CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, May 27, 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 3:30 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, D. Jones, R. Jones

PUBLIC COMMENT

None

CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS
   Pursuant to California Government Code Section 54957.6
   Agency designated representatives: Ashley Feeney, City Manager, Ryan Jones, City Attorney, and Patrick Clark, Negotiator
   Employee Organization: Citrus Heights Police Officers Association, Citrus Heights Police Employees Association, and unrepresented employees

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

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session. Closed Session was continued to the end of the meeting.

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 Schaefer.

2. Roll Call: Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
   Council Members absent: None
   Staff Members present: Bermudez, Dunning, Feeney, D. Jones, R. Jones, Kempenaar, Lui, Turcotte and department directors.

3. The video statement was read by Acting City Clerk Jones.

APPROVAL OF AGENDA

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

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

PRESENTATIONS

4. San Juan High School Student Council Report

Claire Goodwin provided an update on end-of-year campus activities; final club events; the expansion of college-credit courses through Sacramento State; recognition of the Student Ambassador Program with the Spirit of San Juan Award; and the upcoming construction of a new science wing along with classroom and cafeteria modernization. The Seniors graduating on June 5, 2026 will be the first graduating class utilizing the new field. The upcoming school year will include a new Associated Student Body (ASB) advisor, and planning is underway for the 2027 student government retreat. The Spartan Student Government Team is coordinating with the sports program for spirit nights and other activities, and the concert band is delivering its final performance of the year.

5. Presentation by Republic Services – Annual Report and Scholarship Awards

Megan Smith-Fajardo of Republic Services presented on the 2025 residential services, community engagement, education, Customer Service Guide Poster Art Contest, and sustainability accomplishments. She reported that compost workshops and free residential compost sites saw significant growth, and she provided recycling and food waste recovery highlights.

Colleen Cadwallader of the San Juan Education Foundation assisted with the announcement of the 2026 Sustainability Scholarship winners. Madison Martin and Jonathon King of Mesa Verde High School and Lucas McCaskill of Bella Vista High School each received $1,000 awards and were presented with certificates by Mayor Lopez-Taff.

6. Annual Presentation by the Sacramento-Yolo Mosquito & Vector Control District

The Council received the annual presentation from Luz Maria Robles, Public Information Officer from the District, on current issues and challenges related to mosquito control and an update on mosquito-transmitted diseases. She gave a reminder of the services the District provides.

7. Proclamation of the City of Citrus Heights recognizing Leatherby's as the 2026 Small Business of the Year in Assembly District 7

Vice Mayor Middleton read and presented the proclamation to Dave Leatherby, Alan Leatherby and Michael Cremins.

PUBLIC COMMENT

Note for the record: Written public comment submitted by Alfred Sanchez was forwarded to the City Council and filed.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa attended the Tools of the Trade event and the Big Day of Service opening ceremonies. She went to the 90th Anniversary ribbon-cutting for Harris Industrial Gases. She attended the American Public Works Association (APWA) Sacramento Chapter Banquet, where General Services Director Cave was honored as one of the 2026 Top Ten Public Works Leaders of the Year. She reported on attending meetings of the Sacramento-Yolo Mosquito & Vector Control District Board and Sacramento Area Sewer District.

Council Member Nelson reported on attending a meeting of the Sacramento Transportation Authority as the alternate. She went to Tools of the Trade, the Spirit of San Juan Awards, and the APWA Banquet. She attended the Memorial Day ceremony at Sylvan Cemetery.

Council Member Schaefer provided an update on his health and expressed appreciation for the Community Blood Drive. He attended Tools of the Trade and the APWA Banquet. He reported on attending a Sacramento Area Council of Governments (SACOG) meeting. He attended a collaborative meeting of regional transit agencies.

Vice Mayor Middleton stated she had nothing to report, as she was just returning from vacation.

Mayor Lopez-Taff reported on attending a Sacramento Public Library Authority Board Budget Committee meeting. She graduated from Leadership Citrus Heights on May 14, 2026. She participated in the Community Blood Drive and Big Day of Service. She attended a grand re-opening ceremony for the AAA offices. She attended a Citrus Heights Areas 7,8 & 9 (CHASEN) Neighborhood Association meeting. She attended the presentation by Assemblyman Hoover to Leatherby's for Small Business of the Year. She met with a resident at City Hall and renewed her invitation to community members who would like to meet with her. She attended the Citrus Heights Chamber Luncheon and the APWA Banquet. She participated in the Memorial Day ceremony at Sylvan Cemetery. She attended the Oath of Office ceremony for the Citrus Heights Police Department.

