

**CITY OF CITRUS HEIGHTS  
CITY COUNCIL  
MINUTES  
Special/ Regular Meeting of Thursday, February 24, 2022  
City Hall Council Chambers  
6360 Fountain Square Drive  
Citrus Heights, CA 95621**

**CALL SPECIAL MEETING TO ORDER**

The regular council meeting was called to order at 6:30 p.m. by Vice Mayor Schaefer.

1. Roll Call: Council Members present: Bruins, Daniels, Miller, Schaefer, Middleton  
Council Members absent: None  
Staff present: Feeney, Jones

**PUBLIC COMMENT**

None

**CLOSED SESSION**

2. 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

**REPORT OUT OF CLOSED SESSION**

There was no reportable action from closed session.

**ADJOURNMENT**

Vice Mayor Schaefer adjourned the special meeting at 6:58 p.m.

**CALL REGULAR MEETING TO ORDER**

The regular council meeting was called to order at 7:00 p.m. by Vice Mayor Schaefer.

1. The Flag Salute was led by Council Member Miller.
2. Roll Call: Council Members present: Bruins, Daniels, Miller, Schaefer  
Council Members absent: Middleton  
Staff present: Bermudez, Blomquist, Burnett, Cave, Cimino, Feeney, Flores, Jones, Kempenaar, Nossardi, Poole, Reid, Singer, Turcotte, Van, and Zenoni.
3. The video statement was read by City Clerk Van.

**APPROVAL OF AGENDA**

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

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

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

Council Member Bruins attended the Police Activities League corn hole tournament. Council Member Bruins spoke at the CHASEN Neighborhood Association meeting, which covered areas 7, 8, and 9. She recently attended the Auburn Boulevard Business Association meeting. Council Member Bruins provided an update from the Sacramento Area Sewer District and Regional Sanitation Board Meeting.

Council Member Daniels provided an update from the Sacramento Metro Air Quality District board meeting.

Council Member Miller provided an update from the Regional Transit board meeting. Council Member Miller provided an update from the Sunrise MarketPlace board meeting.

Vice Mayor Schaefer recently spoke at the Neighborhood Association meeting for area 5. He also provided an update from the Sacramento Public Library Authority meeting.

**PUBLIC COMMENT**

City Clerk Van read a comment from Roger Johnson, "At the last City Council Meeting the Council voted to approve the July 01, 2022, Fee Increase for Republic Services. Since then, a \$15 Million check was given to Citrus Heights, presented by Ami Bera: Federal Funding. Please reconsider the Fee Increase, using \$2 Million of the \$15 Million, giving thousands of your constituents some "economic relief"; especially seniors, veterans and lower income households on "fixed incomes"."

**CONSENT CALENDAR**

4. **SUBJECT:** Approval of Minutes  
**RECOMMENDATION:** Approve the Minutes of the Regular Meeting of February 10, 2022
5. **SUBJECT:** Renewal of Sacramento Abandoned Vehicle Services Authority (SAVSA) Program  
**STAFF:** A. Turcotte/ C. Burnett  
**RECOMMENDATION:** Adopt Resolution No. 2022-015, A Resolution of the City Council of the City of Citrus Heights, California, Renewing the Sacramento County Abandoned Vehicle Abatement Program and Approve the Proposed Abandoned Vehicle Abatement Tax Measure Ballot Language
6. **SUBJECT:** Approval of the Final Subdivision Map and Subdivision Improvement Agreement for Auburn Heights Subdivision  
**STAFF:** R. Cave/ L. Blomquist/ A. Flores

**RECOMMENDATION:** Adopt Resolution No. 2022-016, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Final Subdivision Map and Subdivision Improvement Agreement for Auburn Heights Subdivision

7. **SUBJECT:** Adopt 2021 Local Hazard Mitigation Plan Update

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

**RECOMMENDATION:** Adopt Resolution No. 2022-017, A Resolution of the City Council of the City of Citrus Heights, California, Adopting the 2021 Sacramento County Local Hazard Mitigation Plan Update

Vice Mayor Schaefer announced he would not be voting on Consent Calendar Item 6 due to a conflict of interest as he voted on the item as a member of the Planning Commission.

**ACTION:** On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council adopted Consent Calendar Items as follows:

Items 4, 5, and 7:

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

Item 6:

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

## **PUBLIC HEARING**

8. **SUBJECT:** Zoning Code Updates

**STAFF:** C. Kempenaar/ A. Bermudez/ E. Singer

**RECOMMENDATION:** The following is recommended;

- a. Move to Determine the Proposed Amendments are Exempt from California Environmental Quality Act (CEQA) under Section 1561(b)(3) of the Guidelines; and
- b. Move to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance 2022 - 001, as Shown in Attachment 1, an Ordinance of the City Council of the City of Citrus Heights Amending Various Section of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)

Associate Planner Singer provided Council with an overview of the proposed Zoning Code amendments. Amendments include commercial fencing, tree protection and mitigation, use permits, and various minor clarification updates. He also noted an amended ordinance was distributed to Council that struck language regarding pervious surfaces requirements from the ordinance.

Council Member comments and discussion followed.

Vice Mayor Schaefer opened the public hearing at 7:24 p.m. Hearing no public comments, he closed the public 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 California Environmental Quality Act (CEQA) under Section 1561(b)(3) of the Guidelines.

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

**ACTION:** On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council moved to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance 2022 - 001, as Shown in Attachment 1, an Ordinance of the City Council of the City of Citrus Heights Amending Various Section of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section) as amended.

