

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special / Regular Meeting of Thursday, March 23, 2023
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA**

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 4:30 p.m. by Mayor Schaefer.

1. Roll Call: Council Members present: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
Council Members absent: None
Staff present at the roll call: Feeney, Jones and Van

PUBLIC COMMENT

None

CLOSED SESSION

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to California Government Code Section 54957
Title: City Manager

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 Schaefer adjourned the special meeting at 5:45 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Schaefer.

1. The Flag Salute was led by Council Member Lopez-Taff.
2. Roll Call: Council Members present: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
Council Members absent: None
Staff present: Bermudez, Blomquist, Feeney, Huber, Jones, Piva, Turcotte, Van and department directors.
3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Lopez-Taff, the City Council approved the agenda.

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

PUBLIC COMMENT

Ruth Fox representing REACH and Neighborhood Association Area 6 thanked the City Council for their participation in the REACH Potluck event. The event was very successful and benefitted the residents of Citrus Heights.

Mike Lafortune with Woodside Homes stated they are the project applicant for the Sylvan Corners property. He reconfirmed Woodside's commitment to bringing a high quality project to the City. Woodside very much appreciates its relationship with the City and are very thankful for the collaboration and support staff has been providing through the entitlement process.

City Clerk Van read the following written statement submitted by Peter Ho, "I spoke to City Council on Jan 26, 2023 about unjust home receivership of my home I would like to speak to Council and Mayors and City Leaders again."

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Middleton attended the Citrus Heights Marching Band Spaghetti Feed event. She announced the Citrus Heights Police Activities League is holding an annual "Egg" Your House event to support the League.

Council Member Karpinski-Costa attended the Citrus Heights Marching Band Spaghetti Feed event. She also visited the Masonic Lodge in Citrus Heights. She also attended the REACH Potluck dinner. She also toured the Sacramento Regional Sanitation District Echo Water Project site. She provided a report from the Sacramento-Yolo Mosquito and Vector Control District Board. She was principal for a day at Arlington Heights Elementary School.

Council Member Lopez-Taff provided an updated from the Homeless Policy Council meeting. She also attended the San Juan Unified School District Innovation School meeting. She attended the Masonic Lodge open house and the REACH Potluck dinner.

Vice Mayor Daniels attended the REACH Potluck dinner. He provided a report from the Sacramento Metropolitan Air Quality District Board meeting. He also provided an update from the Sacramento Regional Transit Ad Hoc Board Composition and Voting meeting. He announced the opening ceremonies for the Wall that Heals will be held on March 29.

Mayor Schaefer commended staff on their work in submitting projects to the Sacramento Area Council of Governments and successfully receiving funding for the Arcade Cripple Creek Extension Project. He also attended the REACH Potluck dinner.

CONSENT CALENDAR

4. Pulled for discussion.

5. **SUBJECT:** Neighborhood Improvement Partnership Grant Program – Guidelines modification

STAFF REPORT: M. Huber / C. Riddle

RECOMMENDATION: Adopt Resolution No. 2023-023 A Resolution of the City Council of the City of Citrus Heights, California, Approving Neighborhood Improvement Partnership Grant Program Guidelines

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Middleton, the City Council adopted Consent Calendar Item 5.

AYES: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer

NOES: None

ABSENT: None

CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION

4. **SUBJECT:** Approval of Minutes

RECOMMENDATION: Approve the Minutes of the Meeting of March 3, 2023 and March 9, 2023

Mayor Schaefer pulled Item 4 for a separate vote.

ACTION: On a motion by Council Member Lopez-Taff, seconded by Vice Mayor Daniels, the City Council adopted Consent Calendar Item 4.

AYES: Karpinski-Costa, Lopez-Taff, Daniels

NOES: None

ABSENT: None

ABSTAIN: Middleton, Schaefer

PUBLIC HEARING

6. **SUBJECT:** Consolidated Annual Performance Evaluation Report to the U.S. Department of Housing and Urban Development for Program Year 2022 Community Development Block Grant Funds

STAFF REPORT: C. Kempenaar / N. Piva

RECOMMENDATION: Adopt Resolution No. 2023-024 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Consolidated Annual Performance Evaluation Report for Program Year 2022 and Direct Staff to Submit, with Minor Modifications as Necessary, the Caper Report to the U.S. Department of Housing and Urban Development (HUD)

Housing & Human Services Program Coordinator Piva stated the item is an annual evaluation of the City's Community Development Block Grant (CDBG) Program. She stated in 2022 the City received \$624,851 in

CDBG funding that allowed the City to carry out a number of housing activities that target primarily low-income households. She provided an overview of the activities the City was able to complete with the funding.

