



City of Fresno

2600 Fresno Street
Fresno, CA 93721
www.fresno.gov

Meeting Minutes City Council

President - Mike Karbassi

Vice President - Miguel Angel Arias

Councilmembers:

Annalisa Perea, Tyler Maxwell, Brandon Vang,

Nick Richardson, Nelson Esparza

City Manager - Georgeanne A. White

City Attorney - Andrew Janz

City Clerk - Todd Stermer, MMC

Thursday, June 12, 2025

9:00 AM

Council Chambers

Regular Meeting

The City Council met in regular session in the Council Chamber, City Hall, on the date and time above written.

9:08 A.M. ROLL CALL

Present: 7 - Council President Mike Karbassi
Vice President Miguel Angel Arias
Councilmember Annalisa Perea
Councilmember Tyler Maxwell
Councilmember Brandon Vang
Councilmember Nick Richardson
Councilmember Nelson Esparza

Invocation by Dr. Jason Locke, Senior Minister, College Church of Christ of Fresno

Dr. Locke gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Richardson led the Pledge of Allegiance.

APPROVE AGENDA

THE AGENDA WAS APPROVED WITH THE FOLLOWING CHANGES

2-A (ID 25-813) regarding approval of the minutes – on page one of the minutes of May 22, 2025, the sentence “Xiong Vang gave the invocation”

will be updated to read, "Xiong Vang gave the invocation in Hmong."

2-CC (ID 25-796) regarding the 587th amendment to the Master Fee Schedule - an asterisk to be added next to "Mariposa Plaza Facility Rental (includes stage)" with a corresponding footnote to read, "[t]he city reserves the right to wave fees for city sponsored events which are determined to be beneficial to Downtown Fresno upon City Manager approval."

2-WW (ID 25-697) regarding creation of a Tower District and Downtown pilot program for vacant commercial buildings - the item sponsors have removed applicability and references to Downtown.

THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA

5:35 P.M. (ID 25-757) regarding Plan Amendment Application No. P23-03006, Rezone Application No. P23-03006 and related Environmental Assessment – tabled to a date to be determined by Councilmember Perea.

2-U (ID 25-856) regarding the intent to use proceeds of future indebtedness to reimburse the City for certain expenditures – tabled to June 19, 2025, by Council President Karbassi.

2-FF (ID 25-762) regarding service agreements with Elevate Community Services, Inc. for operation of three emergency shelters – tabled to June 19, 2025, by staff.

2-SS (ID 25-748) regarding a list of proposed Public Works projects to receive Senate Bill 1 (SB1) – tabled to June 19, 2025 by Staff.

2-TT (25-756) regarding public street easement vacation on North Fresno Street – tabled to June 26, 2025, by Vice President Arias.

THE FOLLOWING CONSENT CALENDAR ITEMS WERE MOVED TO THE CONTESTED CONSENT CALENDAR FOR FURTHER DISCUSSION

2-HH (ID 25-767) regarding text amendment application No. P24-00794 and related environmental finding for environmental assessment No. P24-00794

- moved to contested consent by Council President Karbassi.

2-XX (ID 25-743) regarding a fee analysis of costs associated with a proposed Tobacco Retail License Program – moved to contested consent by President Karbassi, Councilmember Richardson, and Councilmember Esparza.

On motion of Vice President Arias, seconded by Councilmember Richardson, the agenda was APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

CEREMONIAL PRESENTATIONS

[ID 25-739](#) Proclamation of "Derek and Heather Carr Day"

PRESENTED

[ID 25-529](#) Proclamation for "Alzheimer's and Brain Awareness Month, and The Longest Day"

PRESENTED

[ID 25-269](#) Proclamation for "Pride Month"

PRESENTED

[ID 25-750](#) Proclamation for "Rich Rodriguez Day"

PRESENTED

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Vang Reports and Comments. Discussed a productive community meeting at Calwa Park in District 5. Announced District 5's Mosqueda Center would serve as a cooling center when temperatures reached 105 degrees with free transportation through Fresno Area Express.

Councilmember Perea Reports and Comments. Discussed the Pride Month kick-off flag raising at City Hall and weekend parade. Expressed appreciation to the Fresno County Department of Public Health for its inclusive community presence. Extended Father's Day wishes and encouraged others to spend time with their fathers. Recognized the Public

Works Department for ongoing efforts to improve road conditions in District 1.

