CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, March 11, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621
Teleconference Location – 6412 Oakcreek Way, Citrus Heights, CA 95621

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 5:54 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 6:03 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:04 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 Members absent: None
   Staff Members present: Bermudez, Feeney, Huber, Jenkins, Jones, Kempenaar, 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 Vice Mayor Middleton, the City Council approved the agenda.

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

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Proclaiming March 2026 as Women's History Month

Council Member Karpinski-Costa read and presented the proclamation to Barbara Pryor with Soroptimist International of Citrus Heights; Jeanmarie Willbee with the Citrus Heights Women's Club; and Lynne Godwin, President-elect of the Sutter District of the General Federation of Women's Clubs.

5. Proclamation of the City of Citrus Heights Honoring Honey Donuts as the Inaugural Citrus Heights Business of Distinction – Legacy Business

Council Member Nelson read the proclamation. Director Huber accepted on behalf of Honey Donuts.

PUBLIC COMMENT

Kathy Morris, president of the Residents' Empowerment Association of Citrus Heights (R.E.A.C.H.), expressed appreciation to the City Council and staff for the Community Potluck. She gave special thanks to Communications Officer Brown for emceeing the event.

David Warren shared concerns about the hazardous waste provisions in the solid waste contract. He encouraged the City to create a new set of road resurfacing priorities in case funding runs out. He spoke in opposition to the planned Sunrise Sports Center.

City Clerk Van read the following written public comment submitted by Alfred Sanchez, "A service for Adam Kampf is scheduled for March 19th at 3pm at Celtic Cross Church 5839 Dewey Dr. Everyone is welcome to attend. He is missed by his family and friends."

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa attended Sacramento County Supervisor Rodriguez's community meeting. She went to the R.E.A.C.H. Community Potluck. She attended the Citrus Heights Chamber of Commerce Community Awards and a Sacramento Area Sewer District meeting. She went to the Eagle Scout ceremony for James Feeney, whose project was to build a raised garden bed on the Sensory Trail inside the Arcade Creek Park Preserve.

Council Member Nelson stated she had nothing to report on for this meeting.

Council Member Schaefer thanked Mayor Lopez-Taff for serving as alternate on his behalf at the Sacramento Regional Transit District (SacRT) Board and Sacramento Area Council of Governments (SACOG) meetings. He provided a health update and emphasized the need for blood donations. He encouraged everyone to reach out to Vitalant blood bank, where he will be coordinating an upcoming blood drive.

Vice Mayor Middleton attended the Royal Stage's 15th Anniversary Gala. She went to a Sacramento Metropolitan Cable Television Commission Board meeting and reported on Public, Educational, and Governmental funding (PEG) shortages. She also announced that she became the Vice Chair of the Commission. She visited local businesses Cogir and House of Moons Jiu-Jitsu. She attended the National Association of Women Business Owners' (NAWBO) Outstanding Women Leader Awards with Mayor Lopez-Taff. She went to the Community Potluck and Chamber Awards.

Mayor Lopez-Taff attended a meeting of the Sacramento Public Library Authority Board and reported that she became the Vice Chair. She attended a meeting of the Sacramento Metropolitan Air Quality Management District. She went to the Sacramento Chinese of Indochina Friendship Association's Spring Festival Banquet with City Manager Feeney. She attended Supervisor Rodriguez's community meeting and the Outstanding Women Leader Awards. She went to the Community Potluck and Chamber Awards.

CONSENT CALENDAR

6. **SUBJECT:** Approval of the Program Year 2025 Draft Consolidated Annual Performance and Evaluation Report (CAPER)
STAFF REPORT: C. Kempenaar / N. Piva
RECOMMENDATION: Adopt Resolution No. 2026-011, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Consolidated Annual Performance and Evaluation Report for Program Year 2025 and Directing Staff to Submit, with Minor Modifications as Necessary, the CAPER Report to the U.S. Department of Housing and Urban Development

7. **SUBJECT:** 2025 General Plan Annual Progress Report
STAFF REPORT: C. Kempenaar / A. Bermudez / S. Lui
RECOMMENDATION: Adopt Resolution No. 2026-012, A Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2025 General Plan Annual Progress Report

8. **SUBJECT:** Roseville Road/Butternut Drive and Systemic Signalized Intersection Improvements Project – HSIPSL-5475(050)
STAFF REPORT: R. Cave / L. Blomquist / D. Kehrer
RECOMMENDATION: Staff recommends the following:

   a. Adopt Resolution No. 2026-013, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with McGuire Hester for Construction of the Roseville Road/Butternut Drive and Systemic Signalized Intersection Improvements Project and Finding the Project is Exempt from the California Environmental Quality Act (CEQA) under Sections 15301, 15302, and 15303; and

   b. Adopt Resolution No. 2026-014, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute a Professional Services Agreement with Coastland Civil Engineering, LLP to Provide Construction Management,

Inspection, and Materials Testing Services for the Roseville Road/Butternut Drive and Systemic Signalized Intersection Improvements Project.

ACTION: On a motion by Council Member Nelson, seconded by Vice Mayor Middleton, the City Council adopted Consent Calendar Items 6, 7 and 8.

