

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

**CALL REGULAR MEETING TO ORDER**

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

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

**APPROVAL OF AGENDA**

ACTION: On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council approved the agenda.

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

**PRESENTATION**

4. Proclamation of the City of Citrus Heights Recognizing the San Juan High School Boys Varsity Basketball Team

Council Member Daniels presented the students and staff of the San Juan High School Boys Varsity Basketball team with a proclamation recognizing their winning season. Students received a certificate of recognition along with an item from the Sacramento Kings. Coach Bryant and coaching staff were recognized for their successful season.

5. Proclamation of the City of Citrus Heights Recognizing March 2022 as Women's History Month

Council Member Bruins presented the Citrus Heights Women's Club and the Soroptimist Club with a proclamation recognizing Women's History Month.

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

Council Member Bruins provided an update from the Regional Sanitation board meeting. She also provided an update from the Police Activities League board meeting, including a coming recruitment for a PAL Coordinator. Council Member Bruins shared information on

upcoming PAL events such as the Hoppy Easter event, Egg My House Event, Traffic Youth Safety Day, STAKE public safety event, Chalk It Up event at Rusch Park, and more.

Council Member Daniels provided an update from the Air Quality Board Conference in Yosemite. He shared kudos for the Citrus Heights Police Department's quick response time. Council Member Daniels shared information regarding Easter events at the Sunrise Mall and Citrus Town Center.

Council Member Miller provided an update from the Connect Citrus Heights meeting. He also provided an update from the Sunrise MarketPlace board meeting. He shared information on a protective gear drive at the Birdcage shopping center for the citizens of Ukraine on April 16. Council Member Miller attended the Regional Transit employee appreciation day.

Vice Mayor Schaefer provided an update from the Library Board meeting. He also shared information regarding March being National Celery Month.

Mayor Middleton provided information on the Ukrainian protection gear drive at Birdcage. Mayor Middleton asked City Manager Feeney to provide information regarding a recent news article discussing the City's budget.

City Manager Feeney stated he saw a recent news article and a correction has been submitted to the news outlet. There was a report that the budget surplus was \$6.2 million, which was actually a revenue number, and the actual operating surplus for the last fiscal year was \$3.6 million.

### **PUBLIC COMMENT**

Kathy Morris addressed the Council regarding National Night out on August 2. The Citrus Heights Area Seven, Eight, Nine (CHASEN) association has reserved C-Bar-C Park for the event and an invitation will follow.

Rick Hodgkins addressed the Council regarding the holiday festivities at Sunrise Mall. He stated his support for not tearing down Sunrise Mall, and his desire to see an indoor and outdoor revitalization of the space.

Arthur Ketterling addressed the Council regarding the upcoming Regional Transit community survey.

Nicky McNally addressed the Council regarding an upcoming event for the Friends of Constitutional Sheriffs and Peace Officers Association. The event is April 2 and will discuss public safety.

City Clerk Van read a comment from Alfred Sanchez, "Snack Man's birthday sock drive ends March 31. Alfred has been working to get as many socks donated for his birthday month as possible. Socks are so very important to homeless hygiene, so please consider contributing. He distributes snacks, provisions and resources to local homeless. Contact Alfred via Facebook. Alfred Sanchez aka Snack Man Citrus Heights. Happy Birthday Snack Man."

**CONSENT CALENDAR**

6. **SUBJECT**: Approval of Minutes  
**RECOMMENDATION**: Approve the Minutes of the Special/ Regular Meeting of March 10, 2022
  
7. **SUBJECT**: Declaration of Surplus Properties - Sayonara Drive  
**STAFF**: C. Kempenaar/ A. Bermudez  
**RECOMMENDATION**: Adopt Resolution No. 2022-022, A Resolution of the City Council of the City of Citrus Heights, California, Declaring Certain Properties on Sayonara Drive as Exempt Surplus Land
  
8. **SUBJECT**: Audited Financial Statements and Compliance Report for Transportation Development Act Funds  
**STAFF**: R. Prasad  
**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, 2021
  