Councilmember Richardson Reports and Comments. Reassured District 6 residents the Department of Public Utilities was working hard to address the water issues between International and Copper. Discussed a very well attended and fruitful District 6 town hall. Expressed excitement for Flag Day and a related event. Stated his commitment to protecting residents' constitutional rights and ability to speak their minds while taking part in the civic process. Pledged to ensure all voices in the community could be expressed safely and respectfully regardless of whether he agrees with those expressions or not.

Councilmember Esparza Reports and Comments. Recognized District 1 for presenting the Pride Month proclamation, and expressed appreciation for the flag raising at City Hall and the Pride Parade in the Tower District. Acknowledged Local 202 Firefighters for hosting his team on their firetruck during the parade. Announced District 7 hosted the graduation of the Junior Board of the Chamber of Commerce at City Hall and congratulated the graduates. Congratulated Mayfair Elementary School for being named a California Distinguished School.

Vice President Arias Reports and Comments. Discussed the successful ArtHop event which saw a return of the street component and more than 6,000 attendees. Congratulated District 3 intern Livreet Sandhu on her full scholarship to study political science at a University of California school. Recognized the participation of local leaders in an immigrant rights rally and press conference in response to recent immigration raids. Applauded those standing up for vulnerable communities and expressed disappointment in federal representatives for a lack of support and criticized actions of the United States Immigration and Customs Enforcement (ICE). Advised the immigrant community to avoid the Cherry Auction over the weekend due to a planned immigration raid by ICE.

Council President Karbassi Reports and Comments. Expressed gratitude to city staff, the administration and councilmembers for their efforts in the budget process. Appreciation was extended to PARCS Director Aguirre and

City Manager Miller for promptly addressing park-related issues and the fast Park Ranger responses. Congratulated former Services Aide Lauren Aiello for becoming a Maddy Intern for Congressman Costa in Washington, D.C.

MAYOR/MANAGER REPORTS AND COMMENTS

Mayor Dyer Reports and Comments: Announced plans to attend the U.S. Conference of Mayors annual meeting in Tampa as a speaker on three panels, including one highlighting Fresno's law enforcement successes.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

9:05 A.M. Joint Meeting of the Fresno Revitalization Corporation and City of Fresno in its Capacity as Housing Successor to the Redevelopment Agency

[ID 25-777](#) Receive Annual Report and Approve FY 25/26 Program Income Budget for the City of Fresno in its capacity as Housing Successor to the Redevelopment Agency of the City of Fresno

The above item was called to order at 10:18 A.M. and was presented to Council by Executive Director Murphey. Upon call, no members of the public addressed Council. Public comment closed at 10:26 A.M.

There was no council discussion.

FRESNO REVITALIZATION CORPORATION VOTE: On motion of Member Dyer, seconded by Member Arias, the Annual Report was RECEIVED. The motion carried by the following vote:

Aye: 8 - Perea, Karbassi, Arias, Maxwell, Vang, Richardson, Esparza, Dyer

CITY OF FRESNO HOUSING SUCCESSOR VOTE: On motion of Vice President Arias, seconded by Councilmember Perea, the Annual Report was RECEIVED. The motion carried by the following vote:

Aye: 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

9:10 A.M. (REMOVED FROM AGENDA)

[ID 25-629](#) Approval of the Southeast Development Area Specific Plan and Certification of Final Environmental Impact Report.

REMOVED AS NOTED

9:15 A.M.

ID 25-658

Consideration of Development Code Text Amendment Application No. P25-00996 amending various sections of the Fresno Municipal Code pertaining to tiny houses on wheels, accessory dwelling units, manufactured homes, the RM-MH zone district, agricultural labor housing, and housing terminology; and corresponding General Plan Text Amendment amending Chapter 3 of the Fresno General Plan, Table 3-1: Citywide Standards for Density and Development Intensity.