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

REGULAR CALENDAR

9. **SUBJECT:** Economic Development and Participation Agreement – Sunrise Tomorrow – Sunrise Sports Center
STAFF REPORT: A. Feeney / C. Kempenaar / M. Huber
RECOMMENDATION: Adopt Resolution No. 2026-015, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Enter Into an Economic Development and Participation Agreement (EDPA) with The Mettle Shop to Support the Redevelopment of a Catalyst Project for a Portion of the Sunrise Tomorrow Site and Finding the Agreement is Exempt from CEQA per CEQA Guidelines 15004 (b)(4)

City Manager Feeney introduced the Sunrise Sports Center Project and thanked Director Kempenaar, Director Huber and City Attorney Jones for their work. He provided a presentation detailing the history of the 100-acre Sunrise Mall property and the opportunity for reinvestment at the site, given the mall's continued decline. The Sports Center is a Catalyst Project and Economic Development Replacement Project to kick off the vision of the Sunrise Tomorrow Specific Plan. This item is solely for an Economic Development and Participation Agreement; if approved, land use entitlements would come later. He discussed the challenges of redevelopment and outlined the City Council's 2025 Strategic Objective to meet the goal of Diversifying for a Vibrant Economy. The EDPA, a public-private partnership, is in alignment with all the elements of the Strategic Objective. The City's partners on the project are The Mettle Shop and Tallen Capital Partners, LLC.

Joe Wagoner, CEO of the Mettle Shop, introduced the company and its team and presented a summary of the proposed Sports Center. The project is comprised of 322,00 sq. ft. of indoor and outdoor facilities, including an arena, NHL-sized ice sheets, turf fields, restaurants and commercial spaces and community meeting spaces. The center would help meet the high demand in the Sacramento region for ice sports and events. Martha Lofgren presented the economic impacts of the project; the estimated direct tax revenue for the City of Citrus Heights is over $787,000 annually. She discussed the next steps, which include technical studies, environmental analysis, a financing plan, community outreach and public hearings.

Terry Tallen, founder and CEO of Tallen Capital Partners, LLC., introduced his organization and addressed the Council.

City Manager Feeney outlined how the proposed bonding structure and safeguards would work. City Council questions and comments followed.

Public Comment

- Elaine spoke on behalf of her neighbors, who are excited about the project but concerned about the traffic, noise and environmental impacts.
- Janie Ricketts spoke in support of the Sunrise Sports Center.
- Jeannie Burns spoke in support of the Sunrise Sports Center.
- Sheri Merrick spoke in support of the Sunrise Sports Center.
- Caryl Balko spoke in support of the Sunrise Sports Center.

- City Clerk Van read the following written public comment submitted by Greg Pickard: "As a resident & property owner for the past 28 years in Citrus Heights I'm 100% in favor of the city moving forward with the Economic and Development Participation Agreement with the Mettle Shop. I'm encouraging all city council members to vote yes to move this item forward."

- City Clerk Van read the following written public comment submitted by Hilary Cary: "As someone who has worked as a play leader in Citrus Heights,a Parks and Recreation program developer, and an aspiring recreational therapist, I've seen firsthand how recreational spaces can transform communities. That's why I'm incredibly excited about the resurgence of rollerskating happening right here in our area with the proposal of a sports complex and Sunrise rollerland under new ownership.

  Rollerskating isn't just a hobby—it's a powerful community activity that brings together people of all ages, backgrounds, and skill levels. Our local skating scene is vibrant and growing, with dedicated skaters who come not only from our neighborhood but also travel from the Bay Area and other parts of the country just to skate at Sunrise Rollerland and the roller rinks that still remain.

  What makes rollerskating special is the combination of nostalgia, music, movement, and connection. It brings back the joy many people remember from childhood while also creating new opportunities for youth, families, and adults to gather, stay active, and build community. Just ask our 80-year-olds that are still rolling!

  Spaces like skating rinks offer something that is increasingly rare: a place where people can unplug, move their bodies, enjoy music, and simply have fun together. As someone who believes deeply in the power of recreation to support mental health, physical activity, and social connection, I see rollerskating as more than entertainment—it's community wellness in action.

  With new ownership and renewed energy around spaces like Sunrise Rollerland, there is a real opportunity to support the continued resurgence of rollerskating. By investing in these kinds of recreational spaces, we are investing in community, culture, and joyful movement for generations to come. I would love to be a part of this and a part of a discussion of creating an outdoor skate venue that can connect the neighboring trails and parks."

- City Clerk Van read the following written public comment submitted by Renee Barajas: "Yes yes yes!! A great idea"

- City Clerk Van read the following written public comment submitted by GiGi Rayford: "I am writing in support of the Sunrise Sports Center.

  For years, the only proposals we saw for the Sunrise Mall property were gas stations, car washes and more drive-throughs ...oh and a Home Depot. While those businesses have their place, they don't truly add to the fabric of our community.

A sports arena is different. It brings in youth sports, regional tournaments and families from outside our city. This complex will import new money into Citrus Heights providing a massive boost to our local economy.

