CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, August 26, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 5:06 p.m. by Mayor Lopez-Taff.

1. Roll Call:
   - Council Members present: Karpinski-Costa, Schaefer, Middleton, Lopez-Taff
   - Council Members absent: Nelson (Excused)
   - Staff Members present: Feeney, Grillo, D. Jones, R. Jones, Van, Wakefield

PUBLIC COMMENT

AJ Fox spoke in favor of denying the appeal and upholding the Order of Abatement for 7398 Antelope Road.

Michael Lagomarsino spoke in favor of denying the appeal and upholding the Order of Abatement.

Mark Naber spoke in favor of denying the appeal and upholding the Order of Abatement.

APPEAL HEARING

2. **SUBJECT:** Appeal of Notice of Hearing Decision & Order of Abatement for 7398 Antelope Road, Citrus Heights, CA 95621

City Attorney Jones introduced the item and noted that Deputy City Attorney Wakefield would be representing the City in the appeal hearing.

Senior Code Enforcement Officer Grillo delivered a presentation detailing the City's abatement efforts of the property since February 2023. The staff report and exhibits will be part of the official record of this hearing.

Property owner Robert Mattarolo addressed the City Council to dispute the Order of Abatement.

The Council deliberated the matter.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council Denied the Appeal of Notice of Hearing Decision & Order of Abatement for Abatement for 7398 Antelope Road, Citrus Heights, CA 95621.

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

ADJOURNMENT

Mayor Lopez-Taff adjourned the special meeting at 5:53 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:02 p.m. by Mayor Lopez-Taff.

1. The Flag Salute was led by Mayor Lopez-Taff.

2. Roll Call:

Council Members present:	Karpinski-Costa, Schaefer, Middleton, Lopez-Taff
Council Members absent:	Nelson (Excused)
Staff Members present:	Aguirre, Feeney, Huber, D. Jones, R. Jones, Van and department directors.

3. The video statement was read by Acting City Clerk Jones.

APPROVAL OF AGENDA

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

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

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Honoring Kayak City as a 2026 Citrus Heights Business of Distinction – Top of the Trade

Management Analyst II Aguirre introduced Kayak City and accepted the proclamation on its behalf.

5. Presentation of Certificate of Recognition to Sheri Merrick for being named a 2026 "Women Who Mean Business" Honoree by the *Sacramento Business Journal*

Mayor Lopez-Taff led the City Council's presentation to Ms. Merrick.

PUBLIC COMMENT

None

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Vice Mayor Middleton attended Citrus Nights and a Capitol Region Elected Women (CREW) meeting.

Council Member Schaefer attended the following: Sunrise MarketPlace Board; Sacramento Area Council of Governments (SACOG); Citrus Nights; and the Sacramento Regional Transit District (SacRT) Board.

Council Member Karpinski-Costa attended the following: India Day; Sacramento-Yolo Mosquito & Vector Control District Board; Best of Citrus Heights Awards; Citrus Nights; and the Sacramento Area Sewer District Board.

Mayor Lopez-Taff attended the following: Sunrise MarketPlace Board; Fan Talk Live podcast interview; Arcade-Cripple Creek Trail Extension Community Workshop; Best of Citrus Heights Awards; Citrus Nights; National Senior Citizens Day volunteering with Silver Wishes and an interview by "GoodDay Sacramento"; Veterans Community Center Luau; and Capitol Region Elected Women (CREW).

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of May 27, 2026

7. **SUBJECT:** Second Reading – Ordinance Adding Division 6 ("Uniform Construction Cost Accounting Act") to Article V. ("Finances") of Chapter 2 ("Administration") of the Citrus Heights Municipal Code
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Ordinance No. 2026-005, An Ordinance of the City Council of the City of Citrus Heights, California, Adding Division 6 ("Uniform Construction Cost Accounting Act") to Article V. ("Finances") of Chapter 2 ("Administration") of the Citrus Heights Municipal Code

ACTION: On a motion by Council Member Schaefer, seconded by Vice Mayor Middleton, the City Council adopted Consent Calendar Items 6 and 7.

