



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday January 22, 2026, NOON

SMP Office 8095 Suite D Greenback Lane Citrus Heights

<https://us02web.zoom.us/j/3944921744?pwd=Y3V1UitodmdOcUkvVmdHemkrMDBiUT09>

Meeting ID: 394 492 1744 Passcode: 95610 Dial by your location +1 669 900 9128 US

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Board Members

Present: Ross Tolbert – Board Chair, Christina DeCelle- Treasurer, Vicki Adams – Secretary, Phil Jarrett, Ryan Eichorst (Remote), Ted Mitchell

Absent: Andrew Gianulias, Grant Bollinger

Non-Board Members:

City of Citrus Heights/CHPD: City Manager, Ash Feeney, Casey Kempnaar, Chief Alex Turcotte, Commander Kris Frey

Guests:

Keith Sippola, Jim Mitchell, Andrea Velasquez (Sunrise Village), Kim Hunter (CH Pet Hospital)

Staff:

Kathilynn Carpenter, Lisa Cordell, Mikhaila Freas

CALL MEETING TO ORDER..... Ross Tolbert

The meeting was called to order at 12:01 by Ross Tolbert.

- *Reminded members: they can only participate remotely two times annually.*
- *Per Bylaws if a board member misses more than 5 meetings without board approval for leave absence, board may elect to remove members.*

PUBLIC COMMENTS..... Ross Tolbert

There were no public comments.

ADMINISTRATIVE.....Ross Tolbert

- **Action/Approve:** *Just cause for remote participants (must participate visually & audibly)*

- **Action/Approve:** November 13, 2025, Board Meeting Minutes.
- **Action/Approve:** 2026 Slate of Board of Directors and Officers.

The above items were combined as one motion and (M/S/A Phil Jarrett/Christina DeCelle).

Board Chair – Ross: Would like to work on keeping meetings to one hour. Requesting board members to attend the Clean & Safe meetings and participate in the committee. He would also like to work with staff on obtaining more board members.

AB1572: Phases out the use of potable water for irrigation of nonfunctional turf starting 1/1/2027.

CITY OF CITRUS HEIGHTS..... City of Citrus Heights

- Proposed Commercial Property Re-occupancy (CPR) Ordinance
 - January 28, 2026, Council Meeting
- City Updates- City Manager Feeney summarized the changes that have been made to the Ordinance based on Board feedback:
 - The \$1,092 registration fee can be waived if the owner self-registers within 60 days of the ordinance becoming effective. Vacancies must be registered within 60 days of the space/building becoming vacant.
 - Monitoring fees of \$1,128 for one acre and \$5,568 for more than one acre may be waived if the property is well-maintained and meets standards outlined in the ordinance.
 - Previously the ordinance was applicable to office buildings with any vacant spaces.
 - A new threshold for office buildings was added. Office buildings without a code violation in the past 12 months, and at least 50% occupied and well-maintained will be exempt. Owner must maintain the property free of trash, debris, and graffiti in compliance with applicable codes.
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MARKETING REPORT..... Lisa Cordell/Mikhaila Freas

- December Marketing Recap: December was sent out – report was distributed prior to the meeting. There were no questions.
- 1st Quarter Marketing:

- Current contest running is our big Valentine’s Day package worth \$1,000 is running. Our big, “Where is Lucky” contest runs in March.
- We are going through with our Backyard Bash Band Series. The events will take place at Marketplace at Birdcage, behind Jamba. Dates: April 3, April 17 and May 1st.
- Board would like to see a rough marketing plan for the year at the next board meeting.

CLEAN & SAFE REPORT.....Cordell/Carpenter

Transient activity has been very light. Many of our regulars are no longer in the area. This allows our officer to be more proactive in doing foot patrols and vehicle patrols throughout the District. NORCAL and CHPD have been more proactive and visible, bringing crime down. More camera trailers in retail areas are a good deterrent.

Kathilynn would like to propose working with property owners on renting out camera trailers for hot-spot properties.

FINANCIAL REPORT.....Kathilynn Carpenter

Kathilynn reviewed and summarized the documents. There were no questions or concerns.

- **Review/Accept:** 2025 Year-End Financials
- **Action/Approve:** 2026 Draft Budget

The above items were combined as one motion and (M/S/A Phil Jarrett/Christina DeCelle).

MEETING ADJOURN MEETING..... Ross Tolbert

Time adjourned: 1:20pm

Submitted by: Kathilynn Carpenter

Approved by: Ross Tolbert, Chair _____