I also want to address the sudden concern about traffic. Many of the loudest voices raising that issue today strongly supported bringing In N Out and Chick fil A to this same street which are two of the highest traffic generating businesses in the country. I did not support those projects, especially since businesses like that mostly rely on local residents feeding their own economy to keep them in business. If we were willing to accept that level of traffic for fast food, it certainly makes more sense to support a project that brings regional visitors and new economic activity into Citrus Heights.

I am also impressed by the scale and fiscal logic of this deal. The arena uses only 11 acres of the nearly 100-acre parcel, leaving plenty of room for the rest of the Sunrise Tomorrow vision.

Most importantly, the developers chose Citrus Heights over cities like Folsom specifically because of our balanced budget and strong reserves. That is a testament to the work you all are doing here.

This project is a much better direction for our future than another fast food joint, car wash or a Home Depot. It brings visitors, new business and a fresh energy that Citrus Heights deserves.

Thank you, Council members and city staff for moving our city forward. We ride at Dawn!"

- City Clerk Van read the following written public comment submitted by Randall McCarley: "I support the redevelopment of Sunrise Mall. The community needs something more useful in that space. The sports complex is intriguing. That said, please also consider the existing tenants. How can their businesses be preserved?"

- City Clerk Van read the following written public comment submitted by Irene Kim: "My child's second home is here at the Royal Stage Theatre, located at the current Sunrise Mall. I am in support of the new sports complex only if the theater remains, or if they are given adequate compensation and equally comparable or more for their situation. The theater is home to many children and offers great community service and value. It would be a huge loss to the city and surrounding areas if any disruption to the theater occurs."

- City Clerk Van read the following written public comment submitted by Jessica Fehey: "I believe that whatever is decided with the renovation of the Sunrise Mall, the space in which the current Royal Stage Theater resides should remain untouched. This theater and group means a lot to the community and the people involved and taking this away would have a huge negative impact on the community."

- City Clerk Van read the following written public comment submitted by Marolyn Yaranon: "I support the redevelopment of Sunrise Mall as long as Royal Stage is not affected. My daughter, along with my nephew, has participated in many of the programs Royal Stage has offered over the years. Their dedication and genuine love for the kids has made a lasting impact on our family.

  Through Royal Stage, we have watched our daughter grow in confidence and flourish in ways we never expected. It has also been incredible to see the positive impact the program has on so many other children and families who attend and participate in their performances.

  Sunrise Mall does need renovations and improvements, and we support efforts to bring new life to the space. However, I strongly encourage those involved in the redevelopment to consider the value Royal Stage brings to our community and the opportunities it provides for our kids.

Programs like this are important for youth development, creativity, and community connection. Please keep Royal Stage in mind when making decisions about the future of Sunrise Mall."

- City Clerk Van read the following written public comment submitted by Tami Smock: "I only support the Sunrise Mall renovation if Royal Stage can maintain its space.. Royal Stage brings so much to our community and to our children. They work with families who otherwise wouldn't be able to put their children into dance/theater programs."

- City Clerk Van read the following written public comment submitted by Christy Osterberg: "I am in support of the redevelopment of the Sunrise mall IF Royal Stage is able to maintain their space. Royal Stage has been extremely important to my family over the years. My daughter and I have been able to participate in classes and shows together. She is autistic and Royal Stage has been instrumental in her growth and development."

- City Clerk Van read the following written public comment submitted by Katy Cutlip: "We are in support of the Sunrise Sports Center being opened where Sunrise Mall currently stands, ONLY IF the Royal Stage Theater is allowed to stay open in their current location at the mall. That theater provides so much to my children, and others like them, who have found a safe space in Royal Stage, and the arts. They provide scholarships to so many that wouldn't be able to participate otherwise. It's a beautiful community they have cultivated, and losing their theater space would be an absolute tragedy."

- City Clerk Van read the following written public comment submitted by Aaliyah Adams: "Royal stage is my home! I feel so at home and welcomed. It is a place I can be myself, spend time with others, draw closer to God. and do what I love like dance and musical theatre. Royal stage is an amazing place and it has saved so many people including me and my family. I honestly don't know where I would be in my life and journey which out this organization!!!! I could go on and on about my testimonies for this place. I just feel so appreciated here and that is something that has changed my life in the best way possible."

- City Clerk Van read the following written public comment submitted by Amanda Adams: "I am in support of the Sunrise Sports Center as long as Royal Stage performing Arts is able to maintain their space. This theater space has been such a gift to my family for several years. It helps my kids feel like they have a place to be themselves!
  As someone who has lived in the area for 40 years, I'm thrilled to see how much love and life Royal Stage has brought to the area!

- City Clerk Van read the following written public comment submitted by Mackenzie: "While I support the proposed redevelopment of Sunrise Mall, I ask that you consider the impact it will have on current tenants.

  Our community has waited a long time to see real investment and a new future for this abandoned, deteriorating property. Many residents are eager for progress, and this project offers an exciting opportunity for Citrus Heights.

  However, at the same time, I respectfully urge you to preserve the space currently occupied by Royal Stage Performing Arts Company.