1. ADOPTION of a finding set forth in Environmental Assessment No. P25-00996 dated May 12, 2025 that the environmental determination that Plan & Text Amendment Application No. P25-00996 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.
2. BILL (for introduction) amending the following sections of the Fresno Municipal Code:
 - a. Section 15-2738, updating regulations pertaining to tiny houses on wheels (THOW) and design standards for manufactured homes.
 - b. Section 15-903, updating regulations pertaining to minimum density in the RM-MH zone district.
 - c. Sections 15-310, 15-802, 15-902, 15-1002, 15-1102, 15-1202, 15-1502, 15-2004, 15-2409, 15-2723, 15-2753, 15-2754, 15-4907, and 15-6702 of the Fresno Municipal Code, updating regulations pertaining to accessory dwelling units.
 - d. Sections 15-902, 15-1002, 15-1302, 15-1402, and 15-6707, updating regulations pertaining to where agricultural labor housing is permitted; and
 - e. Sections 15-107, 15-310, 15-313, 15-404, 15-405, 15-9, 15-901, 15-902, 15-903, 15-904, 15-906, 15-10, 15-1001, 15-1002, 15-1003, 15-1004, 15-1101, 15-1104, 15-1201, 15-1204, 15-1304, 15-1606, 15-1609, 15-2004, 15-2006, 15-2008, 15-2012, 15-2015, 15-2016, 15-2303, 15-2304, 15-2305, 15-2308, 15-2311, 15-2405, 15-2409, 15-2414, 15-2416, 15-2421, 15-2429, 15-2609, 15-2612, 15-2713, 15-2716, 15-2720, 15-2722, 15-2723, 15-2725, 15-2734, 15-2735, 15-2738, 15-2746, 15-2747, 15-2753, 15-2754, 15-2763, 15-3701, 15-3804, 15-3906, 15-4103, 15-4105, 15-4108, 15-4906, 15-4907, 15-5102, 15-6102, and 15-6702, updating language from "single-family" and "multi-family"

to “single-unit” and “multi-unit.”

3. RESOLUTION amending Chapter 3, Table 3-1, of the Fresno General Plan: Citywide Standards for Density and Development Intensity, pertaining to minimum density of the RM-MH Zone District.

The above item was called to order at 10:27 A.M. and was presented to Council by Supervising Planner Lauderdale. Upon call, the following members of the public addressed Council: Cameron, and Kiel Lopez Schmidt. Public comment closed at 11:12 A.M.

Council discussion included: the purpose of the policy and agricultural labor housing concerns; community input; policy impact and intent; Accessory Dwelling Units (ADU); implementation metrics; ownership clarification; zoning compliance and parcel utilization concerns; "pro-housing" designation items; parking policy impacts. Monitoring and response strategy; neighborhood compatibility, and urgency for design standards implementation for ADUs; “single-family” and “single-unit” terminology; code amendment focus on units vs. bedrooms; impacts to Specific and Neighborhood Plans; developer request to lower density for mobile home parks; public request to modify cottage ordinance for tiny homes; Senate Bill 330 compliance, and; the timeline for broader zoning code revisions.

**BILL B-24 INTRODUCED AND LAID OVER
RESOLUTION 2025- 162 ADOPTED**

On motion of Council President Karbassi, seconded by Vice President Arias, that the above Action Item be ADOPTED. The motion carried by the following vote:

Aye: 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

10:05 A.M.

[ID 25-656](#)

Actions pertaining to the 2025-2029 Consolidated Plan Including Citizen Participation Plan, 2025-2026 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice

1. HEARING to obtain public comments regarding the Draft 2025-2029 Consolidated Plan Including Citizen Participation Plan, Draft 2025-2026 Annual Action Plan, and Draft Analysis of Impediments to Fair Housing Choice; and
2. ***RESOLUTION - Adopting the 2025-2029 Consolidated Plan

including Citizen Participation Plan, 2025-2026 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice; authorizing submission to the U.S. Department of Housing and Urban Development (HUD) for application to the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs; and authorizing the City Manager to sign all implementing documents required by HUD (Subject to Mayor's Veto)

The above item was called to order at 11:16 A.M. and was presented to Council by Housing & Neighborhood Revitalization Manager Jenks, and Mosaic consultant Melissa Mailloux. Upon call, the following members of the public addressed Council: Zach Darrah, Kyle Lopez Schmidt, Nishea Trinidad, Christa Wiens, Lanasha Senegal, Jose Moran, Jan Minami, Hugo Morales, Pastor B.T. Lewis, Art Terzian, Sara Miradi, Brandy Woodard, April Henry, Corey Belliston, Lupe Vargas, Diane Carbay, Dez Martinez. Public comment closed at 11:54 A.M.

Council discussion included: clarification on funding requests; concerns over legal exposure; clarification on approval scope; CDBG community services funding allocation and safeguards for public funding; the Maxie L. Parks HVAC project and funding concerns; reallocation of funds to Ted C. Wills Community Center; project funding gaps and readiness; general concerns on project management and fiscal responsibility; contingency planning for cost overruns, and; the Annual Action Plan and Notice of Funding Availability.