9. **SUBJECT**: Resolution of Opposition to Inadequately Funded State Mandates  
**STAFF**: R. Cave/ M. Poole  
**RECOMMENDATION**: Adopt Resolution No. 2022-023, A Resolution of the City Council of the City of Citrus Heights, California, Expressing Opposition of Inadequately Funded State Mandates
  
10. **SUBJECT**: 2021 General Plan Annual Progress Report  
**STAFF**: C. Kempenaar/ E. Singer  
**RECOMMENDATION**: Adopt Resolution No. 2022-024, A Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2021 General Plan Annual Progress Report
  
11. **SUBJECT**: AB 481 - Military Equipment Policy for the Police Department  
**STAFF**: A. Turcotte / M. Wells  
**RECOMMENDATION**: Introduction of Military Equipment Use Policy and draft ordinance for future consideration at the April 28, 2022 City Council meeting pursuant to AB 481.

**ACTION**: On a motion by Vice Mayor Schaefer, seconded by Council Member Miller, the City Council adopted Consent Calendar Items 6, 7, 8, 9, 10 and 11.

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

**7:15 P.M. PUBLIC HEARING**

11. **SUBJECT**: Public Hearing #4 on the Redistricting Process

**STAFF:** A. Van

**RECOMMENDATION :** The following is recommended;

- a. Hold a public hearing to review the final map and receive public input regarding the composition of district boundaries; and
- b. Approve the second reading and adopt Ordinance No. 2022-002, an Ordinance of the City Council of the City of Citrus Heights Adopting a Map Describing Five Council Districts Pursuant to California Elections Code Sections 21600-21609 and Amending Article II of Chapter 2 of the Citrus Heights Municipal Code.

City Clerk Van introduced the item. This is the final public hearing in the redistricting process. The intention of this public hearing is to engage residents and community members in the redistricting process and finalize the district map as presented.

Mayor Middleton opened the public hearing at 7:45 p.m.

Rick Hodgkins addressed the Council regarding the redistricting process and his desire to see residents with disabilities represented adequately in their districts.

A resident addressed Council regarding the construction of single-family homes near Costco and Walmart. The fence at his home was taken down and replaced with a chain link fence, which affected his family's privacy.

Mayor Middleton closed the public hearing at 7:50 p.m.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, the City Council Approved the second reading and adopted Ordinance No. 2022-002, an Ordinance of the City Council of the City of Citrus Heights Adopting a Map Describing Five Council Districts Pursuant to California Elections Code Sections 21600-21609 and Amending Article II of Chapter 2 of the Citrus Heights Municipal Code.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton

NOES: None

ABSENT: None

## **PUBLIC HEARING**

13. **SUBJECT :** Consolidated Annual Performance Evaluation Report to the U.S. Department of Housing and Urban Development on Program Year 2021 Community Development Block Grant Funds

**STAFF:** C. Kempenaar/ S. Cotter/ N. Piva

**RECOMMENDATION :** The following is recommended:

- a. Conduct a public hearing to review the city's Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) 2021 program year; and

- b. Adopt Resolution No. 2022-025, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Consolidated Annual Performance Evaluation Report for Program Year 2021 and Direct Staff to Submit, with Minor Modifications as Necessary, the CAPER report to the U.S. Department of Housing and Urban Development (HUD).

Housing & Grants Technician II Piva introduced the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program. The CAPER is an annual evaluation of the CDBG Program, which provided a review of all CDBG funded activities and programs for the 2021 program year. The 2021 CDBG grant amount was \$647,381, with an additional CDBG-CV grant amount of \$544,198. The program also received \$121,444 in Housing Loan Payments from the first-time homebuyers program. CDBG Expenditures included projects such as the various signalized intersection & safety improvement project, the Sunrise Recreation & Park District San Juan Park Facilities Improvement Project, critical home repair home grant program, and the home repair program. In partnership with capital improvement projects and nonprofits, the CDBG funds served 12,066 persons/households in 2021. Nonprofits that received CDBG funds include Meals on Wheels, Single Mom Strong, and Rebuilding Together Sacramento.