  Royal Stage is far more than a tenant. It is a nonprofit that has become a vital part of this community, making performing arts accessible to children, teens, and families who might not otherwise feel welcome or be able to afford participation. For many in Citrus Heights and the surrounding area, Royal Stage has been a place of belonging, confidence, creativity, and growth. It has changed lives. I have seen it first-hand.

Its theater space at Sunrise Mall is central to that mission. As the Council considers this next chapter for the mall, I urge you not to displace an organization that is already serving the community in such a meaningful way.

Please support redevelopment in a way that also protects Royal Stage's home. Progress and community enrichment do not have to come at the expense of each other. Citrus Heights deserves both a revitalized mall property and a future where organizations like Royal Stage can continue to thrive."

- City Clerk Van read the following written public comment submitted by Marijayne Hunziker: "I would like to say I am for the sports center redevelopment plan ONLY if Royal Stage keeps their theater space. Royal Stage is a crucial part of the Christian revival in young kids and adults. Royal Stage provides so many opportunitys that otherwise would not be available to many low income and at risk youth and adults."

- City Clerk Van read the following written public comment submitted by Karla Cardozo: "I am in support of the redevelopment, if Royal stage is able to maintain in their space. Royal stage keeps many children doing constructive artful things."

- City Clerk Van read the following written public comment submitted by Hueling Lee: "My daughter is able to participate for the first time in a play because Royal Stage Theater provided her with a scholarship. It's critical that such opportunities continue to exist. I'm in favor of redevelopment only if Royal Stage Theater is has the space to continue providing services for kids like mine."

- City Clerk Van read the following written public comment submitted by Miranda Shearer: "I am fully in support of the redevelopment, IF Royal Stage is able to maintain its space. This is a meaningful organization where hundreds of families from all demographics are served by being given access to the arts at discounted prices or even free, financially supported for therapy or basic needs, and overall, it is a safe space for many. I work and volunteer with this organization and have personally seen the lives of children and whole families transformed through Royal Stage. In addition, this theater space is weekly rented out to other organizations, schools, groups, and even a church in the community, making it a blessing and an important space for countless people."

- City Clerk Van read the following written public comment submitted by Amber Horigan: "Please keep a space at Sunrise Mall for Royal Stage. My daughter and I came from a domestic violence situation, and Royal Stage has supported us every step of the way through the arts and their community. I feel the current sports complex plan can do well with keeping Royal Stage dance and theater company."

- City Clerk Van read the following written public comment submitted by Tammy Warta: "I am the owner of Royal Stage. We welcome the sports center and appreciate the vision for revitalizing the area. However, we hope that these plans can move forward while allowing Royal Stage to remain in our current mall space. Royal Stage is the only live community theater in Citrus Heights, welcoming participants and audience members of all ages each year. Our programs include theater, dance, and arts education for children, teens, and adults, as well as summer camps and community performances. A significant part of our mission is serving low-income families, and many attend for free. Our current space has been retrofitted to meet theater and safety requirements, with over $250,000 raised and invested to pass and maintain compliance. Because of an agreement with Namdar, our rent is currently $1,500 per month plus utilities. As a charitable organization that prioritizes accessibility, we would not be able to afford significantly higher rent elsewhere. Relocating would likely force Royal Stage to close, eliminating a valued community theater, youth arts program, summer camps, and family-friendly performances for residents. We respectfully ask the City and Mettle Shop to consider the many children, teens, and families who view Royal Stage as a safe and creative home. If remaining is not an option, we respectfully ask the City to actively assist with our relocation."

- City Clerk Van read the following written public comment submitted by Hannah Adams: "I am in full support of the Sunrise Sports Center UNLESS It affects Royal Stage Performing and Visual Arts and their location in the Sunrise Mall. Please preserve the Royal Stage Theatre at whatever cost. They have been an integral part of my life for many years and have been there for me during many difficult times. Thank you for considering my request."

- City Clerk Van read the following written public comment submitted by Natalia Corona: "I am in support of the redevelopment as long as Royal Stage keeps their space. Royal Stage is a nonprofit that provides a space for people of all ages to come together and do dance or theatre. Royal Stage is all about community and they offer scholarships to allow everyone to join."

- City Clerk Van read the following written public comment submitted by Darcy Flathmann: "I love the idea of redevelopment of any kind, but ONLY if there is space for the theater company Royal Stage. This space is so important and they deserve to be supported by the community and in addition to sports, we need to honor the arts too."

- City Clerk Van read the following written public comment submitted by Ellen Calderon: "In regards to the approval of the Sunrise Sports Center on the current Sunrise Mall site, this sounds like a great idea and great use of the space BUT ONLY IF you let the Royal Stage Theater continue their amazing work in their current spot inside Sunrise Mall. Royal Stage Theater is the ONLY community theater group in Citrus Heights, and brings hundreds of community members together for classes, shows, and other events. Royal Stage Theater is a shining star in Citrus Heights and, as loyal Mall tenants for years, through the entire downfall, should BE A PART OF THE UPGRADE, and not kicked to the curb in place of other groups. Royal Stage Theater would fit right in and work well with any sports groups you bring in. Honestly, leading parties should look to Royal Stage Theater for guidance on how to turn a Mall space into the exciting destination for our community it has become. There's really no one else in Citrus Heights doing the things Royal Stage Theater is...it'd be a shame to lose it."