Vice President Arias motioned to allocate the original request of \$506,776 in HOPWA funds to Community Medical Centers, with direction to the City Attorney to include additional language in the contract ensuring that any misuse of funds will be repaid to the City. The motion failed due to lack of a second so the proposed change was not included in the final vote.

Vice President Arias motioned to reallocate funds from the A/C project to the construction of the Radio Bilingüe Community Center. The motion failed due to lack of a second so the proposed change was not included in the final vote.

Councilmember Maxwell motioned to allocate \$1,582,611 for a to be

determined public infrastructure and facilities improvement project, specifically to fund the construction of the Senior Activity Center located at 4343 North Blackstone Avenue. As Vice President Arias seconded the motion, the change was included as part of the final vote.

Vice President Arias motioned to allocate \$200,000 from CDBG Community Services and allocated resources to support the establishment of the Casita Feliz, Latinx LGBTQ+ Center. As Councilmember Perea seconded the motion, the change was included as part of the final vote.

RESOLUTION 2025-163 ADOPTED AS AMENDED

On motion of Councilmember Maxwell, seconded by Vice President Arias, that the above Action Item be ADOPTED AS AMENDED. The motion carried by the following vote:

Aye: 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

5:35 P.M.

ID 25-757

Consideration of Plan Amendment Application No. P23-03006, Rezone Application No. P23-03006 and related Environmental Assessment pertaining to approximately 55.31 acres of property bounded by East Annadale Avenue to the north, State Route 41 to the east, South Elm Avenue to the west, and East Chester/East Samson Avenue (alignment) to the south (Council District 3) - Planning and Development Department.

1. DENY - Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan, dated February 20, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.
2. DENY - Plan Amendment Application No. P23-03006 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject properties from Neighborhood Mixed-Use to Employment - Light Industrial and amendment to Policy LU-8.1 of the Southwest Fresno Specific Plan.
3. DENY - Rezone Application No. P23-03006 proposing to rezone the subject properties from the NMX (*Neighborhood Mixed-Use*) zone district to the IL/cz (*Light Industrial/conditions of zoning*) zone district.

TABLED - DATE TO BE DETERMINED

2. CONSENT CALENDAR

Upon call, for public comment on all Consent, Contested Consent and Closed Session items, the following members of the public addressed Council: Emma De La Rosa.

APPROVAL OF THE CONSENT CALENDAR

On motion of Vice President Arias, seconded by Councilmember Vang, the CONSENT CALENDAR was hereby adopted by the following vote:

Aye: 6 - Karbassi, Arias, Maxwell, Vang, Richardson and Esparza

Absent: 1 - Perea

- 2.-A.** [ID 25-813](#) Approval of the Minutes for May 1, 2025, Regular Meeting, May 15, 2025, Regular Meeting (Mayor's Budget Presentation), and May 22, 2025, Regular Meeting

APPROVED ON CONSENT CALENDAR

- 2.-B.** [ID 25-788](#) Approve a Service Agreement with Pardini's Inc. of Fresno, California, to provide catering and concession services at the Fresno Convention and Entertainment Center, with tiered revenue-sharing and concession management payment terms, for three years with two optional one-year extensions (Bid file 12400335)

APPROVED ON CONSENT CALENDAR

- 2.-C.** [ID 25-601](#) Approve Amendment No. 16 to Agreement between City of Fresno and ERM-West, Inc., to provide ongoing engineering, environmental and remedial actions concerning groundwater contamination at Fresno Yosemite International Airport for an amount not to exceed \$707,575 for a total contract amount of \$6,171,514 (Council District 4)

APPROVED ON CONSENT CALENDAR

- 2.-D.** [ID 25-843](#) Approve the Consultant Services Agreement with Kimley-Horn and Associates, Inc. to provide professional engineering design and construction phase services for the Taxilane B3 Rehabilitation Project at Fresno Yosemite International Airport (FAT) for a total amount of \$281,064 (Council District 4).

APPROVED ON CONSENT CALENDAR

- 2.-E. [ID 25-838](#) Affirm the City Manager's finding that Group Delta Inc. is uniquely qualified and Approve the Consultant Services Agreement with Group Delta Inc. for F3 Transition ARFF Vehicle Treatment Services at Fresno Yosemite International Airport (FAT) for an amount not to exceed \$441,482 (Council District 4).