Mayor Middleton opened the public hearing at 7:59 p.m. Hearing no public comments, she closed the public hearing.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, the City Council Adopted Resolution No. 2022-025, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Consolidated Annual Performance Evaluation Report for Program Year 2021 and Direct Staff to Submit, with Minor Modifications as Necessary, the CAPER report to the U.S. Department of Housing and Urban Development (HUD).

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

14. **SUBJECT:** Amendment Business License Ordinance - Short-term Rentals  
**STAFF:** C. Kempenaar/ A. Bermudez  
**RECOMMENDATION:** Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022-003, An Ordinance of the City of Citrus Heights, California, Amending Chapter 22 (Businesses) and Chapter 86 (Taxation) of the Municipal Code and Adding Section 22-451 through 22-460 Regarding Short-term Rentals

Associate Planner Bermudez presented the item regarding an amendment to the business license ordinance. This presentation is a follow-up from a September 2021 study session to consider and amendment to the Business Regulation section of the Municipal Code by including the operation of a short-term rental (STR's) the same as other business types and requires short-term rentals to obtain a general business license. Short-term rentals as defined as lodgings rented for 30 days or less, they are commonly advertised through platforms such as VRBO and Airbnb. This item was brought forward due to an increased

number of STRs in Citrus Heights resulting in a high volume of calls for service. The City currently does not have any policies or codes related to STR's. Bermudez stated that while it can be a challenge to identify STR locations, staff have used on-line platforms to identify 70 listings and 52 property addresses. Bermudez shared that 25% of the verified properties had at least one call for service over a 24-month period. The benefit of amending the current Business Regulation section of the Municipal Code will allow staff to confirm the property's use, provide owner contact information, and provide regulation to deter noise by limiting the number of guests. Bermudez noted that many of the neighboring cities have incorporated regulations on STR's.

Council comments and discussion followed.

Mayor Middleton opened the public hearing at 8:23 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 Introduced for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022-003, An Ordinance of the City of Citrus Heights, California, Amending Chapter 22 (Businesses) and Chapter 86 (Taxation) of the Municipal Code and Adding Section 22-451 through 22-460 Regarding Short-term Rentals.

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

## **REGULAR CALENDAR**

15. **SUBJECT:** Resolution Authorizing Payment of the Outstanding Revolving Line of Credit Balance and Amending the General Fund Budget for Fiscal Years 2021-22 and 2022-23  
**STAFF:** B. Zenoni  
**RECOMMENDATION:** Adopt Resolution No. 2022-026, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Payment of the Outstanding Revolving Line of Credit Balance and Amending the General Fund Budget for Fiscal Years 2021-22 and 2022-23

Interim Administrative Services Director Zenoni presented the item which authorizes the payment of the outstanding revolving line of credit balance. In 2018, the City issued short term financing to meet operational costs until the City would receive property tax from Sacramento County. The Citrus Heights Community Center was put as collateral for the short-term loan. The City received a \$12 million dollar revolving line of credit with a 6-year term. The current outstanding balance is \$3.5 million dollars with \$3.4 million used for the purchase of the Sylvan property. The City does not foresee any additional funds being

withdrawn from this revolving line of credit. With a budget surplus from 2021 and a current projected surplus for 2022, staff recommends paying the outstanding line of credit.

Council comments followed.

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Miller, the City Council Adopted Resolution No. 2022-026, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing Payment of the Outstanding Revolving Line of Credit Balance and Amending the General Fund Budget for Fiscal Years 2021-22 and 2022-23.

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

### **CITY MANAGER ITEMS**

City Manager Feeney provided updates on the Bonita Drainage Improvements Project, APRA Small Business Grant Application update, and Citrus Heights Cares, which lists reputable relief organizations responding to Ukraine for refugee support.

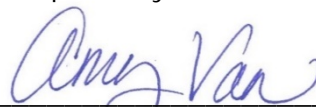
### **ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS**

Council Member Daniels requested a report on the possible annexation of the Roseville Point subdivision. Council Member Miller requested to discuss the item at the Strategic Planning retreat. Vice Mayor Schaefer stated his support to discuss the item.

### **ADJOURNMENT**

Mayor Middleton adjourned the regular meeting at 8:37 p.m.

Respectfully submitted,



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Amy Van, City Clerk