- City Clerk Van read the following written public comment submitted by Tammy Walker: "Royal Stage Performing Arts is a valuable organization to Citrus Heights and the surrounding areas. I have seen struggling teens and adults alike benefit by the arts, theater, dance and music. Keeping Royal Stage in its current location in the Sunrise Mall is an asset to our city's youth. No student is ever turned away due to lack of ability to pay for dance or theater. No where in this county has such a valuable offering."

- City Clerk Van read the following written public comment submitted by Margaret Chri: "I am writing my support for the Sunrise Sports Center with two reservations: 1. Impact on traffic - As a 25 year resident I can attest to Citrus Heights as a built-up community with plenty of traffic already. Please do due diligence in studies and consideration on this proposal. 2. Sunrise Mall is home to Royal Stage Theater which has been our sole attraction to the Mall in recent years. This theater company serves hundreds of individuals in Dance, Theater, Voice and creative expression at any given time and brings entertainment opportunities to the community. Royal Stage Theater is open doors to participants REGARDLESS of their ability to pay. They serve children and adults of all ages. They provide a learning outlet, good fellowship and positive enrichment to the Citrus Heights community that has been unmatched by other local performing arts companies. If this Sports Center in any way impacts the current space used for Royal Stage Theater Company I am adamantly opposed to the proposal. Losing the Theater space would be a huge loss for Citrus Heights patrons and participants alike."

- City Clerk Van read the following written public comment submitted by Jennifer Love Sprock: "Approve the Sunrise Sports Center, but only IF Royal Stage Performing Arts gets to keep their performance space. The theater company just celebrated 15 years of providing arts services and performances to the community. Long established part of the community. The most thriving part of the current mall space. Draws a large group of people to the place."

- City Clerk Van read the following written public comment submitted by Mia Calderon: "Royal Stage is a creative outlet, a place of encouragement, and a family for myself and many others. Its location at The Sunrise Mall has made it more accessible to many, including my family. We would never have had the opportunity to experience and participate in theatre if it weren't for the Royal Stage and the Sunrise Mall. Royal Stage is a place that has never stopped building and growing. It has never stopped making a lasting impact on people, and never will. I am in favor of the sports center development at the Sunrise Mall, provided that Royal Stage is kept. Royal Stage would be an amazing addition to the sports center and deserves to stay, as it draws in the community and creates interest in the space. Both communities, including the sports center and Royal Stage, will help draw people to the Sunrise Mall area."

- City Clerk Van read the following written public comment submitted by Valerie Conner: "Support approving Sunrise Mall redevelopment, but would like Royal Stage Performing Arts to retain their space within the plan."

- City Clerk Van read the following written public comment submitted by Sadie Calderon: "Concerning the proposal of a Sports Complex in place of what is now the Sunrise Mall, I am in full support. However, if this Sports Complex does not include Royal Stage Visual and Performing Arts Center, I would happily betray my original statement. Royal Stage is a lively and thriving community and the only theater group in the whole of Citrus Heights. It would be a shame to remove the wonder that is Royal Stage away from its current home where so many good moments in life are created and remembered forever."

- City Clerk Van read the following written public comment submitted by Jennifer Jacobs: "I absolutely am in favor of the mall to be redeveloped, but only if ROYAL STAGE can keep its theater there. The Royal Stage theater family literally saved my childs life and it would be a tremendous loss to the community for this space to close. As a non-profit, they can't just pick up and move to another location, as that would cause financial burden to their business. The literal hundreds of children and families that attend Royal Stage throughout each year deserve to protected by the city, not forced to lose their home away from home, a space and organization that is making such a huge difference in the lives of so many."

- City Clerk Van read the following written public comment submitted by Alan Parkin: "The proposed sports center sounds like a good opportunity, but I'm concerned over it's effect on current mall businesses. My family loves and attends Royal Stage frequently and would be devastated if new development kicked them out. Royal Stage does amazing work with disadvantaged youth and would be a complete loss to the community if they're forced to close."

- City Clerk Van read the following written public comment submitted by Tiffany Corona: "Royal Stage Performing Arts has maintained a theater space in the Sunrise Mall since 2022. As a community member, I am excited about potential revitalization of the Sunrise Mall area. However, I implore the City Council to ensure that the Sunrise Tomorrow plan continues to have a space for local arts in general, and Royal Stage in particular. Not a large concert venue, but a community theater space where people can come together to create, learn, perform, and engage.

  Since coming to the Sunrise Mall in 2022, Royal Stage has put on 21 productions featuring local community members, where everyone who auditions gets a role, regardless of ability to pay. Royal Stage creates not only a wonderful opportunity for introduction to, and furtherance of, the performing arts, it also provides a safe and accepting space for children, teens, and adults of all backgrounds and needs. I have seen my own family and friends (and their families) enriched by and through Royal Stage.

