

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special / Regular Meeting of Thursday, April 27, 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 5:00 p.m. by Mayor Schaefer.

1. Roll Call: Council Members present: Karpinski-Costa, Lopez-Taff, Middleton, Schaefer
Council Members absent: Daniels
Staff present at the roll call: Feeney, Jones and Van

PUBLIC COMMENT

None

CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to 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
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: 7500 Coronado Lane, Citrus Heights, CA (243-0031-004-0000) and 6448 Sylvan Road, Citrus Heights, CA (243-0031-006-0000)
Agency negotiator: Ashley Feeney, City Manager and Ryan Jones, City Attorney
Negotiating parties: Robert Paul Coronado, Negotiator
Under negotiation: Price, terms of payment, or both

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

REPORT OUT OF CLOSED SESSION

Closed session was continued to the end of the regular meeting.

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, Schaefer
Council Members absent: Daniels

Staff present: Cave, Feeney, Jones, Singer, Van and department directors.

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

APPROVAL OF AGENDA

Mayor Schaefer requested to move Item 12 to a future Council meeting.

City Clerk Van noted staff has requested to move Item 13 to a future Council meeting.

Mayor Schaefer made a motion to approve the agenda as amended. Council Member Middleton seconded the motion. The following roll-call vote was taken.

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

The motion failed.

PUBLIC COMMENT

Kathy Morris on behalf of Neighborhood Association Area Seven, Eight and Nine (CHASEN) invited the City Council to attend their next CHASEN meeting with guest speaker Assemblymember Josh Hoover.

Randy Gallagher stated he received a notice on his door regarding sewer work that is scheduled along his street, however he said nothing has happened yet and would like to know if there is a reason for this.

Council Member Karpinski-Costa, as the City's representative on the Sacramento Area Sewer District Board, stated she will contact Randy Gallagher after the meeting to discuss his concerns.

PRESENTATIONS:

4. Presentation by Gary Goodman with Sacramento-Yolo Mosquito & Vector Control District

Luz Maria Robles with the Sacramento-Yolo Mosquito & Vector Control District gave an update on 2022 West Nile Virus activity in California and within the City of Citrus Heights. She also noted the District's concerns regarding invasive mosquitoes that have been found that are capable of transmitting diseases including Zika, dengue and chikungunya.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa stated she attended the Memorial Services for Steve Miller.

Council Member Middleton stated she attended the Memorial Services for Steve Miller. She also attended Cap-to-Cap in Washington, DC.

Council Member Lopez-Taff stated she attended the Memorial Services for Steve Miller. She attended two meetings related to homelessness in Sacramento. She also attended Cap-to-Cap in Washington, DC.

Mayor Schaefer stated he attended the Memorial Services for Steve Miller. He also attended Cap-to-Cap in Washington, DC. He also participated as a judge, along with Council Member Karpinski-Costa, at the Lions Club speaking contest.

CONSENT CALENDAR

5. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Meeting of April 13, 2023
6. **SUBJECT:** Resolution Designating the City Manager as the City Representative Authorized to Execute Agreements Issued by the State of California for State and Federal Aid Funded Projects
STAFF REPORT: R. Cave / M. Poole
RECOMMENDATION: Adopt Resolution No. 2023-029, a Resolution of the City Council of the City of Citrus Heights, California, Designating the City Manager as the City Representative Authorized to Execute Agreements Issued by the State of California Department of Transportation for State and Federal Aid Funded Projects
7. **SUBJECT:** Audited Financial Statements and Compliance Report for Transportation Development Act Funds and Single Audit Report
STAFF REPORT: S. Talwar / A. Preciado
RECOMMENDATION: Accept and file the City of Citrus Heights Transportation Development Act (TDA) Funds Audited Financial Statements and Compliance Report for fiscal year ended June 30, 2022 and the Single Audit Report for the fiscal year ended June 30, 2022
8. **SUBJECT:** Quarterly Treasurer's Report
STAFF REPORT: S. Talwar / A. Preciado
RECOMMENDATION: Receive and file the Quarterly Treasurer's Report for the quarter ending March 31, 2023
9. **SUBJECT:** Approval of Neighborhood Improvement Project Fund Applications
STAFF REPORT: M. Huber
RECOMMENDATION: The following is recommended:
 - a. Adopt Resolution No. 2023-030, a Resolution of the City Council of the City of Citrus Heights, California, Approving Neighborhood Improvement Partnership Funding Request Not to Exceed \$2,595
 - b. Adopt Resolution No. 2023-031, a Resolution of the City Council of the City of Citrus Heights, California, Approving a Neighborhood Improvement Partnership Application Not to Exceed \$1,725
10. **SUBJECT:** Resolution Authorizing the City Manager to execute an agreement with RSG not to exceed \$60,000 for the completion of an Annexation Feasibility Study and Outreach Project
STAFF REPORT: C. Kempenaar

RECOMMENDATION: Adopt Resolution No. 2023-032, a Resolution of the City Council of the City of Citrus Heights Authorizing the City Manager to Execute an Agreement with RSG Not to Exceed \$60,000 for the Completion of the Annexation Feasibility Study and Outreach Project

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Middleton, the City Council adopted Consent Calendar Items 5, 6, 7, 8, 9 and 10.

