

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special/ Regular Meeting of Thursday, August 11 , 2022
City Hall Council Chambers and Virtually
6360 Fountain Square Drive
Citrus Heights, CA 95621**

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Bruins, Daniels, Miller, Schaefer, Middleton

PUBLIC COMMENT

CLOSED SESSION

2. 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

City Attorney Jones reported out of closed session. Per the Council's direction, City Manager Feeney will negotiate a non-binding letter of intent for the property located at 7501 Sunrise Blvd. Any action will be acted upon at a regular City Council meeting.

ADJOURNMENT

Mayor Middleton adjourned the special meeting at 5:45 p.m.

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 Daniels.
2. Roll Call: Council Members present: Bruins, Daniels, Miller, Schaefer, Middleton
Council Members absent: None
Staff present: Blomquist, Cave, Feeney, Jones, Kempenaar, Myers, Saario, Singer, Talwar, Turcotte, and Van.

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

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Daniels, seconded by Council Member Miller, 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 an update from National Night Out.

Council Member Bruins provided an update from National Night Out, which took place on August 2. She also shared updates from the Police Activities League (PAL) board meeting. Council Member Bruins shared information on an upcoming PAL event on August 20 at Lake Natoma.

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 attended the National Night Out event and shared his appreciation for the Neighborhood Associations.

Mayor Middleton recently attended the Citrus Heights Chamber of Commerce Elected Officials event.

PUBLIC COMMENT

Janet Newton addressed the Council regarding Republic Services contract. She expressed her concern for the rate increase due to SB 1383.

Christina, Veronica, and Andrea addressed the Council regarding a tiny home community. They addressed the affordable housing crisis faced by many Californian residents today and stated their support for an enhanced tiny home community. They work with cities to share information on how to help tiny home initiatives to assist the community facing a housing crisis. They are interested in helping the city amend ordinances and make tiny homes available for residents who are interested.

PRESENTATION

4. Update on the Sunday Funday Event to be held on September 25, 2022

Event Technician Michele Saario and Facilities Manager Chris Myers presented an update on the upcoming Sunday Funday event. This year's event will celebrate the City's 25th anniversary with elevated attractions and entertainment. The City has collaborated with the Sunrise Recreation and Park District, and the Citrus Heights Chamber of Commerce for this year's event. Sunday Funday is a free event with food trucks, inflatables children's activities, and more.

CONSENT CALENDAR

5. **SUBJECT**: Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Regular Meeting of July 28, 2022
6. **SUBJECT**: Approve Resolution for Continued Remote Meetings in Accordance with AB 361
STAFF: A. Van/ R. Jones
RECOMMENDATION: Adopt Resolution No. 2022-082, A Resolution of the City Council of the City of Citrus Heights, California Making the Legally Required Findings to Continue to Authorize the Conduct of Remote "Telephonic" Meetings During the State of Emergency
7. **SUBJECT**: Quarterly Treasurer's Report
STAFF: T. Nossardi
RECOMMENDATION: Receive and File the Quarterly Treasurer's Report for the Quarter Ending June 30, 2022
8. ITEM PULLED FOR DISCUSSION
9. **SUBJECT**: Mariposa Avenue Safe Routes to School Phase 4 - ATPSB1L-5475(043) Approval of Contract Amendment No. 2 - Construction Management, Inspection and Materials Testing Services
STAFF: R. Cave/ L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2022-084, A Resolution of the City Council of the City of Citrus Heights, California Authorizing the City Manager to Execute Amendment No. 2 to the Agreement for Professional Services with Coastland Civil Engineering, Inc. for the Mariposa Avenue Safe Routes to School Phase 4 Project
10. **SUBJECT**: Park Facilities Impact Fee Request Expansion of the C-Bar-C Park Playground
STAFF: R. Cave/ L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2022-085, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing and Approving the use of Park Facilities Impact Fee Funds in the Amount not to Exceed \$150,000 for Expansion of the C-Bar-C Park Playground

Vice Mayor Schaefer requested to pull item 8 for discussion.

