CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, January 28, 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 5:30 p.m. by Mayor Lopez-Taff.

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

*Note: Council Member Schaefer joined remotely for "just cause" pursuant to Government Code Section 54953.8.3(c)(5).

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 6:00 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:05 p.m. by Mayor Lopez-Taff.

1. The Flag Salute was led by Vice Mayor Middleton.

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

*Note: Council Member Schaefer joined remotely for "just cause" pursuant to Government Code Section 54953.8.3(c)(5). All votes taken during this teleconferenced meeting were conducted by roll call.

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

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Nelson, the City Council approved the agenda.

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

PRESENTATIONS

4. Presentation by Republic Services – Poster Contest Winners

Colin Wallace and Megan Smith-Fajardo with Republic Services recognized the following student winners who submitted artwork for the annual Republic Services Calendar in partnership with the San Juan Unified School District and Citrus Heights schools: Oliviia L., Sienna T., Karolina G., Emma C., Aubree A., Emma M., Juannahlyn F., Alanna A., Bryson G., Natan H., Amy R. and Daniil R.

5. Proclamation of the City of Citrus Heights Proclaiming January 2026 as "Neighborhood Area Awareness Month"

Council Member Karpinski-Costa read and presented the Proclamation to the neighborhood area leaders and members in attendance. Kathy Morris, president of the Residents' Empowerment Association of Citrus Heights (R.E.A.C.H.) expressed appreciation for the City's support and recognition of the areas. She announced that a community potluck is planned for March 9, 2026.

City Council comments followed.

PUBLIC COMMENT

Bethany Brown spoke about immigration enforcement. She stated that it must be conducted with the utmost respect for both human dignity and rule of law. She urged the City Council to follow the example set by the Sacramento City Council and vote to affirm its status as a sanctuary city and outline legislative and programmatic support for immigrants and refugees. She also urged the City Council to pass or reaffirm legislation that would ensure community safety and uphold fundamental rights guaranteed in the U.S. and California constitutions. She provided examples of potential legislation and specifically requested that the City update its website to include answers to frequently asked questions regarding immigration and constitutional rights, resources for immigrants, refugees, protesters, and observers, and clear messaging from the Citrus Heights Police Department regarding their role in immigration enforcement.

Thomas Spencer spoke about connectiveness in the community and the value of having open doors with neighbors. He stated that while helping with neighborhood projects, he would often set up a table with City information, considering himself an "ambassador". It may be more appropriate to use the term "hub" for the City being the center and spokespersons being like the spokes in a wheel; this approach has worked for years to build connection in the community organically.

City Clerk Van read the following written public comment submitted by K. DeMarco, "I keep seeing news (in the Sentinel) about yet another shuttered business at Sunrise Mall and another about how the fines are stacking up for the Mall owners. My question is what is the city actually doing to move along this Sunrise Tomorrow agenda. Seems like sunrise never at this rate."

Mayor Lopez-Taff invited high school students in the audience for their government classes to the podium to introduce themselves and take pictures with the City Council. The Council also welcomed a Boy Scout who was in attendance to fulfill his communication merit badge.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa attended a Sacramento-Yolo Mosquito & Vector Control District Board meeting. She went to the Citrus Heights Chamber Luncheon where Assemblyman Hoover was the speaker. She went to the Sacramento Metro Chamber Dinner and the Kiwanis Crab Feed.

Council Member Schaefer provided an update on possible remote attendance at future Council meetings.

Vice Mayor Middleton attended the Metro Chamber Dinner. She discussed the Kiwanis Crab Feed and how the Key Club volunteered in conjunction with the event to earn funds for projects and an end-of-year field trip.

Council Member Nelson stated she had nothing to report.

