

**CITY OF CITRUS HEIGHTS  
CITY COUNCIL  
MINUTES  
Regular Meeting of Thursday, July 28 , 2022  
City Hall Council Chambers and Virtually  
6360 Fountain Square Drive  
Citrus Heights, CA 95621**

**CALL REGULAR MEETING TO ORDER**

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

1. The Flag Salute was led by Council Member Bruins.
2. Roll Call: Council Members present: Bruins, Daniels, Miller, Schaefer, Middleton  
Council Members absent: None  
Staff present: Blomquist, Cave, Feeney, Frey, Jones, Kempenaar, Piva, Poole, Reid, Talwar, and Turcotte.
3. The video statement was read by City Clerk Reid.

**APPROVAL OF AGENDA**

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council approved the agenda.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton  
NOES: None  
ABSENT: None

**COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES**

Council Member Daniels shared information regarding National Night Out on August 2. He also shared information on the Citrus Heights Chamber luncheon taking place on August 9 where Chief Turcotte will be talking. Council Member Daniels also shared information on the opening of the Folsom Palace Bistro on Sunrise and Madison.

Council Member Bruins had no updates at this time.

Council Member Miller provided an update from the Sacramento Regional Transit board meeting. He also shared an update from the Sacramento Transportation Authority board meeting.

Vice Mayor Schaefer shared his appreciation for staff who recently assisted Patelco Credit Union in getting a fire inspection, which allowed them to open their business on

time. He also shared that the City Manager's six-month anniversary is upcoming and expressed his appreciation in the work that has happened thus far.

Mayor Middleton provided an update from the League of California Cities Board of Directors meeting.

### **PUBLIC COMMENT**

Kathy Morris addressed the Council regarding National Night Out. She shared that Neighborhood Association Areas 7, 8 & 9 (CHASEN) and Area 6 (Sunrise Ranch) will be at C-Bar-C Park on August 2.

### **CONSENT CALENDAR**

4. **SUBJECT**: Approval of Minutes  
**RECOMMENDATION**: Approve the Minutes of the Regular Meeting of July 14, 2022
5. **SUBJECT**: Resolution Amending the City's Permanent Local Housing Allocation Program  
**STAFF**: C. Kempenaar/ N. Piva  
**RECOMMENDATION**: Adopt Resolution No. 2022-075, A Resolution of the City Council of the City of Citrus Heights, California Authorizing the Community Development Director or Designee to Execute Any Amendments or Modifications and to sign any Required Documentation for the Permanent Local Housing Allocation Grant Program

**ACTION**: On a motion by Council Member Daniels, seconded by Vice Mayor Schaefer, the City Council adopted Consent Calendar Items 4 and 5.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton  
NOES: None  
ABSENT: None

### **REGULAR CALENDAR**

6. **SUBJECT**: Approval of the Utilization of Economic Development Support Fund for Agreement with the Greater Sacramento Economic Council  
**STAFF**: M. Huber  
**RECOMMENDATION**: Adopt Resolution No. 2022-076, A Resolution of the City Council of the City of Citrus Heights, California Approving an Agreement between the Greater Sacramento Economic Council and City of Citrus Heights in an Amount not to exceed \$35,124 for FY 2022-2023

Economic Development and Community Engagement Director Huber introduced the item. She stated that this item is to continue the City's partnership with the Greater Sacramento Economic Council. The Greater Sacramento Economic Council focuses on

business attraction, building resilient industry clusters, and diversifying and strengthening the regional economy.

Scott Powell with the Greater Sacramento Economic Council provided an overview of the service delivery report for the City of Citrus Heights.

Council comments and feedback followed.

**ACTION:** On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council adopted Resolution No. 2022-076 a Resolution of the City Council of the City of Citrus Heights, California, Approving an Agreement between the Greater Sacramento Economic Council and City of Citrus Heights in an Amount not to exceed \$35,124 for FY 2022-2023.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton  
NOES: None  
ABSENT: None

7. **SUBJECT:** Authorization for Issuance of Infrastructure Financing Strategies RFP to inform the Sunrise Tomorrow Development Plan  
**STAFF:** M. Huber  
**RECOMMENDATION :** Staff recommends the City Council move to authorize the City Manager to issue an RFP substantially similar to the draft attached to this staff report.