APPROVED ON CONSENT CALENDAR

- 2.-F. [ID 25-839](#) Approve the Consultant Services Agreement with Kimley-Horn and Associates, Inc. to provide professional engineering design and construction phase services for the Runway 12L-30R Rehabilitation Project at Fresno Chandler Fresno Chandler Executive Airport (FCH) for a total amount of \$312,277 (Council District 3).

APPROVED ON CONSENT CALENDAR

- 2.-G. [ID 25-840](#) Approve the First and Second Amendments to Consultant Services Agreement with Kimley-Horn and Associates, Inc in the amount of \$55,200 for a total contract amount not to exceed \$1,934,695 for additional professional engineering services required for the design of Runway 11L-29R Reconstruction Project at the Fresno Yosemite International Airport. (Council District 4)

APPROVED ON CONSENT CALENDAR

- 2.-H. [ID 25-618](#) Approve the First Amendment to the service agreement with 24/7 Pet Vets, a California Corporation, in the amount of \$150,000 for a total contract amount of \$450,000 for emergency veterinary services at the Fresno Animal Center. Does not extend the date of this agreement which expires on June 30, 2025.

APPROVED ON CONSENT CALENDAR

- 2.-I. [ID 25-760](#) Approve Phase One of a Progressive Design-Build Contract with Bomel Construction Company Inc., of Irvine, California, in an amount not to exceed \$1,612,769.00, for the design support services for the North Fulton Parking Structure Project. (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-J. [ID 25-665](#) Actions pertaining to the Holmes Park Restroom Replacement Project (Bid File 12501359) (Council District 3):
1. Adopt a finding of a Categorical Exemption per staff's determination, pursuant to Section 15301/Class 1 and Section 15302/Class 2 of the California Environmental Quality Act (CEQA) Guidelines;
 2. Award a construction contract in the amount of \$543,693.78 with Puma Construction Co., Inc., of Fresno, California, as the lowest

responsive and responsible bidder for the Holmes Park Restroom Replacement Project; and authorize the Capital Projects Director or designee to sign the agreement on behalf of the City.

APPROVED ON CONSENT CALENDAR

- 2.-K. [ID 25-677](#) Actions pertaining to the acquisition of fee title interest of a parcel to benefit the Veterans-Barstow Acquisition Project (Council District 2):
- 1) Adopt a finding of Categorical Exemption per staff's determination, pursuant to Section 15303/Class 3 of the California Environmental Quality Act (CEQA) Guidelines for the acquisition of Assessor's Parcel Number 505-220-59.
 - 2) Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to acquire fee title interest of a 0.99-acre (42,934 square feet) unimproved parcel, identified as Assessor's Parcel Number 505-220-59, owned by De Young Properties 5224 L.P., a California limited partnership, for an amount of \$135,000 for the Veterans-Barstow Acquisition Project.

APPROVED ON CONSENT CALENDAR

- 2.-L. [ID 25-741](#) Award a construction contract in the amount of \$1,168,921.77 to Alliance Construction Solutions, Inc. of Madera, California for the Vinland Park Futsal and Pickleball Courts Project. (Bid File 12500501) (Council District 4)

APPROVED ON CONSENT CALENDAR

- 2.-M. [ID 25-680](#) Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to acquire fee title interest of a 71.65-acre (3,121,074 square feet) parcel, identified as Assessor's Parcel Number 505-021-01 owned by J.S.A. Farms, a California general partnership, for an amount of \$3,224,250 for the Northwest Fresno Recharge Basin Project (County of Fresno).

APPROVED ON CONSENT CALENDAR

- 2.-N. [ID 25-749](#) Actions pertaining to the Security Fence Improvements at Pump Stations 144, 165 and 174 Project (Bid File 12501995) (Council Districts 6,7 and Fresno County):
1. Adopt a finding of Categorical Exemption per staff's determination pursuant to Section 15301/Class 1 (Existing Facilities) and 15302/Class 2 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment No. WC00074-WSSIS, for the Security Fence Improvements at Pump Stations 144, 165 and 174 Project;
 2. Award a construction contract in the amount of \$734,497.85 to

Harris Development Corp dba HBC Enterprises, of Clovis, California, as the lowest responsive and responsible bidder for the Security Fence Improvements at Pump Stations 144, 165 and 174 Project.