  This is an incredible organization that focuses on community support and engagement. Even with much of the mall empty, the seats at the Royal Stage productions are full.

Royal Stage is a credit to this community. It is my hope that the Council agrees and ensures that Royal Stage continues to have a home in Citrus Heights by allowing it to maintain a theater space in the Sunrise Mall area. I have no doubt that Sunrise Tomorrow will be better as a result."

- City Clerk Van read the following written public comment submitted by Joely Gostage: "I support the sunrise mall sports center IF Royal Stage can keep their space. It is a theater community that accepts all families and offers a place for children to learn not just theater but empathy, compassion, confidence, and the importance of being independent but also being a team player. Royal stage is a very important member of our community."

- City Clerk Van read the following written public comment submitted by Edyta Saltsman: "I'm for the sunrise mall development and building sports center but ONLY if Royal Stage Theatre is maintained and available for the community to enjoy/use. We need our youth to be able to spend their energy on positive and meaningful stuff, develop their artistic interests and passions. It is of utmost importance to me and my family to keep Royal Stahe intact in the process or renovations."

- City Clerk Van read the following written public comment submitted by Jamie Werstler: "I am in support of the redevelopment, IF Royal Stage is able to maintain it's space. Royal Stage is important to my family because it's a place where everyone is welcome and accepted. There are a lot of special friendships here and everyone has a lot of fun together."

- City Clerk Van read the following written public comment submitted by Justine Coe: "I am in favor of the redevelopment of the Sunrise Mall, provided the Royal Stage theatre is able to maintain its space there. Royal Stage has been a supportive and loving space for me and my family as I ventured back into theatre as a single mom struggling financially and emotionally. The community there is truly priceless, to where we have regular "returnees" and new people who quickly realize how special this organization is and come back for more shows. Royal Stage has become a special place for people to use their talents in various capacities and bring hope and encouragement to all who enter its doors. I'm looking forward to many more shows there in the years to come."

- City Clerk Van read the following written public comment submitted by Kajal Bain: "I am in support of the renovations to the mall AS LONG AS Royal Stage Theater is allowed to maintain its space. The theater has provided a safe, open, and supportive environment for my daughter and I to express ourselves in performing arts. It has helped the both of us push through some hard times. Please allow Royal Stage to keep its space."

- City Clerk Van read the following written public comment submitted by Tana Colburn: "I support the Sunrise. Mall redevelopment plan as long as Royal Stage remains in its location. Theatre, especially theatre that works with children in a positive way, is extremely important to the community."

- City Clerk Van read the following written public comment submitted by Becky Glatz: "I am in favor of the complex as long as royal stage performing arts theatre is allowed to maintain their space. Community theatre would be a great addition to this project and this company means the world to my family. My kids have gained confidence and friendships and skills they've brought with them in everyday life."

- City Clerk Van read the following written public comment submitted by Renae Schieckoff: "As a parent of children involved with Royal Stage Performing Arts, I would like to voice my concern regarding how this development will affect Royal Stage's current occupancy in the Sunrise Mall. This organization provides low and no cost performing arts experiences for families in need which is a considerable asset to Citrus Heights and the surrounding communities. My family is fortunate to be able to pay for our children's tuition to participate and we could participate in different theater programs, but we choose to be involved with Royal Stage because this organization makes a positive impact in our community and provides our family

with an enriching and diverse experience. As a nonprofit organization, the cost of relocating the theater would present what I believe would be a considerable financial burden for Royal Stage. If the Sunrise Sports Center project is approved, an allowance for Royal Stage to remain in it's location would be the best scenario for this important organization to thrive and continue to provide community theater opportunities for our youth."

- City Clerk Van read the following written public comment submitted by Mckenna Gonzalez: "I am in support of the redevelopment, only IF Royal Stage is able to maintain in their space. Royal stage is a positive influence in the community because it provides a safe and encouraging environment where students can grow both artistically and personally. It allows dancers to use their talents to express their faith and creativity while learning important life skills like discipline, teamwork, confidence, and perseverance. Beyond dance training, it helps build strong relationships and a sense of belonging among students and families, creating a supportive community. It also often participate in outreach and service opportunities, teaching students to use their gifts to encourage and serve others. By combining faith, the arts, and community involvement, this studio helps shape young people into confident, compassionate individuals who positively impact those around them."

- City Clerk Van read the following written public comment submitted by Jessica Dardarian: "I'm a part of Royal Stage Christian Performing Arts and have been rehearsing at the space where the theatre is currently held. Royal Stage means a lot to me, because they strive to work on the best show they can possibly bring to life and using the words and teaching to Christ in our community."

