

**CITY OF CITRUS HEIGHTS  
CITY COUNCIL  
MINUTES  
Special/Regular Meeting of Thursday, July 11, 2019  
City Hall Council Chambers  
6360 Fountain Square Dr., Citrus Heights, CA**

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**CALL SPECIAL MEETING TO ORDER**

The special meeting was called to order at 6:30 p.m. by Mayor Bruins.

1. Roll Call: Council Members present: Daniels, Miller, Slowey, Bruins  
Council Members absent: Middleton  
Staff present: Boyd, Van and department directors

**PUBLIC COMMENT**

None

**CLOSED SESSION**

2. PUBLIC EMPLOYMENT  
Pursuant to Government Code Section 54957(b)  
Title: City Attorney

There was no reportable action from closed session.

**ADJOURNMENT**

Mayor Bruins adjourned the special meeting at 6:40 p.m.

**CALL REGULAR MEETING TO ORDER**

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

1. The Flag Salute was led by Mayor Bruins.
2. Roll Call: Council Members present: Daniels, Miller, Slowey, Bruins  
Council Members absent: Middleton  
Staff present: Boyd, Kempenaar, Poole, Turcotte, Van and department directors.
3. The video statement was read by City Clerk Van.

**APPROVAL OF AGENDA**

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

**AYES:** Daniels, Miller, Slowey, Bruins

NOES: None  
ABSENT: Middleton

## **PRESENTATIONS**

None

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

Council Member Miller had no comments or updates.

Council Member Daniels expressed his appreciation for the public's support of the Citrus Heights Police Department.

Vice Mayor Slowey attended the Sunrise Recreation and Park District 2x2 meeting. He commended the Citrus Heights Police Department staff for their hard work.

Mayor Bruins attended the 76 Gas Station grand opening ribbon-cutting ceremony. She thanked the Citrus Heights Police Activities League for hosting a variety of successful youth events this summer.

## **PUBLIC COMMENT**

Barry Wyatt expressed concerns with illegal fireworks in his neighborhood. He suggested enhancing illegal firework penalties.

## **CONSENT CALENDAR**

4. **SUBJECT**: Approval of Minutes  
**RECOMMENDATION**: Approve the Minutes of the Regular Meeting of Thursday, June 13, 2019
5. **SUBJECT**: Storm Drain Maintenance Services – Contract Clarification and Approval of Contract Amendment No. 3  
**STAFF REPORT**: R. Sherman / R. Cave  
**RECOMMENDATION**: Adopt Resolution No. 2019-053; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager or his Designee to Execute Contract Amendment No. 3 with Coastline Water Resources, Inc. for Storm Drain Maintenance Services and Further Authorizing the City Manager or His Designee to Execute any Subsequent Amendments Under this Contract Consistent with the City Manager's General Signing Authority
6. **SUBJECT**: Contract Execution with NeighborWorks Sacramento for Administration of the Housing Rehabilitation Program  
**STAFF REPORT**: R. Sherman / S. Cotter  
**RECOMMENDATION**: Adopt Resolution No. 2019-057; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute a

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Contract with NeighborWorks Sacramento for Administration of the City's Housing Rehabilitation Program

**ACTION:** On a motion by Vice Mayor Slowey, seconded by Council Member Miller, the City Council adopted Consent Calendar Items 4, 5 and 6.

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

**PUBLIC HEARING**

7. **SUBJECT:** General Plan Amendment Regarding Sunrise Mall

**STAFF REPORT:** R. Sherman / C. McDuffee / C. Kempenaar / M. Huber

**RECOMMENDATION:** Adopt Resolution No. 2019- 054; A Resolution of the City Council of the City of Citrus Heights, California Adopting a General Plan Amendment Related to Development Within the Sunrise Mall Property and Determining that the Project is Exempt from CEQA Under Section 15305

Senior Planner Kempenaar highlighted the proposed amendment to the General Plan. The amendment will revise the standards within the Sunrise Mall area and require a specific plan to ensure orderly development in the future and meet the city's expectations, as well as recognize the importance of the mall. The goal is to transform the area into a premier regional destination and a flourishing center of community life where residents and visitors shop, work, and play. Prior to issuing any discretionary approval staff recommends the City Council adopt a comprehensive plan, which includes an effective concentration, complementary land use, streetscape and community gathering features that reflect an amenity rich pedestrian-friendly regional destination.