APPROVED ON CONSENT CALENDAR

- 2.-O. [ID 25-782](#) Approve Contract Change Order No. 3 in the amount of \$2,500,000.00 with nine (9) additional working days for completion of domestic water improvements, sanitary sewer improvements, and to increase the Supplemental Work Contract Bid Item with Floyd Johnston Construction Company Incorporated of Fresno, California for the Downtown Redevelopment Grant Water and Sewer Improvements Project - Project ID WM00009 / RC00177. (Bid File 12402356) (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-P. [ID 25-752](#) Actions pertaining to the Access Road Improvements at Regional Wastewater Reclamation Facility Project (Bid File 12501562) (Council District 3):
1. Adopt a finding of Categorical Exemption per staff's determination pursuant to Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment No. TC00180-GN005, for the Access Road Improvements at the Regional Wastewater Reclamation Facility Project;
 2. Award a construction contract in the amount of \$433,478.00 to Walsh Montgomery Construction, Inc., of Clovis, California, as the lowest responsive and responsible bidder for the Access Road Improvements at the Regional Wastewater Reclamation Facility Project.

APPROVED ON CONSENT CALENDAR

- 2.-Q. [ID 25-751](#) Approve the substitution of listed Subcontractor, Arguello Concrete Construction of Fresno, California for concrete work with Madera Concrete Company of Madera, California for the City of Fresno Paving Bid Package, Various Locations - Project ID SM00050. (Bid File 12402606) (Council Districts 1, 3, 4, 5, 6, 7)

APPROVED ON CONSENT CALENDAR

- 2.-R. [ID 25-754](#) Award a construction contract in the amount of \$1,216,898.25 to Fortis General Construction, Incorporated, of Atwater, California for the Merced Street Reconnection Project (Bid File No. 12501885) (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-S. [ID 25-755](#) Approve Contract Change Order No. 7 in the amount of \$89,220.27, with no additional working days for balancing of Contract Bid Item overruns and underruns with Emmett's Excavation, Incorporated of Clovis, California for the Blackstone Avenue and McKinley Avenue Transit Oriented Development Sidewalk and Lighting Project - Project ID PW00926. (Bid File 12300361-12691) (Council Districts 1 and 7)

APPROVED ON CONSENT CALENDAR

- 2.-T. [ID 25-810](#) Actions pertaining to the North Peach Avenue Pavement Rehabilitation Project (Bid File No. 12502162) on North Peach Avenue from State Route 180 to East McKinley Avenue (Council District 7):
1. Adopt Environmental Assessment No. PW01072, dated February 26, 2025, a determination that the proposed project qualifies for categorical exemption as set forth in the California Environmental Quality Act (CEQA) Guidelines, Sections 15301/Class 1 and 15302/Class 2;
 2. Award a construction contract in the amount of \$2,862,880 to Avison Construction, Inc. of Madera, CA, as the lowest responsive and responsible bidder, for installation of infrastructure improvements relating to the North Peach Avenue Pavement Rehabilitation Project (Bid File No. 12502162).

APPROVED ON CONSENT CALENDAR

- 2.-U. [ID 25-856](#) RESOLUTION - Declaring the official intent to use proceeds of future indebtedness to reimburse the City for certain expenditures related to capital costs of Pave More Now, Pay Later Program (Requires 5 Affirmative Votes).

TABLED TO JUNE 19, 2025

- 2.-V. [ID 25-784](#) Approve the award of a cooperative purchase agreement to Quinn Company of Fresno, California, for the purchase of one Caterpillar 914M wheel loader in the amount of \$198,153 for the Department of Public Utilities, Solid Waste Management Division

APPROVED ON CONSENT CALENDAR

- 2.-W. [ID 25-841](#) Actions pertaining to the donation of office furniture from the State Compensation Insurance Fund to the City of Fresno:
1. ***RESOLUTION - Accepting a donation of office furniture from the State Compensation Insurance Fund and authorizing the Director of General Services or designee to execute any related documents (Subject to Mayor's Veto)

RESOLUTION 2025-164 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-X. [ID 25-786](#) Approve the award of a cooperative purchase agreement to Haaker Equipment Company Inc. of La Verne, California for the purchase of one Vactor sewer cleaning truck in the amount of \$744,809 for the Department of Public Utilities, Wastewater Management Division