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

REGULAR CALENDAR

8. **SUBJECT:** 18-month Update: 2025-2027 Economic Development Work Plan
STAFF REPORT: M. Huber / A. Aguirre
RECOMMENDATION: Staff recommends that the City Council receive and file the 18-Month progress update on the 2025–2027 Economic Development Work Plan

Director Huber and Management Analyst II Aguirre provided a comprehensive 18-month progress update on the Economic Development Work Plan highlighting economic conditions, commercial real estate trends, the Sunrise Tomorrow project, and the City's efforts to attract, retain, and grow businesses while reducing barriers to investment. Over the past 18 months, the City has expanded business support programs, increased outreach, promoted local businesses through the Love Local campaign, and advanced placemaking and investment initiatives.

City Council questions and comments followed.

9. **SUBJECT:** Approval of Economic Development Support Fund Grant Request by the Citrus Heights Chamber of Commerce
STAFF REPORT: M. Huber / A. Aguirre
RECOMMENDATION: Adopt Resolution No. 2026-075, A Resolution of the City Council of the City of Citrus Heights, California, Approving a $30,000 Grant to the Citrus Heights Chamber of Commerce from the Economic Development Support Funds

The City Council received a presentation from Chamber Executive Director Sheri Merrick with an overview of membership growth, hosted events, community engagement, local business support and initiatives such as Leadership Citrus Heights.

Mayor Lopez-Taff recused herself due to a conflict of interest with her position on the Chamber Board. The gavel was passed to Vice Mayor Middleton.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council adopted Resolution No. 2026-075, A Resolution of the City Council of the City of Citrus Heights, California, Approving a $30,000 Grant to the Citrus Heights Chamber of Commerce from the Economic Development Support Funds.

AYES:	Karpinski-Costa, Schaefer, Middleton
NOES:	None
ABSENT:	Nelson, Lopez-Taff (recused)

Mayor Lopez-Taff returned to the dais.

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Mayor Lopez-Taff requested re-opening the conversation regarding written public comments being read aloud at City Council meetings, seconded by Council Member Schaefer.

CITY MANAGER ITEMS

City Manager Feeney celebrated the City being awarded the American Public Works Association's (APWA) 2026 Project of the Year for the Auburn Boulevard Complete Streets Phase 2 Project. The community was encouraged to attend the first football game to be played on San Juan High School's new field. A thank-you note from a resident to City Manager Feeney was shared.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 7:40 p.m.

Respectfully submitted,

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Amy Van, City Clerk

CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Regular Meeting of Wednesday, September 9, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Lopez-Taff.

1. The Flag Salute was led by the Citrus Heights Police Department Explorers.

2. Roll Call:

Council Members present:	Karpinski-Costa, Schaefer, Middleton, Lopez-Taff
Council Members absent:	Nelson (Excused)
Staff Members present:	Cave, Jones, Kempenaar, Van and department directors.

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

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council approved the agenda.

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

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Proclaiming September 13-19, 2026 as National Adult Education & Family Literacy Week

Mayor Lopez-Taff read and presented the proclamation to Richard Judge, Principal of San Juan Unified School District's Adult Education Program.

5. Proclamation of the City of Citrus Heights Proclaiming September 2026 as "Prostate Cancer Awareness Month"

Council Member Karpinski-Costa read and presented the proclamation to Kenneth Issac of the Greater Sacramento Prostate Cancer Support Group.

6. Proclamation of the City of Citrus Heights Recognizing "Firefighter Appreciation Month" and "California Firefighters Memorial Day"

Vice Mayor Middleton read and presented the proclamation to representatives of the Sacramento Metropolitan Fire District.