Mayor Lopez-Taff attended the annual installation meeting for the Sacramento Association of Realtors as well as a pizza party for her neighborhood area Citrus Heights Areas 7, 8 & 9(CHASEN). She went to the Capitol Region Chamber Mixer hosted by Citrus Heights Chamber Executive Director Sheri Merick. She attended the Chamber Luncheon and the Education Committee 2x2. She attended the League of California Cities (Cal Cities) Sacramento Valley Division reception. She went to meetings of the Sacramento Public Library Authority Board and Sacramento Metropolitan Air Quality Management District (SMAQMD) She noted that she is on the Environmental Quality Policy Committee for Cal Cities. She went to the Kiwanis Crab Feed.

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of January 14, 2026

7. **SUBJECT:** Authorization to Submit the Permanent Local Housing Allocation Application and Amendment No. 2 of the Five-Year Spending Plan
STAFF REPORT: C. Kempenaar / N. Piva
RECOMMENDATION: Adopt Resolution No. 2026-003,A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Application and Amending the PLHA Plan for the Permanent Local Housing Allocation Program

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Vice Mayor Middleton, the City Council adopted Consent Calendar Items 6 and 7.

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

PUBLIC HEARINGS

8. **SUBJECT:** Commercial Property Reoccupancy Program Ordinance and Establishment of Fees
STAFF REPORT: M. Huber / C. Kempenaar / A. Turcotte / S. Lui / A. Aguirre
RECOMMENDATION: Staff recommends the City Council:

a. Introduce for a First Reading, read by title only, and waive the first full reading of Ordinance No. 2026-001 An Ordinance of the City Council of the City of Citrus Heights, California, Adding Chapter 52 to the Citrus Heights Municipal Code to Establish a Commercial Property Reoccupancy Program; and

b. Adopt Resolution 2026-004, A Resolution of the City Council of the City of Citrus Heights, California, Adopting a Fee Schedule for the Commercial Property Reoccupancy Program.

Economic Development & Community Engagement Director Huber and Community Development Director Kempenaar provided a presentation referencing the strategic planning work done on City Council strategic goals to advance community image and blight abatement; reviewing community sentiment data on blight abatement and commercial vacancies; progress on the Economic Development Work Plan; and ordinance research and stakeholder engagement. Director Huber stated that the proposed ordinance was designed as a partnership and is not meant to be punitive. Rather, the intent is to reach compliance so that Citrus Heights can attract more businesses. She reported that over 450 surveys about the ordinance were mailed to commercial property owners and only three responses were received. Director Kempenaar stated that this ordinance will help the City keep properties leasable and market-ready. He reviewed the main components of the ordinance: registration, monitoring and fees, and explained how the ordinance has been refined since its first version, based on feedback. The proposed fees were calculated to recover the cost of providing these services, based on time and materials for City staff. Director Kempenaar noted that property owners who proactively register and keep their properties well-kept will be eligible for a fee waiver.

City Council questions and comments followed.

Mayor Lopez-Taff opened the public hearing at 7:23 p.m. Hearing no requests for public comment, she closed the public hearing.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council Introduced for a First Reading, read by title only, and waived the first full reading of Ordinance No. 2026-001, An Ordinance of the City Council of the City of Citrus Heights, California, Adding Chapter 52 to the Citrus Heights Municipal Code to Establish a Commercial Property Reoccupancy Program.

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

ACTION: On a motion by Council Member Schaefer, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2026-004, A Resolution of the City Council of the City of Citrus Heights, California, Adopting a Fee Schedule for the Commercial Property Reoccupancy Program.

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

REGULAR CALENDAR

9. **SUBJECT:** Homeless and Housing Partnership Model and Senate Bill 802 Discussion
STAFF REPORT: C. Kempenaar / N. Piva

City Manager Feeney introduced the item and provided a brief overview of the discussions to date. Housing and Human Services Program Coordinator Piva introduced Emily Halcon, Director of the Sacramento County Department of Homeless Services and Housing, who provided a presentation outlining the Homeless & Housing System Partnership model, previously presented to the City Council on September 10, 2025 and modified and approved by the Board of Supervisors. The main difference in the updated model is the use of the existing administrative infrastructure of the Continuum of Care (CoC) Board and the revision of board membership to a majority of elected officials and retaining seats for community members. A Joint Powers Authority (JPA) option was discussed, but not favored by the Board of Supervisors. Ms. Halcon reported on next steps and the actions taken by neighboring city jurisdictions.