Mayor Bruins opened the public hearing at 7:15 p.m.

**Public Comment**

Dana McFadden expressed concerns for the mixed use wording of the proposed project and possible vagrant activity that may occur if apartments are installed.

Aleksandr Vasilenko spoke in support of the General Plan amendment.

David Warren stated the resolution does not address recent changes in state law requiring affordable housing. He said the city lacks affordable housing. He believed the resolution should be sent back for further study as it relates to affordable housing.

Mayor Bruins closed the public hearing at 7:24 p.m.

Council questions and comments followed.

**ACTION:** On a motion by Vice Mayor Slowey, seconded by Council Member Daniels, the City Council adopted Resolution No. 2019- 054; A Resolution of the City Council of the City of Citrus Heights, California adopting a General Plan Amendment Related to Development Within the

Sunrise Mall Property and Determining that the Project is Exempt from CEQA Under Section 15305.

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

- 8. **SUBJECT:** Resolution to Record Delinquent Solid Waste Service Charges on the Tax Roll  
**STAFF REPORT:** R. Sherman / M. Poole  
**RECOMMENDATION:** Adopt Resolution No. 2019-055; A Resolution of the City Council of the City of Citrus Heights, California to Record Delinquent Solid Waste Service Charges on the Tax Roll

Operations Manager Poole gave a report on the outstanding delinquent solid waste charges and penalties. As of July 9, 2019, there are 894 delinquent accounts with a total past due balance of nearly \$418,480.

Mayor Bruins opened the public hearing at 7:39 p.m.

Public Comment

Nick Hamades stated the property on Burntwood Way is currently undergoing a legal process to transfer title and his concern is that the property is vacant and has not received any service and therefore objects to the charges for service at the vacant property.

Mayor Bruins closed the public hearing at 7:42 p.m.

**ACTION:** On a motion by Vice Mayor Slowey, seconded by Council Member Miller, the City Council Adopted Resolution No. 2019-055; A Resolution of the City Council of the City of Citrus Heights, California to Record Delinquent Solid Waste Service Charges on the Tax Roll.

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

**REGULAR CALENDAR**

- 9. **SUBJECT:** Request City Council Recommendation Regarding AB 626 Microenterprise Kitchen Operations (MHKO)  
**STAFF REPORT:** R. Sherman / C. McDuffee / A. Bermudez  
**RECOMMENDATION:** Staff Requests the City Council Review the Bill, and Direct Staff to Forward an “Opt-In” or “Opt-Out” Recommendation to the County Board of Supervisors

Associate Planner Bermudez provided an overview of Assembly Bill 626. The bill became effective January 1, 2019 and allows food to be prepared and sold from the home through either dine-in or delivery methods. The Sacramento County Board of Supervisors is charged with making the

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determination if microenterprise kitchen operations should be allowed within Sacramento County, including incorporated cities.

Council questions and comments followed.

By consensus, the City Council decided not to take a position at this time due to unknown factors and other pending legislation.

10. **SUBJECT**: Approval of Contract for City Attorney Services  
**STAFF REPORT**: Attached  
**RECOMMENDATION**: None

Mayor Bruins informed the public that the city recently issued a request for proposals seeking city attorney services. After an interview process, the City Council is considering a contract with the firm of Jones & Mayer.

**ACTION**: On a motion by Vice Mayor Slowey, seconded by Council Member Miller, the City Council selected the law firm of Jones & Mayer for city attorney services.

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

**DEPARTMENT REPORTS**

Commander Turcotte gave an update on Police Department calls for service and the seizure of illegal fireworks for the period of July 3 through July 5.

**CITY MANAGER ITEMS**

None

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

None

**ADJOURNMENT**

Mayor Bruins adjourned the regular meeting at 8:07 p.m.

Respectfully submitted,

  
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Amy Van, City Clerk