- City Clerk Van read the following written public comment submitted by Frank Gonzalez, Jr.: "I am for whatever as long Royal stage can stay! Royal Stage Studio provides a valuable space for young people in the community to grow through the arts in a safe and encouraging environment. The studio gives students the opportunity to develop creativity, discipline, confidence, and teamwork while learning the art of dance. Programs like Royal Stage Studio help bring families together, build meaningful friendships, and create a strong sense of belonging among students and parents. By offering a positive place for youth to express themselves and stay active, the studio contributes to the overall well-being of the community and helps shape confident, compassionate young people who can make a positive impact on those around them"

- City Clerk Van read the following written public comment submitted by Rebecca Rivera: "I love this idea for the mall.I think the Royal Stage fits in perfectly with the plan as a multi functional sports and entertainment space. I love watching the, pretty impressive for a small community theater, performances at Royal Stage. The only down side has been having to enter the rundown mall."

- City Clerk Van read the following written public comment submitted by Ivy Calderon: "I am in support of the Sunrise Sports Center redevelopment IF the Royal Stage Theater is unaffected by it's remodeling."

- City Clerk Van read the following written public comment submitted by Temperance Harkins: "I support the redevelopment project in the area of the current Sunrise Mall as long as Royal Stage Theater is able to keep their current space. I am a city of Sacramento resident who attends productions at Royal Stage Theater. I enjoy watching youth and adults doing community theater. I feel that community theater and the arts are essential to modern cities like Citrus Heights. When I support community theater, I also support other nearby businesses by shopping at the local stores and eating at nearby restaurants. Without these local and unique arts to draw me and others like me in, other businesses suffer and the city of Citrus Heights as a whole suffers by the lack of local arts. I strongly support keeping Royal Stage Theater at their current location."

- City Clerk Van read the following written public comment submitted by Kiersten Medina: "I am in support of the redevelopment of the sunrise mall only if Royal stage can remain. They are an integral part of the

sunrise area offering a safe place for kids to do theater and dance and offer options for low income families"

- City Clerk Van read the following written public comment submitted by Nicole Prahm: "As a local resident who grew up with the Sunrise Mall I am so glad that there is a plan to redevelop and utilize this space in a way that will benefit the community. I would however like to make it known that the arts are just as important as sports, therefore I hope you will ensure that Royal Stage retains a space in the development going forward. The work they do brings so much joy and life to the community that it would be heartbreaking to see them displaced."

- City Clerk Van read the following written public comment submitted by Ron McGehee: "I am in favor of the Sports Complex in the redevwlopment of Sunrise Mall as long as Royal Stage Theatre is allowed to have a place to keep the community theatre going. My kids and I have all been part of productions. The great lessoons they teach to all about respect, honor and professionalism is incredible. The inclusive nature where everyone can come together to team up and put on great productions positively grows all involved. I really love the way rhat even if there are kids that couldn't afford to be apart of Royal Stage they never say no, and always find a way for the funds to be 5here to take care of the kids training."

- City Clerk Van read the following written public comment submitted by Stacy Brush: "I am full support of the proposed plan for the Sunrise Mall, I just would like to know that Royal Stage will still have a place in the new plan. The people, and the plays have brought so many of us together. Even my video gaming kids love watching and participating in the plays, creating backgrounds, etc. There are so many great opportunities for people to come together and have a great time putting on a great show. We need more of what Royal stage offers, and I pray we continue to enjoy them for as long as possible."

- City Clerk Van read the following written public comment submitted by Tosha Rankin: "I am in support of this center, if and only if there is a designated space for Royal Stage Performing Arts. My children have been involved in their theater program for several years now, and losing this space would be devastating. My youngest son will tell anyone he knows that this theater is his safe place, and he is not the only one. This is a place that provides a safe environment for many community youth and is a benefit to our area!"

- City Clerk Van read the following written public comment submitted by Dolly Palliative: "I am in support of the redevelopment, IF Royal Stage is able to maintain its space. It is most important because Royal Stage gives kids and adults access to be artistic in many ways and provides a safe place. It keeps kids out of the streets and motivates everyone to work in group and harmony."

- City Clerk Van read the following written public comment submitted by Cindy De Beer: "I think a new sports complex at the Sunrise Mall is a great idea, but it's important to me that Royal Stage Performing Arts is able to remain as well. That theater is so important to many kids and families in our community and it will be an asset to the new development. Kids can participate in sports at the sports complex or dance and theater at Royal Stage."

- City Clerk Van read the following written public comment submitted by Jullian Buell: "I am in support of the Renovation if Royal Stage Theater maintains it's space."

- City Clerk Van read the following written public comment submitted by Anna Figueroa: "I am writing in support of the proposed redevelopment and the vision of expanding opportunities for youth sports in our community. Projects that bring families together and provide positive outlets for kids are incredibly valuable.

  At the same time, I respectfully ask that Royal Stage Theater be able to maintain its space as plans move forward.

Several years ago, my son Gabe stood before this same council as an eight-year-old to speak in support of the $25,000 grant that helped open Royal Stage Theater. You approved that grant, and since then the theater has become a second home to him and to many other kids in Citrus Heights. It is where he has grown in confidence, creativity, and community.

Youth sports are incredibly important, but so are the arts. Both play a vital role in helping children grow into confident, well-rounded young people. Royal Stage Theater has been doing that work for years, providing a safe and inspiring place for kids to learn, perform, and belong.

I support redevelopment that strengthens Citrus Heights, and I hope that vision includes ensuring that Royal Stage Theater can continue serving the youth of our community."