Program Coordinator Piva reviewed Senate Bill 802, introduced by Senator Angelique Ashby, which proposes the creation of the Sacramento Area Housing and Homeless Agency, also known as SAHHA. The bill would restructure the Sacramento Housing Redevelopment Agency with the goal of consolidating regional housing and homelessness programs and funding. Under this bill, the SAHHA board would consist of 11 elected officials: three from Sacramento County, three from the City of Sacramento, two from the City of Elk Grove and one each from Citrus Heights, Folsom and Rancho Cordova. The bill was introduced without input from local governments, leading the City of Citrus Heights to formally oppose it based on the City's core pillars of local control and fiscal responsibility. Regional opposition led to negotiations with city managers for amendments. Senator Ashby then indicated that if all three cities, Citrus Heights, Elk Grove, and Rancho Cordova did not withdraw their opposition, local control protections would be removed and all housing funds from all three cities would be redirected to the new SAHHA.

City Council comments and questions followed.

Public Comment

Ayden Jennings inquired about the 29-member composition of the Continuum of Care.

Mary Rose McCoy asked for clarification on the involvement of the Continuum of Care with funding.

Director Halcon responded to these questions and offered to share several PowerPoint presentations on CoCs with the students.

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Karpinski-Costa, the City Council voted to remain neutral on Sacramento County's Homeless and Housing Partnership Model.

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

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Nelson, the City Council voted to adopt a neutral position on Senate Bill 802. The City Manager was directed to work with the Mayor in drafting a letter, to be delivered on behalf of the City, outlining this neutral stance and including the following points:

1. Secure local control over funding
2. Suburban city supermajority voting requirement in composition of any JPA
3. Address unfunded mandates for staffing to run these programs
4. Propose shelving the bill
5. Geographic equity relative to allocation of existing populations of origin
6. Language in the bill that explicitly preserves local funding in perpetuity

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

DEPARTMENT REPORTS

10. **SUBJECT:** Annual Communications Update
DEPARTMENT: Economic Development & Community Engagement

Communications Officer Brown presented the 5th annual update on strategic communications at the City, which support City Council's strategy, mission, goals and objectives and builds community. She provided an overview of how the Communications team functions, communications channels, media relations, finding Citrus Heights news, awards and accolades and she gave a preview of what is to come in 2026. She thanked City Hall's Public Information Team (PIT) for its engagement.

City Council questions and comments followed.

Council Member Schaefer left the meeting at 8:45 p.m.

CITY MANAGER ITEMS

City Manager Feeney thanked the staff team for their preparation of the items on this meeting's agenda. He announced that a community interest meeting for the 2026 Big Day of Service is scheduled for January 29. He discussed Sacramento Metropolitan Fire District's "Fill the Boot" fundraiser taking place February 4-7. He reported that the Sacramento Area Council of Governments (SACOG) recently adopted the regional *Blueprint* and thanked staff for representing the City and Council Member Schaefer for his advocacy as a SACOG board member.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Council Member Karpinski-Costa requested a presentation from the Sacramento Municipal Utility District (SMUD) on the process for its tree trimming program, seconded by Vice Mayor Middleton.

Vice Mayor Middleton requested a Resolution be brought in support of Congressman Ami Bera's "National Day of Play", seconded by Mayor Lopez-Taff.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 9:00 p.m. with an invitation to give a standing ovation in celebration of the life of Citrus Heights resident David Shelton, who recently passed away.

Respectfully submitted,

Amy Van, City Clerk