Economic Development and Community Engagement Director Huber introduced the item. Since the approval of the Sunrise Mall Specific Plan, City Council and staff have established strategic goals to continue development discussions related to the Sunrise Mall project. One of the strategic plan goals specifically stated the desire to identify specific infrastructure and an associated funding plan to facilitate eventual infill redevelopment. By issuing an infrastructure financing strategies RFP, staff will be able to understand the fiscal and economic benefits to designating portions of infrastructure as public to facilitate development, and how to leverage a variety of financing tools and public funding sources to plan and construct needed infrastructure.

Council comments and feedback followed.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, the City Council moved to authorize the City Manager to issue an RFP substantially similar to the draft attached to the associated staff report.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton  
NOES: None  
ABSENT: None

## **PUBLIC HEARING**

8. **SUBJECT:** Landscape Maintenance Assessment Districts 98-01, 98-02, and 03-01 Levy of Fiscal Year 2022/2023 Assessments  
**STAFF:** R. Cave/ L. Blomquist  
**RECOMMENDATION:** Staff Recommends the Following:
- a. Convene the public hearing for the district regarding the proposed annual assessment for Fiscal Year 2022/2023; and
  - b. Adopt Resolution No. 2022-077, Resolution of the City Council of the City of Citrus Heights, California, to Confirm the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 98-01 (Stock Village Units Nos. 1 and 2)
  - c. Adopt Resolution No. 2022-078, Resolution of the City Council of the City of Citrus Heights, California, to Confirm the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 98-02 (Zone 1: Sorenson Ranch, Zone 2: Autumnwood, Zone 3: Mariposa Creek and Zone 4: Wyatt Ranch)
  - d. Adopt Resolution No. 2022-079, Resolution of the City Council of the City of Citrus Heights, California, to Confirm the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 03-01 (Stock Ranch Zones 1: Stock Ranch North, Zone 2: Stock Ranch South and Zone 3: Mitchell Farms)

General Services Director Cave presented on the final step for the annual update for the City's various landscape assessment districts.

Mayor Middleton opened the public hearing at 6:50 p.m., hearing no public comment she closed the hearing.

**ACTION:** On a motion by Council Member Miller, seconded by Vice Mayor Schaefer, the City Council adopted Resolution No. 2022-077 a Resolution of the City Council of the City of Citrus Heights, California, Confirming the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 98-01 (Stock Village Units Nos. 1 and 2).

AYES: Bruins, Miller, Schaefer, Middleton  
 NOES: Daniels  
 ABSENT: None

**ACTION:** On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council adopted Resolution No. 2022-078 a Resolution of the City Council of the City of Citrus Heights, California, Confirming the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 98-02 (Zone 1: Sorenson Ranch, Zone 2: Autumnwood, Zone 3: Mariposa Creek and Zone 4: Wyatt Ranch).

AYES: Bruins, Miller, Schaefer, Middleton  
NOES: Daniels  
ABSENT: None

**ACTION:** On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council adopted Resolution No. 2022-079 a Resolution of the City Council of the City of Citrus Heights, California, Confirming the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 03-01 (Stock Ranch Zones 1: Stock Ranch North, Zone 2: Stock Ranch South and Zone 3: Mitchell Farms).

AYES: Bruins, Miller, Schaefer, Middleton  
NOES: Daniels  
ABSENT: None

9. **SUBJECT:** Landscape Maintenance Assessment District 97-01 (Zones 1, 2, 3, and 4) Levy of Fiscal Year 2022/2023 Assessments  
**STAFF REPORT:** R. Cave/ L. Blomquist  
**RECOMMENDATION:** Staff recommends the following:
- a. Convene the public hearing for the district regarding the proposed annual assessment for Fiscal Year 2022/2023; and
  - b. Adopt Resolution No. 2022-080, A Resolution of the City Council of the City of Citrus Heights, California, to Confirm the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 97-01 (Zones 1, 2, 3, and 4)

General Services Director Cave presented on the final step for the annual update for the City's various landscape assessment districts.