ACTION: On a motion by Council Member Daniels, seconded by Council Member Miller, the City Council adopted Consent Calendar Items 5, 6, 7, 9, and 10.

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

CONSENT CALENDAR ITEM PULLED FOR DISCUSSION

8. **SUBJECT:** Participation in Regional Memorandum of Understanding Regarding Building Electrification Efforts
STAFF: C. Kempenaar/ E. Singer
RECOMMENDATION : Adopt Resolution No. 2022-083, A Resolution of the City Council of the City of Citrus Heights, California Authorizing the City Manager to Participate as an Additional Agency by Executing the Memorandum of Understanding Between the City of Sacramento, County of Sacramento, and the Sacramento Municipal Utility District Regarding Coordination and Cooperation on Building Electrification Efforts

Associate Planner Singer introduced the item. He stated in 2022 the city of Sacramento, Sacramento County, and SMUD created a regional Memorandum of Understanding for building electrification efforts. Following the creation of the MOU, an invitation was sent to all Sacramento County agencies for participation. The MOU sets the framework for how participating agencies coordinate building electrification efforts, including new and retrofit construction. This MOU would increase information sharing, reduce duplicative processes, provide shared learning resources, increase community input, and add a competitive advantage for grant funding. Participation in the MOU by the City of Citrus Heights would not create an ordinance or regulations, nor does it tie the City to any other jurisdiction's actions.

Council comments and discussion followed.

ACTION: On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council would not participate as an Additional Agency in the Memorandum of Understanding between the City of Sacramento, County of Sacramento, and the Sacramento Municipal Utility District regarding coordination and cooperation on building electrification efforts.

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

PUBLIC HEARING

11. **SUBJECT:** Zoning Code Updates
STAFF: C. Kempenaar/ E. Singer
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 First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022- 007, An Ordinance of the City Council of the City of Citrus Heights Amending Section 106.32 (Affordable Housing Incentives) of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)

Associate Planner Singer introduced the item. Singer stated that the Zoning Code is being updated to comply with the California Density Bonus Law. The changes include limits on impact fees, longer affordability period, incentives & concessions, sales of affordable units to non-profits, and no required pro formas. The Density Bonus Law allows projects who guarantee a set percentage of units for affordable housing to add more units than typically allowed. These updated to the Zoning Code will not waive requests for concession based on adverse impact to the environment and include reduced parking requirements.

Mayor Middleton opened the public hearing at 6:35 p.m., hearing no public comment she closed the hearing.

ACTION: On a motion by Council Member Bruins, seconded by Council Member Miller, the City Council Moved to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) Under Section 15061(B)(3) of the Guidelines

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

ACTION: On a motion by Council Member Bruins, seconded by Council Member Miller, the City Council Moved to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022- 007, An Ordinance of the City Council of the City of Citrus Heights Amending Section 106.32 (Affordable Housing Incentives) of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section).

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

12. **SUBJECT:** Abandonment of Setback in Larchmont Rosewood Subdivision
STAFF: C. Kempenaar/ E. Singer

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 First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022-008, An Ordinance of the City Council of the City of Citrus Heights, Approving Abandonment of An Existing 25-Foot Setback on Thirty Parcels Located Within the Larchmont Rosewood Subdivision (APN 209-0690-003, -004, -050, -051, -065, -066, 209-0700-005 Through -016, -029, -030, 209-0710-011, -012, -018, -019, -021 Through -026)

Associate Planner Singer introduced the item. The proposed abandonment of a 25-foot setback affects thirty properties in the Larchmont Rosewood subdivision, which was recorded in 1983. The abandonment would allow property owners to fully use the setback area on their properties. The 25-foot setback is believed to have been a safety setback in 1983. Since recorded, the subdivision has seen further development. A recorded final map may be amended if the local agency finds changed circumstances make any or all map conditions are no longer appropriate. The modifications proposed to the recorded map do not impose an additional burden on the existing fee owner, nor will the modification alter any right, title or interest in the property recorded.