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

### **7:30 P.M. PUBLIC HEARING**

9. **SUBJECT:** Public Hearing #2 on the Redistricting Process

**STAFF:** A. Van

**RECOMMENDATION:** The following is recommended;

- a. Receive a presentation from the City's Demographic Consulting Firm, National Demographics Corporation (NDC); and
- b. Hold a Public Hearing to Review Draft Maps and Receive Public Input Regarding the Composition of District Boundaries

City Clerk Van introduced the item. This is the second of four public hearings that will engage residents and community members in the redistricting process. Van stated that the City did not receive any draft maps from the public. Staff will host a public workshop on March 3, 2022 from 5:30-7:00 p.m. to give the public an opportunity to engage in the redistricting process.

Robert McEntire with NDC introduced the process of re-districting and introduced the proposed draft map. McEntire discussed the goal of laying the foundation for the redistricting process, which includes following guidelines from federal laws, state criteria for cities, and other traditional redistricting principles. McEntire explained that given the updated census data, current district boundaries are legally compliant and are reflected in the proposed draft map. Current district boundaries reflect correct population balancing, which aligns with state and federal criteria. Each of the five districts should be equal and contain about 17,570 people. The goal of the second public hearing is to view the draft map from NDC and receive feedback from Council.

Vice Mayor Schaefer opened the public hearing at 7:43 p.m.

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## **PUBLIC COMMENT**

Michael Lagomarsino addressed the City Council stating his support of using the existing district map. He states that as long as our district number remain within the 5% threshold, the districts should remain the same. When the City initially transitioned to district based elections, he was concerned with his district being divided by the freeway, but it has proven to work. He stated that in 2030 with the number of housing development projects currently and potentially underway, then that should be a time to redraw district boundaries.

Hearing no other public comments, Vice Mayor Schaefer closed the public hearing at 7:45 p.m.

Council Member Daniels expressed concern regarding the future potential growth, at the very bottom of the blue area with the Mitchell Farms of about 260 homes. I'm hoping that in District 1 at the northwest side that Roseville Pointe comes in at some point over the next few years and that could be maybe 200 homes. On District 5 our future anticipated growth with the mall could be about 2000 homes there and that's not going to happen in the next year or two but it is definitely likely to happen on some level over a relatively short time, hopefully. When you look at District 1 on the numbers side I believe it is under so that might get it a little closer to parity. But when I look at the blue area it is a little over already and we are looking at adding 400 people or so and when I look at District 5 it is the same situation and so if we wanted to think about that and wanted to keep that in mind, one thing that we might be able to do is cut District 5 where I believe that is Arcade Creek. And so as we get information back I'd like to see some numbers on what happens to District 4 if we include the area within District 5 that goes down to arcade creek the far north creek area and just see what that number looks like and see if we want to weight that with the issue of what's going to happen at the mall.

Council Member Miller I guess we would have to figure if it was going to happen in less than 10 years.

No further discussion or direction was given.

## **REGULAR CALENDAR**

10. **SUBJECT:** Fiscal Year 2021-22 Mid-Year Budget Adjustment and Financial Forecast Update  
**STAFF:** B. Zenoni/ T. Nossardi  
**RECOMMENDATION:** Adopt Resolution No. 2022-018, A Resolution of the City Council of the City of Citrus Heights, California, Approving Amendments to the Fiscal Year 2021-22 Budget

Interim Administrative Services Director Zenoni provided Council with a Fiscal year 2021-2022 Mid-Year Budget Review. Zenoni provided an update on the general fund and the funding received from the American Rescue Plan Act. The City's sales tax revenue, motor vehicle in-lieu fees, and building activity has brought in higher revenue than initially anticipated. Two areas in the general fund, red light camera fines and Community Center rentals, have brought in less than what was originally expected. Proposed adjustments include allocations to risk management to cover rising insurance premiums, non-departmental expenditures, and the Police Department for body worn cameras. The revised budget reflects a projected savings of \$1.4 million and will generate a projected \$2.9 million operating surplus. Zenoni discussed the funding received from the American Rescue Plan Act. In June, staff allocated \$2.5 million for Police Department staffing. Zenoni provided an update on the Financial Forecast, which promoted fiscal responsibility and planning. This forecast allows staff to identify potential issues with the budget and also develop a corrective action plan. The forecast estimate is based on current financial information.

Council comments and discussion followed.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-018, A Resolution of the City Council of the City of Citrus Heights, California, Approving Amendments to the Fiscal Year 2021-22 Budget.

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

### **DEPARTMENT REPORTS**

11. **SUBJECT:** Homeless Navigator Update  
**DEPARTMENT:** Police Department

Sargent Cimino introduced the City's new Homeless Navigator Gabriella Yost, with Sacramento Self Help Housing. Yost began serving the City of Citrus Heights in September 2021 after serving Rancho Cordova. The homeless navigator provided outreach and services to those experiencing homelessness or at risk of losing their housing. Since beginning with the City, Yost has provided general services to 78 individuals, provided 17 individuals with shelter, and has housed 14 households. She shared statistics from 2021, which includes 184 individuals provided with general services, 35 individuals were provided with shelter, and 45 individuals were housed. Yost also shared two success stories in which she was able to get a client into a recovery program and house a different client and reunify them with their children.

### **CITY MANAGER ITEMS**

City Manager Feeny informed Council that the COVID-19 Small Business Grant Program launched on March 10. He also shared that COVID-19 cases have decreased in Sacramento County.

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

Council Member Daniels requested an update on future City events.

### **ADJOURNMENT**

Vice Mayor Schaefer adjourned the regular meeting at 8:34 p.m.

Respectfully submitted,



Amy Van, City Clerk