Mayor Schaefer opened the public hearing at 6:42 p.m.

Public Comment

Via Zoom Rick Hodgkins stated his residential complex has an on-site community center that works with kids and they are also seeking ways to improve their community and anything the City can do for them is appreciated.

Mayor Schaefer closed the public hearing at 6:45 p.m.

City Council questions and comments followed.

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Middleton, the City Council adopted Resolution No. 2023-024 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Consolidated Annual Performance Evaluation Report for Program Year 2022 and Direct Staff to Submit, with Minor Modifications as Necessary, the Capex Report to the U.S. Department of Housing and Urban Development (HUD).

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

REGULAR CALENDAR

7. **SUBJECT:** Consideration of Forming a Citrus Heights Education Committee

STAFF REPORT: A. Feeney / A. Van

RECOMMENDATION: Staff recommends the City Council discuss and provide direction on the formation of a Citrus Heights Education Advisory Committee

City Clerk Van stated at the January 12, 2023 City Council meeting, Council discussed a future agenda item to consider forming a Citrus Heights Education Committee to examine the feasibility of a Citrus Heights school district. She provided an overview of previous advisory committees the City has formed in the past. Items for Council consideration are to determine whether to form a committee, the composition and selection process, the proposed work plan and timeframe, or provide alternate direction to staff.

Public Comment

Via Zoom John expressed his support in researching what's involved in forming our own school district. He expressed concerns regarding student safety. He expressed his willingness to volunteer to be on the committee.

Al Fox stated the exploratory effort in exploring our own district is ill-timed. He urged the City Council to postpone this effort for at-least two years to give the San Juan Unified School District Board and Superintendent a chance to develop their plan for Citrus Heights.

Tom Scheeler stated he thinks it would be great to at least explore the opportunity for forming our own school district.

Daniel Thigpen with the San Juan Unified School District stated the District is proud of the long standing partnership they have in Citrus Heights to support student and community success. He stated earlier this year the District is setting aside millions of dollars to improve and enhance safety measures throughout all of its schools including in Citrus Heights.

Via Zoom Rick Hodgkins stated he is neutral on whether the City should have its own school district.

City Council questions and comments followed.

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Lopez-Taff, the City Council approved the formation of a Citrus Heights Education Advisory Committee.

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

The City Council further directed the City Council Education & Community Programs 2x2 Ad Hoc Committee to develop a work plan and timeframe for the Citrus Heights Education Advisory Committee and bring it back for City Council discussion and consideration for adoption at a future City Council meeting.

8. **SUBJECT:** Resolution to Approve a Memorandum of Understanding for Sayonara Drive Replacement Housing Project
STAFF REPORT: C. Kempenaar / A. Bermudez / N. Piva
RECOMMENDATION: Adopt Resolution No. 2023-025 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Enter Into a Memorandum of Understanding with Habitat for Humanity of Greater Sacramento for the Sayonara Drive Replacement Housing Project

Housing & Human Services Program Coordinator Piva provided an overview of the timeline of the Sayonara Drive Replacement Housing Project. In 2021, the City began discussions with Habitat for Humanity and on March 10, 2022, the City Council held a study session and supported developing each vacant lot with two single-family units per parcel. Some key objects in the Memorandum of Understanding (MOU) are the project will be built over a three-year period, will provide home ownership opportunities to 26 income qualified families, and fulfills the City's replacement housing obligation. The MOU also includes the City's cash contribution of \$1,911,585 and permit fee waivers of \$369,434.

Public Comment

Via Zoom Rick Hodgkins spoke in support of the item.

Anne Gambino and Michael Gordon with Habitat for Humanity addressed the Council regarding the project and responded to questions from Council Members.

City Council questions and comments followed.

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Middleton, the City Council adopted Resolution No. 2023-025 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Enter Into a Memorandum of Understanding with Habitat for Humanity of Greater Sacramento for the Sayonara Drive Replacement Housing Project.