APPROVED ON CONSENT CALENDAR

- 2.-Y. [ID 25-792](#) Approve the award of a cooperative purchase agreement to Ruckstell Sales Co., Inc. of Fresno, California for the purchase of 16 Kenworth model L770 refuse trucks in the amount of \$8,315,716 for the Department of Public Utilities, Solid Waste Management Division

APPROVED ON CONSENT CALENDAR

- 2.-Z. [ID 25-793](#) Approve the award of a cooperative purchase agreement to Haaker Equipment Company Inc. of La Verne, California for the purchase of one Elgin CNG Broom Bear Street sweeper in the amount of \$610,304 for the Department of Public Works, Street Maintenance Division

APPROVED ON CONSENT CALENDAR

- 2.-AA. [ID 25-781](#) Actions pertaining to the Lafayette Park Restroom Renovation Project (Bid File 12500709) (Council District 7)
1. Award a construction contract to Better Enterprises, Inc. of Fresno, California, in the amount of \$205,853.00 for the Lafayette Park Restroom Renovation project located at 1516 E. Princeton, Fresno
 2. Authorize the Director of General Services or designee to sign and execute all related documents

APPROVED ON CONSENT CALENDAR

- 2.-BB. [ID 25-742](#) Approve the purchase and installation of cellular Long Term Evolution (LTE) equipment for the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) to MGT (formerly AMS.Net), in the amount of \$191,869.28 priced from a cooperative agreement, Merced County FOCUS 2021092 Agreement (FOCUS). (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-CC. [ID 25-796](#) ***RESOLUTION - Adopting the 587th amendment to the Master Fee Schedule Resolution No. 80-420 to establish facility reservation fees for Mariposa Plaza in the Parks, After School, Recreation, and Community Services Department (Subject to Mayor's Veto)

RESOLUTION 2025-165 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-DD. [ID 25-797](#) Approve a Grant Subrecipient Agreement with the Fresno Economic Opportunities Commission (EOC) to provide reimbursement for licensed mental health services for Advance Peace Fellows and violence impacted individuals in amount not to exceed \$270,000.

APPROVED ON CONSENT CALENDAR

- 2.-EE. [ID 25-607](#) Actions Pertaining to On-Call Plan Check, Back Check, and Inspection Services
1. Approve the First Amendment to the Consultant Services Agreement with Interwest Consulting Group, Inc., for an additional \$42,500, with an extended performance term through June 30, 2026, for a total amount not to exceed \$192,500; and
 2. Approve the First Amendment to the Consultant Services Agreement with BPR Consulting Group, LLC, for an additional \$42,500, with an extended performance term through June 30, 2026, for a total amount not to exceed \$192,500.

APPROVED ON CONSENT CALENDAR

- 2.-FF. [ID 25-762](#) Approve service agreements with Elevate Community Services, Inc. (Elevate) for the operation of the following three emergency shelters (Bid File 12500851) (Council District 3)
1. Fresno Home located at 2550 W. Clinton Avenue, a shelter providing 50 beds for families experiencing homelessness. The agreement term is from July 1, 2025 through June 30, 2026 in an amount not to exceed \$1,250,000.00, funded through the Homeless Housing, Assistance, and Prevention (HHAP) program
 2. Parkway Inn located at 959 N. Parkway Drive, a shelter offering 62 units for individuals experiencing homelessness. The agreement term is from July 1, 2025 through June 30, 2026 in an amount not to exceed \$1,549,952.00, funded through the HHAP program
 3. Valley Inn located at 933 N. Parkway Drive, a shelter offering 106 units for individuals experiencing homelessness. The agreement term is from July 1, 2025, through December 31, 2025 in an amount not to exceed \$1,324,921.00, funded through the HHAP program

TABLED TO JUNE 19, 2025

- 2.-GG. [ID 25-763](#) ***BILL B-20 (Introduced May 22, 2025) (For Adoption) - Amending sections 11-504 - 11-510 of the Fresno Municipal Code relating to the Building Standards Appeals Board (Subject to Mayor's Veto)

ORDINANCE 2025-20 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-II. [ID 25-803](#) ***RESOLUTION - Adopting the 65th Amendment to the Annual Appropriation Resolution (AAR) No. 2024-122 appropriating \$200,000 for the fulfillment of a settlement agreement between the City of Fresno and Kimberly J. Husted, in her capacity as the Chapter 11 trustee for the bankruptcy estate of La Hacienda Mobile Home Estates, LLC (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

RESOLUTION 2025-166 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-JJ. [ID 25-806](#) Approve a Reimbursement Agreement for \$200,000 between the City of Fresno and Self-Help Enterprises for cost savings related to La Hacienda Mobile Home Park, located at 104 East Sierra Avenue, Fresno, California (City Council District 6)

APPROVED ON CONSENT CALENDAR

- 2.-KK. [ID 25-556](#)

Actions pertaining to the FY24 Safer Outcomes: Enhancing De-Escalation and Crisis Response Training for Law Enforcement - Support for Law Enforcement Agencies grant program.