7. Proclamation of the City of Citrus Heights Proclaiming September 20-26, 2026, as "National Forensic Science Week"

Council Member Schaefer read and presented the proclamation to representatives of the Citrus Heights Police Department.

PUBLIC COMMENT

Note for the record: Written public comment submitted by Jason Alviar was forwarded to the City Council and filed.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa attended the Auburn Boulevard ribbon-cutting ceremony and Valley Vision's We Prosper Together Catalyst Summit.

Council Member Schaefer attended the following: the Sacramento Area Council of Governments (SACOG) Board; Auburn Boulevard ribbon-cutting ceremony; We Prosper Together; and a tour of Beale Air Force Base with the League of California Cities.

Vice Mayor Middleton attended the Auburn Boulevard ribbon-cutting ceremony and the Sacramento Metropolitan Cable Television Commission.

Mayor Lopez-Taff attended the following: Auburn Boulevard ribbon-cutting ceremony; Sacramento Public Library Authority Board; Sacramento Metropolitan Air Quality Management District (SMAQMD) Board; the Sacramento County Board of Supervisors' final budget hearing; and We Prosper Together.

CONSENT CALENDAR

8. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of June 10, 2026

9. **SUBJECT:** Conflict of Interest Code Biennial Update
STAFF REPORT: A. Van / D. Jones
RECOMMENDATION: Adopt Resolution No. 2026-076, A Resolution of the City Council of the City of Citrus Heights, California, Adopting an Amended Conflict of Interest Code and a List of Designated Positions

10. **SUBJECT:** 2025 Accessibility and Drainage Project – Final Acceptance and Notice of Completion
STAFF REPORT: R. Cave / L. Blomquist / D. Kehrer
RECOMMENDATION: Adopt Resolution No. 2026-077, A Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2025 Accessibility and Drainage Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention

11. Pulled for a separate vote.

Prior to approval of the Consent Calendar, Mayor Lopez-Taff pulled Item 11 for discussion.

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

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

CONSENT CALENDAR ITEMS PULLED FOR SEPARATE VOTE

11. **SUBJECT:** 7555 Old Auburn Road Tenant Improvement Project – Award of Contract
STAFF REPORT: R. Cave / M. Poole / B. Panell / T. Luchini
RECOMMENDATION: Adopt Resolution No. 2026-078, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with American River Construction, Inc. for the 7555 Old Auburn Road Tenant Improvement Project

The City Council received a presentation by General Services Director Cave reviewing background information on animal services within the City; the Council's Strategic Objective on evaluating the feasibility of expanding shelter and pet reunification services locally; the City's acquisition of the Old Auburn Road property; and its partnership with the nonprofit FieldHaven Feline Center. The proposed tenant improvements were reviewed and would preserve the property while supporting FieldHaven.

ACTION: On a motion by Council Schaefer, seconded by Vice Mayor Middleton, the City Council adopted Consent Calendar Item 11.

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

REGULAR CALENDAR

12. **SUBJECT:** League of California Cities Annual Conference Resolution
STAFF REPORT: C. Kempenaar
RECOMMENDATION: Staff recommends that the City Council review the Cal Cities Resolution and Provide Direction to the City's Voting Delegate

Acting City Manager Kempenaar presented the staff report. Charles Anderson with Cal Cities answered City Council questions.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council voted to direct the City's Voting Delegate (Vice Mayor Middleton) to Support the League of California Cities Annual Conference Resolution at the Annual Business Meeting.

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

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Council Member Karpinski-Costa requested a presentation on the City's flood preparations in the upcoming El Niño year, seconded by Mayor Lopez-Taff.

Vice Mayor Middleton requested a presentation on Microenterprise Home Kitchen Operations (MEHKOs), seconded by Council Member Schaefer.

CITY MANAGER ITEMS

Acting City Manager Kempenaar announced upcoming events and a City Council meeting recess for the second September meeting.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 7:13 p.m.

Respectfully submitted,

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Amy Van, City Clerk