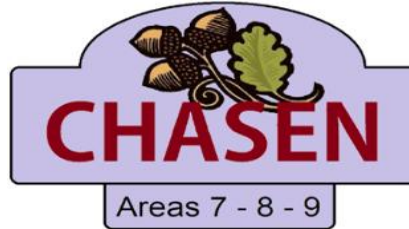




[CHASEN 7-8-9 Website](#)



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Citrus Heights Area Seven-Eight-Nine
7800 Wonder St. (Corner of Antelope & Wonder)
CHASEN789@gmail.com

Tuesday, November 18, at 7 PM

1. Welcome and Introductions Bill Shirley

Bill acknowledged our guest speakers from the City that will be presenting later.

2. Minutes: 10/21/2025 – distributed via email

3. Treasurer Report:

Business Checking Available	\$ 1,944.26
Business Savings Available	<u>\$ 707.22</u>
Total:	\$ 2,651.48

Bill shared that expenses in October were for Halloween candies given to Woodside Elementary School during their Harvest Festival. The candies were given to those parents that could not contribute toward the event.

He also took a moment to explain he attended the Citrus Heights Water District rate increase meeting, acknowledging that attendance was very low, likely due in part to being on the same night as a City Council meeting.

4. Guest Speakers:

Lt Wes Herman IMPACT- Police/Crime report for Citrus Heights

1 – Update on past issues: the corner of Wintergreen & Old Auburn, he shared there is something in front of the Planning Commission for development, possibly for housing.

2 – The issue with all the automobiles on Old Auburn, Code Enforcement Unit continues to address the issue, and the case remains open.

3 – The motorcycles being run on the trails, we encourage you to call when you see this issue. It helps to make a record of this problem. The more complaints that are made will help allocate additional resources to the issue. We may need to come out with an ordinance for trails. The PD would write the ordinance as it relates to Citrus Heights only, as the trail now extends through several jurisdictions. The Lieutenant took some questions from the audience.

4 – He shared that stolen vehicles YTD is down 50% compared to last year. However, theft, specifically retail theft, has gone up. This could be in part because we have been encouraging retailers to report all thefts to help identify patterns in our region. He explained there has been significant progress due to our new technology and being able to identify suspects and vehicles in the city.

5 – He shared a brochure on helping to identify fraud scams. Criminals are getting more sophisticated. A new scheme is one where elderly folks are being contacted by the scammer who then sends a courier to pick up money (cash) from the victim. Recently an elderly woman was convinced to pull \$75,000 in cash from her bank and give it to the courier, who often is not a participant in the crime. Couriers, such as Uber, are typically contracted by one party to pick up or deliver to another party and aren't aware of what is in the package.

Program Presentation: Commercial Property Re-occupancy Ordinance

Alicia – Economic Dev & Community Engage Department and Stephanie - Dept of community Development gave an in-depth presentation of the development of this proposed ordinance. They explained that the City Council has tasked them with developing an ordinance to address the issues of vacant properties within the city falling into disrepair, thereby becoming targets for criminal activity and the homeless, with the goal of addressing problems before they occur. This ordinance is seen as a continuation of the blight reduction efforts previously implemented such as the Shopping Cart initiative, the Beautification Crew and others.

The focus of this ordinance is to help address issues with vacant commercial properties that cause blight within the community. The basics of the ordinance are two components, a registration component and a maintenance component. When a property becomes vacant, the property owner will have 60 days to register their property with the city, providing a good contact number in case of emergencies. The monitoring component is to ensure the property is being kept up, landscaping, broken windows, etc. There are fees applicable to each of these components, but they have built in appropriate reasons for waiver of fees.

They've scheduled a public workshop for December 3 at Citrus Heights Event Center at 3:00 pm. There's also information on the city website specific to this ordinance: www.citrusheights.net/cpr and you can also sign up for email updates on this issue as well. They took questions from the audience and a lively discussion followed. Megan Huber stepped into the discussion to answer questions about how the city can provide incentives to businesses to come to our city. There are numerous programs available and are designed to help the business overcome barriers, whether it's helping fund a traffic study or some other issue.

Sherrie Merrick – Citrus Heights Chamber of Commerce spoke to the issue of how this proposed ordinance could affect business owners. She praised the city for conducting the workshop and other outreach activities and then going back to the drawing board, returning with a proposal that addressed the issues raised in the public outreach activities. She stated she's proud to be here in Citrus Heights.

Megan Hubber then stepped into the discussion as it relates to property improvements. She stated there are other programs outside of this ordinance that are built into our Economic Development

Workplan to help with numerous programs to help reduce the burden on existing property owners that need to improve their properties, thereby making them more attractive to new businesses. She made a plug for Flash Vote so you can provide feedback as things change in strategic planning in the city.

5. Announcements:

No meeting in December. We will be working on the Giving Tree project. The school is providing the names for gifting. We'll be getting the names on December 2nd. See the flyer at the back table.
What do we need?

Donations – cash, check and/or gift cards. We can use WalMart or Target gift cards for needy seniors. Or you can call and we'll give you a child's name and their list of requested gifts, and you can provide one or more of those items.

Help with wrapping the gifts – Bill's house December 15. (There will be food)

Christmas Tree Lighting, December 4 at City Hall – need volunteers to distribute necklaces or work in the kids show.

6. January meeting: We will be having a Pizza party and a dessert potluck.

7. Prize Drawing

NEW: Try our digital sign-in at the meeting; scan the QR code with your phone at the door. Quick & Easy!

LOCAL BUSINESSES THAT JOIN & SUPPORT WITH US FOR A SUCCESSFUL COMMUNITY:

Bruins Legal Doc Prep
Corey's Cards & Games
Country Waffle
DeMattei Real Estate
Half Price Books
Leatherby's Family Creamery
Narenj Mediterranean Grocery

Primo's Auto Insurance
Starbucks Cooperwood Square
Kathy Morris
John Barth, Orelle Creek Ct
Target
Tony's Liquor & Deli

Walmart
Tom & Debbie Gomez
Food Maxx
Linmoore Fencing
In & Go Market

THANK YOU ALL!!