CONSENT CALENDAR

8. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of March 11, 2026

9. **SUBJECT:** AB 481 – Annual Renewal of Military Equipment Policy for the Police Department and Review of Annual Report
STAFF REPORT: A. Turcotte / K. Frey / K. Lewis / J. Aguilar
RECOMMENDATION: Adopt Resolution No. 2026-032, A Resolution of the City Council of the City of Citrus Heights, California, Renewing its Military Equipment Policy

10. **SUBJECT:** Auburn Boulevard Complete Streets, Phase 2 Project – Authorize Additional Work
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Staff recommends the City Council move the following:

    a. Adopt Resolution No. 2026-033, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Change Orders up to 11.3% of the Contract Amount with George Reed, Inc. for the Auburn Boulevard Complete Streets,

Phase 2 Project and Increasing the Total Authorized Construction Budget to $32,168,856.87; and

b. Adopt Resolution No. 2026-034, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 1 to the Agreement for Professional Services with Psomas for the Auburn Boulevard Complete Streets, Phase 2 Project; and

c. Adopt Resolution No. 2026-035, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 5 to the Agreement for Professional Services with Bennett Engineering for the Auburn Boulevard Complete Streets, Phase 2 Project.

11. **SUBJECT:** Appointment to Sacramento Homeless and Housing Planning Task Force
STAFF REPORT: A. Van / C. Kempenaar / N. Piva
RECOMMENDATION: Staff recommends the City Council move the following:

a. Appoint MariJane Lopez-Taff, Mayor, as the City's primary representative on the Sacramento Homeless and Housing Planning Task Force; and

b. Appoint Porsche Middleton, Vice Mayor, as the City's alternate representative to the Planning Task Force; and

c. Authorize these appointments to serve the duration of the Task Force term or until such time as the City Council makes subsequent appointments or modifications.

12. **SUBJECT:** Award of Banking Services Contract
STAFF REPORT: S. Talwar / D. Jenkins
RECOMMENDATION: Staff recommends the City Council Authorize the City Manager to Execute an Agreement with River City Bank for Citywide Banking Services

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council adopted Consent Calendar Items 8, 9, 10, 11 and 12.

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

PUBLIC HEARINGS

13. **SUBJECT:** Ordinance Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments
STAFF REPORT: A. Turcotte / K. Frey / W. Dunning / D. Miller / C. Kempenaar / A. Bermudez
RECOMMENDATION: Move to Introduce for a First Reading, read by title only, and waive the first full reading of Ordinance No. 2026-003, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments

Police Lieutenant Dunning provided an overview of community outreach, prior City Council direction, and outlined the proposed amendments.

Mayor Lopez-Taff opened the public hearing at 7:14 p.m. Seeing no requests to comment, she closed the public hearing.

ACTION: On a motion by Council Member Schaefer, seconded by Vice Mayor Middleton, the City Council Introduced for a First Reading, read by title only, and waived the first full reading of Ordinance No. 2026-003, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments

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

14. **SUBJECT:** 2026 Zoning Code Updates
STAFF REPORT: C. Kempenaar / A. Bermudez / S. Lui
RECOMMENDATION: Staff recommends the following:

a. Move to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines; and

b. Move to Introduce for a First Reading, read by title only, and waive the first full reading of Ordinance No. 2026-004, as shown in Attachment 1, an Ordinance of the City Council of the City of Citrus Heights, California, Amending Various Sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section).

Associate Planner Lui presented an overview of the proposed amendments detailed in the staff report, namely related to Accessory Dwelling Units (ADUs); revisions for consistency with Senate Bill 9; the addition of an Accessory Educational use; and other changes pertaining to murals, animal keeping, child day care and ATV sales.

Mayor Lopez-Taff opened the public hearing at 7:31 p.m. Seeing no requests to comment, she closed the public hearing.

ACTION: On a motion by Council Member Schaefer, seconded by Vice Mayor Middleton, the City Council Determined the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines.

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

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Nelson, the City Council Introduced for a First Reading, read by title only, and waived the first full reading of Ordinance No. 2026-004, as shown in Attachment 1, an Ordinance of the City Council of the City of Citrus Heights, California, Amending Various Sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section).

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

REGULAR CALENDAR

15. **SUBJECT:** Presentation on Housing Types: ADUs and Cottage Courts
STAFF REPORT: C. Kempenaar / A. Bermudez / N. Piva
RECOMMENDATION: Receive and file staff presentation. No action requested.

Senior Planner Bermudez presented an informational overview in response to a 2025-2026 City Council Strategic Objective requesting an evaluation of opportunities for new residential developments such as cottage courts or similar housing types and identification of opportunities for increasing accessory dwelling units as a source of affordable housing. She also reviewed recent state legislation, including Senate Bill 1332 (ADU Accelerator), and the City's local implementation efforts and successes.

Housing & Human Services Program Coordinator Piva provided information on ADU financing programs, the emerging housing models of cottage courts/pocket neighborhoods, and existing City zoning tools to support flexible housing types.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Council Member Karpinski-Costa noted a scheduling conflict affecting her ability to serve as the alternate to the Sacramento Metropolitan Cable Television Commission. City Manager Feeney will work with Mayor Lopez-Taff to bring an item to the next meeting for an update to the appointment.

CITY MANAGER ITEMS

City Manager Feeney provided a recap of the Tools of the Trade and thanked Director Cave for her leadership. He congratulated those who took the Oath of Office with the CHPD. He reported on the successful Community Blood Drive and thanked Customer Service Representatives Fernandez and Lowe for their work. The City will be looking to host this event twice a year.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 7:54 p.m. and reconvened Closed Session.

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Lopez-Taff adjourned the special meeting at 8:00 p.m.

Respectfully submitted,

Amy Van, City Clerk