduce new uses for the property, establish “ceilings” on new development, ensure holistic planning and coordination, and plan for long-term use of the property. Planning Manager Kempenaar introduced members from Gensler, the consultant group for the project, who shared the vision for the Sunrise Tomorrow project.

Jaymes Dunsmore from Gensler highlighted the purpose of the project, which is to create a Specific Plan to guide the development of the property, realize the City’s General Plan vision, and to transform the mall into a premier regional destination and flourishing center of community. Through various community workshops, Gensler has worked with staff to create a shared vision that captures community interests and priorities. Nate Cherry, with Gensler, discussed the Sunrise Tomorrow project overview. The plan will have key features such as a main street, Sunrise Commons, employment and entertainment anchors, hotels, housing, a transit center, and open space. Development of the site will allow for an increase in employment opportunities, mixed housing, and more.

Vice Mayor Middleton opened the public hearing at 8:08 p.m. after hearing no public comment, Vice Mayor Middleton closed the public hearing.

Mayor Miller left the meeting at 8:09 p.m.

Council comments and discussion followed.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, Council adopted Resolution No. 2021-097, a Resolution of the City Council of the City of Citrus Heights, California, Certifying an Environmental Impact Report, Approving CEQA

Findings and Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program.

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

ACTION: On a motion by Council Member Bruins, seconded by Council Member Daniels, Council adopted Resolution No. 2021-098, a Resolution of the City Council of the City of Citrus Heights, California, Adopting a General Plan Map Amendment for the Sunrise Tomorrow Specific Plan.

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

ACTION: On a motion by Council Member Bruins, seconded by Council Member Daniels, Council moved to Introduce for First Reading, Read by Title Only and Waive the Full Reading Ordinance No. 2021-006, an Ordinance of the City Council of the City of Citrus Heights, California, Amending Article 5, Chapter 106.50 of the Zoning Ordinance, Rezoning the Property from Shopping Center into the Sunrise Tomorrow Special Planning Area.

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

ACTION: On a motion by Council Member Bruins, seconded by Council Member Daniels, Council adopted Resolution No. 2021-099, A Resolution of the City Council of the City of Citrus Heights, California Adopting the Sunrise Tomorrow Specific Plan.

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

**DEPARTMENT REPORTS**

None

**CITY MANAGER ITEMS**

None

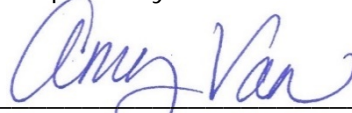
**ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS**

None

**ADJOURNMENT**

Vice Mayor Middleton adjourned the regular meeting at 8:25 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Amy Van". The signature is written in a cursive style with a large initial "A".

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Amy Van, City Clerk