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

PUBLIC HEARING

11. **SUBJECT:** Zoning Code Updates – Continued from the March 9, 2023 City Council Meeting

STAFF REPORT: C. Kempenaar / E. Singer

RECOMMENDATION: The following motions are recommended:

- 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 2023-003, an Ordinance of the City Council of the City of Citrus Heights amending various sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)

Associate Planner Singer provided an overview of the recommended amendments to the Zoning Code that includes locally initiated changes, and changes in response to State Law mandates including affordable housing incentives (density bonus), parking requirements, accessory dwelling units, and temporary vending.

Council questions followed.

Mayor Schaefer opened the public hearing at 6:35 p.m., hearing no speakers he closed the public hearing.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member 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, Lopez-Taff, Middleton, Schaefer
NOES: None
ABSENT: Daniels

ACTION: On a motion by Council Member Middleton, seconded by Council Member Lopez-Taff, the City Council introduced for first reading, read by title only and waived the full reading of Ordinance 2023-003, an Ordinance of the City Council of the City of Citrus Heights amending various sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section).

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

REGULAR CALENDAR

12. **SUBJECT:** Citrus Heights Education Committee
STAFF REPORT: A. Van
RECOMMENDATION: Review and discuss the Ad Hoc 2x2 Committee's recommended work plan for the CHEC and provide direction to staff

City Clerk Van reported that at the March 23, 2023 meeting, Council approved the formation of a limited term Citrus Heights Education Committee to examine the feasibility of a Citrus Heights school district. Council further tasked a City Council 2x2 Education Committee with developing a work plan for the Committee. She provided an overview of the proposed work plan. The Citrus Heights Education Committee is proposed to be composed of seven members, one member appointed by each Councilmember and two at-large members. She also provided an overview of the proposed timeline for the committee as follows:

DATE	ACTION
April 28	Application released and posted on the City's website; conduct community outreach
May 12	Applications due to the City
May 15	Applications would be sent to Council for review
May 25 Council Mtg.	Committee members appointed by City Council
June – October	Committee meetings to be held over a five-month period, or other schedule as determined by the City Council
November 9 Council Mtg.	The Committee's work program is expected to culminate in a policy recommendation to Council in November.

Council Member Lopez-Taff stated she met with Vice Mayor Daniels to work on this proposal and stated they were interested in forwarding the idea without influencing it too much. They discussed the concept of committee members from the community looking at the processes that are involved in forming a school district.

Public Comment

Bill Shirley proposed the City create an advisory committee to look at ways we can support our schools within our city. This committee could include staff members and parents from each school to find out what their wants and needs are. He stated the committee should be focusing on what can we do locally to improve our schools. He stated by doing this we can achieve a lot more than spending time looking at creating our own district.

Daniel Thigpen with the San Juan Unified School District stated they appreciate the question on the application around past or current employment in the District or attendance at a SJUSD school or volunteering at a SJUSD. The District has a lot of educators and support staff that live and work in Citrus Heights and have personal connections to their schools. This would provide a unique perspective when looking for a diversity of citizens on this committee.

Mayor Schaefer stated this committee is designed to take a comprehensive look at forming a Citrus Heights school district and see if it is viable. He expressed support for the proposed work plan.

Council Member Karpinski-Costa stated this item is not in the Council's strategic plan. She believes the Council needs to discuss this topic at the next strategic planning meeting and is not in favor of moving forward with the proposed work plan.

Council Member Middleton stated she is not in favor of moving forward with the proposed work plan.

Mayor Schaefer requested to postpone this item until all Councilmembers are present to discuss the item.

Council Member Lopez-Taff stated she is in favor of postponing this item to a future meeting.

Mayor Schaefer noted it appears the Council will not reach a consensus on postponing the item.

Council Member Karpinski-Costa suggested adding this item for discussion at the next City Council strategic planning meeting.

City Attorney Jones stated there isn't a unanimous or even a majority consensus to move forward with the proposed work plan, if the rest of the council is comfortable with moving the item to the May 18th strategic planning meeting then it can be discussed then.

- 13. **SUBJECT:** Approval of Sunrise MarketPlace Property-Based Improvement District 2022 Annual Report
STAFF REPORT: M. Huber
RECOMMENDATION: Adopt Resolution No. 2023-____, a Resolution of the City Council of the City of Citrus Heights, Approving the Sunrise MarketPlace 2022 Annual Report

Mayor Schaefer stated Kathilynn Carpenter with the Sunrise MarketPlace was unable to attend the meeting and requested to move the item to a future meeting.

By unanimous consensus, Item 13 was continued to a future City Council meeting.

- 14. **SUBJECT:** Sound Wall Beautification – Proposed Locations and Recommendations
STAFF REPORT: R. Cave
RECOMMENDATION: Adopt Resolution No. 2023-033, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the General Services Department to Release a Request for Bids for Sound Wall Beautification and Approving the Allocation of \$155,000 in American Rescue Plan Act Funds to Support this Project

General Services Director Cave reported this item was identified as a strategic objective by the City Council that directed staff to gather a list of locations, identify total estimated costs, and include recommendations for funding of the project. The overall project would improve the appearance of various corridors throughout the community and aims to address blight.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Middleton, the City Council adopted Resolution No. 2023-033, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the General Services Department to Release a Request for Bids for Sound Wall Beautification and Approving the Allocation of \$155,000 in American Rescue Plan Act Funds to Support this Project.

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

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

City Manager Feeney announced the City has been designated Tree City USA for the fifth year in a row.

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None

CLOSED SESSION

The City Council adjourned to closed session.

2. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to 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

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
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Agency negotiator: Ashley Feeney, City Manager and Ryan Jones, City Attorney
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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 and regular meetings at 7:22 p.m.

Respectfully submitted,



Amy Van, City Clerk