- City Clerk Van read the following written public comment submitted by Heather Fry: "I am writing regarding the future of the Sunrise Mall, to make a plea for Royal Stage. The nonprofit performing arts theater located inside of the Sunrise Mall. I have lived in Sacramento for over two decades. I worked in the Sunrise Mall for three years at DeVon's Jewelers, a business, like so many others, that is no longer there. My family and I shopped and browsed the Sunrise Mall once a week for a decade. We were THRILLED when Royal Stage took up residence at the Sunrise Mall, giving us a reason to return, and an affordable opportunity to expose our children to the arts. We have seen countless plays, musicals, and showcases at the Royal Stage Theater since it has been accessible to us in the Sunrise Mall. Royal Stage also makes participation in performance art accessible to many disadvantaged kids and adults. The City of Citrus Heights and the community are greatly entrenched with culture and the arts through Royal Stage. Whatever may come of the Sunrise Mall's future, it would be a travesty to see Royal Stage go in that location. Keeping Royal Stage in the future plans for the Sunrise Mall on serves to benefit other businesses in the location, and the City and community as a whole. There are so many opportunities for sports/athletics, and games; and so very few opportunities for families to experience and support the arts. Please keep Royal Stage in The Sunrise Mall location and future plans."

- City Clerk Van read the following written public comment submitted by Jennalee Hazlip: "Royal Stage was my first judgment, free family"

- City Clerk Van read the following written public comment submitted by Dale Oberg: "I'm in support of Sports Center at the Sunrise Mall location only IF Royal Stage is allowed to keep their space. Everyone in the community needs access to the arts, especially dance and theatre."

- City Clerk Van read the following written public comment submitted by Callie Kay: "I support the change of sunrise mall, but ONLY if royal stage gets to keep our theater space. This company has given many performers, young and old to follow their dreams and perform on a stage. It has a family atmosphere and so important to the community. Royal stage is full of community outreach and provides scholarships to underprivileged families. Royal Stage theater in Sunrise mall is a home to so many people and many will be devastated if it is taken away."

- City Clerk Van read the following written public comment submitted by Abigail Martin: "I am definitely in favor of the new Sunrise Sorts Center; however, only if Royal Stage Performing Arts is allowed to keep their theater space. We have nowhere else to perform!!"

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Nelson, the City Council adopted Resolution No. 2026-015, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Enter Into an Economic Development and Participation Agreement (EDPA) with The Mettle Shop to Support the Redevelopment of a Catalyst Project for a

Portion of the Sunrise Tomorrow Site and Finding the Agreement is Exempt from CEQA per CEQA Guidelines 15004 (b)(4).

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

The City Council took a brief recess at 8:50 p.m. and reconvened at 9:03 p.m.

10. **SUBJECT:** Fiscal Year 2025-26 Mid-Year Budget Adjustment and Financial Forecast Update
STAFF REPORT: S. Talwar / D. Jenkins
RECOMMENDATION: Adopt Resolution No. 2026-016, A Resolution of the City Council of the City of Citrus Heights, California, Approving Amendments to the Fiscal Year 2025-26 Budget

Director Talwar and Manager Jenkins provided a presentation reviewing the General Fund mid-year status report and 10-year forecast update. The recommended adjustments in revenues and expenditures were outlined.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Nelson, the City Council adopted Resolution No. 2026-016, A Resolution of the City Council of the City of Citrus Heights, California, Approving Amendments to the Fiscal Year 2025-26 Budget.

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

CITY MANAGER ITEMS

City Manager Feeney reviewed the 2026 Save the Date mailer for City events and highlights. He recognized Women's Build Day at the Habitat for Humanity project. He announced that the Strategic Planning Session will take place on March 18, which replaces the March 25 Regular City Council meeting. Assemblymember Josh Hoover is having a community meeting at City Hall on March 19. He discussed upcoming infrastructure projects, including the 2025/26 Resurfacing and Madison Avenue Repaving. He recognized and thanked City Clerk Van for her facilitation of agenda Item 9.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

11. **SUBJECT:** Discussion and Direction on the Renaming of Sayonara Drive
STAFF REPORT: C. Kempenaar / R. Cave / A. Bermudez

Senior Planner Bermudez provided a presentation outlining the proposed process and timeline for renaming, including owner and tenant notification, community outreach, name nominations, and presenting names to Council for final selection. Staff hopes to complete the process before the first Sayonara Habitat for Humanity residents receive their keys in June.

City Council questions and comments followed.

By consensus the City Council directed staff to move forward with community surveys and return with the results and feedback.

Council Member Karpinski-Costa requested an agenda item to discuss a Citrus Heights Arts mural at City Hall for America's 250th birthday, seconded by Vice Mayor Middleton.

Council Member Karpinski-Costa requested an agenda item on subsidizing or providing scholarships for Neighborhood Area attendance at this year's Neighborhoods USA (NUSA) virtual conference, seconded by Mayor Lopez-Taff.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 9:31 p.m.

Respectfully submitted,

Amy Van, City Clerk