Mayor Middleton opened the public hearing at 6:39 p.m., hearing no public comment she closed the hearing.

ACTION: On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council Moved to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) Under Section 15061(B)(3) of the Guidelines.

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

ACTION: On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council Move to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022-008, An Ordinance of the City Council of the City of Citrus Heights, Approving Abandonment of An Existing 25-Foot Setback on Thirty Parcels Located Within the Larchmont Rosewood Subdivision (APN 209-0690-003, -004, -050, -051, -065, -066, 209-0700-005 Through -016, -029, -030, 209-0710-011, -012, -018, -019, -021 Through -026).

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

REGULAR CALENDAR

13. **SUBJECT:** Arcade Cripple Creek Trail Project (Formerly known as the Electric Greenway Trail Project)
STAFF: R. Cave/ C. Kempenaar/ L. Blomquist
RECOMMENDATION : Staff Recommends the Following:
- a. Adopt Resolution No. 2022-086 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Use of Park Facilities Impact Fees in an Amount Not to Exceed \$75,000 for the Arcade-Cripple Creek Trail Project
 - b. Adopt Resolution No. 2022-087 A Resolution of the City Council of the City of Citrus Heights, California, Approving a Loan from the Sacramento Area Council of Governments (SACOG) to Provide Gap Funding for Construction of the Arcade-Cripple Creek Trail Project
 - c. Adopt Resolution No. 2022-088 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with Central Valley Engineering & Asphalt, Inc. for the Arcade-Cripple Creek Trail Project
 - d. Adopt Resolution No. 2022-090 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 Services, Inc. to Provide Construction Management, Inspection, and Materials Testing Services for the Arcade Cripple Creek Trail Project
 - e. Adopt Resolution No. 2022-091 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 7 to the Contract for Professional Services with GHD, Inc. for Construction Support for the Arcade-Cripple Creek Trail Project
 - f. Adopt Resolution No. 2022-092 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with the Sacramento Tree Foundation to Provide Professional Services for Tree Planting, Monitoring and Outreach Services

Council Member Bruins recused herself from the item due to her homes proximity to the Arcade Cripple Creek project. Her home is within 500 feet of the project, which poses a conflict of interest.

Community Development Director Kempenaar and City Engineer Blomquist introduced the item. Kempenaar discussed the trail boundaries and the regional importance of this project. Sacramento County reserved land for trail purposes prior to incorporation. The General Plan set in 2000 established a system of Creekside trails, passive open space,

and parks for public use. In 2011, the updated General Plan adopted a complete streets policy, and directed the update of the bike master plan and the pedestrian master plan.

Blomquist discussed the active transportation program, which is a grant program managed by Caltrans and provides funding for projects that increase biking, walking, and alternative transportation. The grant program received over 450 applications in 2016, where the City was allocated \$6.2 million. The City received grant funding for the establishment of a 2.9-mile multi-use trail that connects eight parks, the Sunrise MarketPlace, Woodside k-8 school, and more. This trail allows the City to collaborate with the San Juan Unified School District, Sunrise Recreation and Park District, Orangevale Recreation and Park District, Sacramento County, and SMUD.

Since 2016, staff have conducted robust outreach efforts for the trail project. Kempenaar discussed how staff have worked to address community concerns such as tree removal. Staff have worked with SMUD and the Tree Foundation to identify tree mitigation and trail safety. Blomquist stated construction proposals are higher than initially estimated for a variety of reasons. As a result, staff have proposed utilization of park impact fees and a \$2 million zero interest Sacramento Area Council of Government loan.

Council Member Daniels requested to not use the general fund for repayment of the SACOG loan.

Mayor Middleton asked what the financial costs to the City would be if decided to not go forward. Blomquist stated the City would have to give back the grant award and repay any funding already spent.

