CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, January 14, 2026
City Hall Council Chambers
6360 Fountain Square Dr., Citrus Heights, CA 95621

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 5:31 p.m. by Mayor Lopez-Taff.

1. Roll Call:
   - Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
   - Council Member absent: None
   - Staff Members present: Feeney, Jones, Van

PUBLIC COMMENT

None

CLOSED SESSION

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
   Number of potential cases: 1

The City Council, City Manager and City Attorney participated in the closed session.

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Lopez-Taff adjourned the special meeting at 5:59 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:02 p.m. by Mayor Lopez-Taff.

1. The Flag Salute was led by Council Member Nelson.

2. Roll Call:
   - Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
   - Council Member absent: None
   - Staff Members present: Bermudez, Feeney, Huber, Jones, Van and department directors.

3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

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

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

PRESENTATIONS

4. Recognition of Outgoing Mayor

The City Council presented Council Member Karpinski-Costa with a plaque, flowers and a plant in recognition of her term as Mayor from September 2024 – December 2025.

Council Members and City Manager Feeney expressed appreciation for Dr. Karpinski-Costa's leadership and collaboration.

Council Member Karpinski-Costa thanked the Council, City Manager Feeney and staff and reflected on what she felt was the best part of her term: Mondays with the Mayor and being able to solve issues for residents.

PUBLIC COMMENT

None

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa delivered food to households in her neighborhood, Neighborhood Area 10 – Sylvan Old Auburn Road (SOAR), for the holidays. She attended a Sacramento-Yolo Mosquito & Vector Control District Board meeting. She went to the Chip Chip Hooray! pet licensing and free microchipping event. She attended a Sacramento Area Sewer District meeting and reported that the meeting schedule will be reduced to one per month.

Council Member Schaefer attended a Sacramento Regional Transit District (SacRT) Board meeting and a Sacramento Area Council of Governments (SACOG) meeting. He will be speaking to several neighborhoods to promote the new SacRT Flex program. He participated alongside City Manager Feeney in ABC10's coverage of the opening of Must Be Cow.

Council Member Nelson attended the Citrus Heights Police Officers' Association "Shop with a Cop" annual holiday event benefitting underprivileged students and their families.

Vice Mayor Middleton attended Shop with a Cop and participated in Operation Holiday Cheer, an annual family gifting event providing Citrus Heights families with food, household essentials, toys and clothing.

Mayor Lopez-Taff went to Shop with a Cop and Operation Holiday Cheer. She attended the Mitchell Village project acceptance ceremony. She spoke at a Residents' Empowerment Association of Citrus

Heights (REACH) board meeting. She was invited to be a Citrus Heights project coordinator for the Big Day of Service, scheduled for May 16, 2026. She is now on the League of CA Cities' Sacramento Valley Division board, and Citrus Heights will be the host city for the June meeting on Economic Development. She attended a meeting of the Sacramento Public Library Authority Board. She listened in on an online meeting of the Sacramento Steps Forward Continuum of Care board, where projected funding delays from the U.S. Department of Housing and Urban Development (HUD) were discussed.

CONSENT CALENDAR

5. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Meeting of December 10, 2025

6. Pulled for a separate vote.

7. **SUBJECT:** Declaration of Exempt Surplus Property – 7859 Casa Bella Way
STAFF REPORT: C. Kempenaar/S. Lui
RECOMMENDATION: Adopt Resolution No. 2026-002 A Resolution of the City Council of the City of Citrus Heights, California, Declaring One Vacant Single-Family Home at 7859 Casa Bella Way as Exempt Surplus Property

Prior to action being taken, Council Member Karpinski-Costa pulled Item 6 for a separate vote.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council adopted Consent Calendar Items 5 and 7.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

CONSENT CALENDAR ITEMS PULLED FOR SEPARATE VOTE

6. **SUBJECT:** Appointments to Regional Boards and Committees
STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026-001 A Resolution of the City Council of the City of Citrus Heights, California, Confirming Appointments of City Councilmembers to Serve on Council Standing Committees and Various Regional Authorities, Agencies, Commissions, and Committees for Calendar Year 2026

Council Member Karpinski-Costa stated that Council Member Nelson has agreed to be the Alternate for the Sacramento Transportation Authority instead of her.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Nelson, the City Council adopted Consent Calendar Item 6, as amended.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

DEPARTMENT REPORTS

8. **SUBJECT:** Sayonara Drive Habitat for Humanity Update
DEPARTMENT: Community Development

Senior Planner Bermudez introduced the item. She stated that staff believes this is an appropriate time to give the City Council an update, as the project has seen a lot of progress over the last few months.

Leah Miller, CEO of Habitat for Humanity of Greater Sacramento, provided a presentation with an overview of the development – a 26-unit Affordable Homeownership Community for first-time home buyers. She stated that the approximate cost for infrastructure and construction is $8.5 Million and the development's completion is scheduled for October 2027. She thanked community partners, including the City of Citrus Heights, state and federal funding sources, Habitat local sponsorships and support from individuals. She provided an update on the three phases of the project and announced that the dedication ceremony for Phase 1 is planned for June 6, 2026. She reviewed a summary of the community outreach done for Phases 1 and 2. Applications for Phase 3 homes will be accepted February 1 – March 30 and required orientation sessions will be offered in-person and virtually. City Council questions followed.

9. **SUBJECT:** Blight Flash Vote Results
DEPARTMENT: Economic Development & Community Engagement

Director Huber provided a presentation with an overview of blight abatement priorities and FlashVote results. She explained that FlashVote is a survey tool that gathers statistically valid community sentiment data. In the Blight Abatement category, the City has set a standard for itself to benchmark progress each year. At the City Council's 2022 Strategic Planning session, the Council identified "community image" as a priority area where progress was desired. This is inclusive of blight abatement, community beautification and homeless response and prevention. Director Huber reviewed the 2022-2025 Blight Abatement initiatives and the progress made. She displayed the FlashVote results from 2022 and 2024, which showed that community sentiment on blight abatement moved from unfavorable to favorable. She reviewed the live 2025 results, which show a continued rate of progress with blight management and homeless response and prevention.

City Council questions followed. Council Member Karpinski-Costa requested printed copies of the comments from the survey respondents.

CITY MANAGER ITEMS

City Manager Feeney discussed the growth in Accessory Dwelling Unit (ADU) permits issued in Citrus Heights in 2025. He announced that the Interest Meeting for the Big Day of Service is scheduled for January 29, 2026. The Business of Distinction nomination period is now open and closes on February 6. City Hall will be closed on January 19 in observance of Martin Luther King Jr. Day.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Mayor Lopez-Taff shared information about the Sacramento Steps Forward Point-in-Time (PIT) Count, an estimate of the number of people experiencing unsheltered homelessness in Sacramento County. Volunteers are actively being sought to participate in this count.

Council Member Schaefer requested a discussion about having a scavenger hunt for residents to explore City amenities, seconded by Council Member Karpinski-Costa.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 7:09 p.m.

Respectfully submitted,

Amy Van, City Clerk