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

9. **SUBJECT:** Citrus Heights Business Attraction Incentive Program approval

STAFF REPORT: M. Huber

RECOMMENDATION: Adopt Resolution No. 2023-026 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Citrus Heights Business Attraction Incentive Program Guidelines and Allocating \$1,000,000 in American Rescue Plan Act Funds to Administer the Program Through June 30, 2024

Economic Development & Community Engagement Director Huber provided an overview of the Business Attraction Incentive Program that intends to enhance the City's competitiveness in the attraction of businesses that contribute to economic diversification and impact, community vibrancy, and/or quality of life. Staff recommends allocating \$1,000,000 in American Rescue Plan Act funds to activate the program available through June 2024.

City Council questions followed.

Public Comment

Via Zoom Rick Hodgkins spoke in support of the item.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Lopez-Taff, the City Council adopted Resolution No. 2023-026 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Citrus Heights Business Attraction Incentive Program Guidelines and Allocating \$1,000,000 in American Rescue Plan Act Funds to Administer the Program Through June 30, 2024.

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

10. **SUBJECT:** Municipal Code Chapter 42 – FLOODS City Ordinance Update

STAFF REPORT: R. Cave / L. Blomquist / D. Kehrler

RECOMMENDATION: Introduce for a First Reading, read by title only and waive the full reading of Ordinance No. 2023-___ An Ordinance of the City Council of the City of Citrus Heights Amending Chapter 42 "Floods" of the Citrus Heights Municipal Code

City Engineer Blomquist reported that in 1997 the City joined the National Flood Insurance Program (NFIP) which makes federally backed flood insurance available to residents. Recent code changes did occur to the NFIP and they were adopted. In order to continue participation in this program the City must adopt the recommended ordinance changes.

City Council questions and comments followed.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Middleton, the City Council introduced for a first reading, read by title only and waive the full reading of Ordinance No. 2023-____ An Ordinance of the City Council of the City of Citrus Heights Amending Chapter 42 "Floods" of the Citrus Heights Municipal Code.

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

11. **SUBJECT:** Senate Bill 316: Prevent Serial Theft – Request for Letter of Support
STAFF REPORT: A. Feeney / A. Van
RECOMMENDATION: Staff recommends the City Council consider the request for a letter of support of SB 316.

City Clerk Van stated the City received a request form Senator Roger Niello's office seeking City Council support of SB 316.

City Council comments followed.

Public Comment

Via Zoom Rick Hodgkins addressed the Council and said people do bad things for many different reasons because they don't have access to the services.

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Karpinski-Costa, the City Council directed staff to send a letter of support of SB 316.

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

DEPARTMENT REPORTS

12. **SUBJECT:** Proposed CA Bill AB 742, Law Enforcement: Police Canines
DEPARTMENT: Police Department

Police Chief Turcotte provided an overview of AB 742, as well as current legal standards that exist today. He also provided an overview of the Citrus Heights Police Department's current policy on K9 utilization.

City Council questions and comments followed.

Public Comment

Via Zoom Rick Hodgkins stated he was bitten by a pet dog when he was young and wanted to make sure care is exercised when utilizing K9's.

Vice Mayor Daniels requested staff bring back an agenda item to consider opposing AB 742. Mayor Schaefer supported Vice Mayor Daniels' request to come back with an action item.

CITY MANAGER ITEMS

City Manager Feeney announced a Community Projects Grant Information Session will be held on March 29, 4 p.m. at City Hall. He also announced that the City was successful in receiving a Highway Safety Improvement Program Grant of approximately \$1.7 million and includes systemic intersection improvements at 36 signalized intersections throughout the City. He noted that the "Wall that Heals" will be at Rusch Park beginning March 29 through April 2.

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

Vice Mayor Daniels requested a future agenda item to examine funding a police officer at each of the two high schools in Citrus Heights. Mayor Schaefer supported Vice Mayor Daniels' request.

CLOSED SESSION

- 13. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: 7137 Auburn Blvd., Citrus Heights, CA (APN 211-0020-025-0000)
Agency Negotiator: City Manager Ashley J. Feeney and City Attorney Ryan Jones
Negotiating Parties: Woodside Homes
Under Negotiation: Both price and terms of payment

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

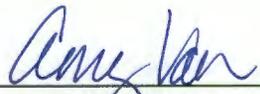
REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Schaefer adjourned the regular meeting at 9:54 p.m.

Respectfully submitted,



Amy Van, City Clerk