PUBLIC COMMENT

Kathy Morris addressed the Council stating her support for the trail project. She believes that a clean trail is safe for residents and increases visibility. She shared her appreciation for the open communication from staff and council.

Dave Mitchell, District Administrator with Sunrise Recreation and Park District stated their support of the trail. The trail would go through seven SRPD parks. The trail system would meet a demand already placed on the park system.

John Barth stated he was initially concerned with the increased activity on the trail and it being so close to his home. Despite his concerns, he is now in favor of the trail and the positive contributions it has had on his neighbors.

Chris Dougherty with the Sacramento Area Council of Governments addressed the Council regarding his support of this project. He stated this project would positively increase connectivity throughout the region.

Toni Snider addressed the Council regarding her safety concerns. She stated she is concerned for bicyclist navigating the dark streets and requests lighting and police presence.

Mike Teran addressed the Council regarding the trail project. He address raising the bridge along the trail, and questioned if it needed to be done. He also expressed his concerns for the safety along the trail.

David Oberg addressed the Council regarding the stop signs along the trail project. He stated the need for stop signs that flash and light when pedestrians are crossing. Additionally, he stated his concern for jaywalkers and those who would ignore a cross walk.

Gloria Turner addressed the Council regarding the increased traffic and pedestrian impact on her street. She stated her concern for the safety of the pedestrians and roads along the trail in Orangevale. She also addressed her concern for increased loitering in the area.

Lisa Montes with the Orangevale Recreation and Park District addressed the Council stating her support for the trail. She is excited to connect parks, trails, and residents with Citrus Heights. She stated her goal is to always keep her community safe and to increase connectivity in recreation.

Dennis Turner addressed the Council commending city staff for the increased public engagement. He stated he does have concerns on the bridge and safety.

Neil Anderson addressed the Council regarding his concern of the existing bridge in Sundance Park. He does not believe a new bridge needs to be constructed and the existing bridge should suffice for the project.

Tom DiGiacomo addressed the Council regarding the trail project. He addressed four main concerns including lighting on Highwood and Woodmore Oaks Drive, blinking stop signs, raising of the existing pedestrian bridge, and the entrance to Sundance Park.

David Huber, board chair for the Sunrise Recreation and Park District, addressed the Council regarding his support for the proposed trail project.

Veronica Hunter addressed the Council regarding her support and excitement of the trail project.

Andrea Montano addressed the Council regarding her support for increased accessibility in the community. She stated her appreciation in the environmental and safety measures taken for the project.

Peg Pinard addressed the Council stating her concerns for the trails impact on neighborhoods. She stated that the most destructive options have been taken.

Daniel Kehrer addressed the Council regarding his support for the project. As the consultant and engineer on the project, he stated all comments and feedback have been taken into consideration during the development process.

Council comments and questions followed.

ACTION: On a motion by Vice Mayor Schaefer, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-086 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Use of Park Facilities Impact Fees in an Amount Not to Exceed \$75,000 for the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Vice Mayor Schaefer, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-087 A Resolution of the City Council of the City of Citrus Heights, California, Approving a Loan from the Sacramento Area Council of Governments (SACOG) to Provide Gap Funding for Construction of the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Vice Mayor Schaefer, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-088 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with Central Valley Engineering & Asphalt, Inc. for the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-090 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 Services, Inc. to Provide Construction Management, Inspection, and Materials Testing Services for the Arcade Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-091 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute

Amendment No. 7 to the Contract for Professional Services with GHD, Inc. for Construction Support for the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-092 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with the Sacramento Tree Foundation to Provide Professional Services for Tree Planting, Monitoring and Outreach Services.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

None

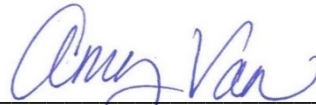
ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None

ADJOURNMENT

Mayor Middleton adjourned the regular meeting at 8:10 p.m.

Respectfully submitted,



Amy Van, City Clerk