Mayor Middleton opened the public hearing at 6:54 p.m.

### **PUBLIC COMMENT**

Debbie Wooley addressed the Council asking if there is an increase from the previous year's assessment and who these assessments effect.

General Services Director Cave stated there are no increases in this assessment district.

Mayor Middleton closed the public hearing at 6:55 p.m.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Miller, the City Council adopted Resolution No. 2022-080 a Resolution of the City Council of the City of Citrus Heights, California, Confirming the Diagram and Assessment and to

---

Levy Fiscal Year 2022/2023 Assessments for Landscape Maintenance Assessment District No. 97-01 (Zones 1, 2, 3, and 4).

AYES: Bruins, Miller, Schaefer, Middleton  
NOES: Daniels  
ABSENT: None

10. **SUBJECT:** Citrus Heights Lighting Assessment District Levy of Fiscal Year 2022/2023 Assessments

**STAFF:** R. Cave/ L. Blomquist

**RECOMMENDATION :** Staff recommends the following:

- a. Convene the public hearing for the district regarding the proposed annual assessment for Fiscal Year 2022/2023; and
- b. Adopt Resolution No. 2022-081, A Resolution of the City Council of the City of Citrus Heights, California, to Confirm the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for the Citrus Heights Lighting Assessment District

City Engineer Blomquist presented on the final step for the annual update for the City's lighting assessment district.

Mayor Middleton opened the public hearing at 6:57 p.m., hearing no public comment she closed the hearing.

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Miller, the City Council adopted Resolution No. 2022-081 a Resolution of the City Council of the City of Citrus Heights, California, Confirming the Diagram and Assessment and to Levy Fiscal Year 2022/2023 Assessments for the Citrus Heights Lighting Assessment District.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton  
NOES: None  
ABSENT: None

## **DEPARTMENT REPORTS**

11. **SUBJECT:** School Safety Update  
**DEPARTMENT:** Police Department

Police Chief Turcotte shared an update regarding school safety. He stated at a previous council meeting, Council had asked staff to review school safety plans in coordination with San Juan Unified School District to ensure that we have the best plans in place to be able to protect Citrus Heights students. He informed Council that the Citrus Heights Police Department, prior to this year, already had specific threat assessments and school safety response plans that have been drafted for all Citrus Heights schools. With

the ongoing conversation around school safety, the safety response plans already in place have been reviewed and updated and placed in patrol vehicles and are available for those throughout the organization. The Police Department continues to work with Mike Jones, the San Juan Unified School District Safe Schools Director, who is reviewing safety plans, trainings, and protocols for SJUSD staff. These plans will be ready for the Police Department to review in the fall. Members of the Police Department will continue to work with the SJUSD to keep Citrus Heights schools safe. Turcotte stated that he will continue to keep the council updated as the conversations continue in regards to school safety.

### **CITY MANAGER ITEMS**

City Manager Feeney shared information on National Night Out, which will take place on August 2.

### **ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS**

None

### **CLOSED SESSION**

12. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: 7501 Sunrise Boulevard, Citrus Heights, CA 95610  
Agency Negotiator: City Manager Ashley J. Feeney and City Attorney Ryan Jones  
Negotiating Parties: Auburn Oaks Center, LLC, a California Limited Liability Company, and The Low Income Family Enrichment Corporation, a California Public Benefit Corporation and 501(c)(3)  
Under Negotiation: Price and terms of payment

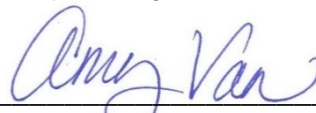
### **REPORT OUT OF CLOSED SESSION**

There was no reportable action from closed session.

### **ADJOURNMENT**

Mayor Middleton adjourned the regular meeting at 7:34 p.m.

Respectfully submitted,



---

Amy Van, City Clerk