1. Authorize the Chief of Police to accept \$350,000 in grant funding for the FY24 Safer Outcomes: Enhancing De-Escalation and Crisis Response Training for Law Enforcement - Support for Law Enforcement Agencies grant awarded to the Fresno Police Department from the U.S. Department of Justice, through the Office of Community Oriented Policing Services (COPS).
2. ***RESOLUTION - Adopting the 42nd Amendment to the Annual Appropriation Resolution (AAR) No. 2024-122 to appropriate \$99,000 in FY24 Safer Outcomes: Enhancing De-Escalation and Crisis Response Training for Law Enforcement - Support for Law Enforcement Agencies grant program funding for the Police Department (Requires Five Affirmative Votes) (Subject to Mayor's Veto)
3. Affirm the City Manager's determination that VirTra, Inc. and Performa, Inc. are uniquely qualified.
4. Approve the Service Agreement between the City of Fresno Police Department and VirTra, Inc., in an amount not to exceed \$66,634.80 for three (3) years for the extended service and maintenance agreement subscription plan, authorizing the Chief of Police, or her designee, to execute the agreement and any related documents.
5. Approve the Service Agreement between the City of Fresno Police Department and Performa, Inc. in an amount not to exceed \$153,000 for two (2) years for proprietary training materials provided through the Performa, Inc. App, authorizing the Chief of Police, or her designee, to execute the agreement and any related

documents.

RESOLUTION 2025-167 ADOPTED

APPROVED ON CONSENT CALENDAR

2.-LL. [ID 25-735](#)

RESOLUTION 2025-168 ADOPTED

APPROVED ON CONSENT CALENDAR

2. [ID 25-737](#)

-MM.

Actions pertaining to the planning study of the Britten Avenue Water Consolidation Project (Unincorporated Fresno County):

1. Adopt findings of Categorical Exemption per staff determination pursuant to Class 6, Section 15306 (Information Collection) and Statutory Exemption pursuant to Section 15262 (Feasibility and Planning Studies) of the California Environmental Quality Act (CEQA) Guidelines;
2. ***RESOLUTION - Repealing and replacing Resolution No. 2024-033 and authorizing the Director of Public Utilities or designee(s) to prepare and submit grant applications, accept funds, and execute any financial assistance agreements and amendments with the California State Water Resources Control Board on behalf of the City of Fresno for the planning of water infrastructure to serve the community of Britten Avenue. (Subject to Mayor's Veto) (Unincorporated Fresno County)

RESOLUTION 2025-169 ADOPTED

APPROVED ON CONSENT CALENDAR

2.-NN. [ID 25-736](#)

Actions pertaining to the planning study of the Britten Avenue Sewer Construction Project (Unincorporated Fresno County):

1. Adopt findings of Categorical Exemption per staff determination pursuant to Class 6, Section 15306 (Information Collection) and Statutory Exemption pursuant to Section 15262 (Feasibility and Planning Studies) of the California Environmental Quality Act (CEQA) Guidelines;
2. ***RESOLUTION - Authorizing the Director of Public Utilities or designee(s) to prepare and submit grant applications, accept funds, and execute any financial assistance agreements and amendments with the California State Water Resources Control Board on behalf of the City of Fresno for the planning of the sewer infrastructure to serve the community of Britten Avenue. (Subject to Mayor's veto)

RESOLUTION 2025-170 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-OO.** [ID 25-766](#) Actions pertaining to the North Avenue Sewer Trunk Main Realignment from west of State Route 99 to west of Golden State Boulevard (Bid File 12502031) (Council District 3):
1. Adopt a finding of Exemption pursuant to Sections 15302(c) and 15269(b) of the California Environmental Quality Act (CEQA) Guidelines;
 2. Award a construction contract to Floyd Johnston Construction Co., Inc., of Clovis, California, in the amount of \$10,829,000.

APPROVED ON CONSENT CALENDAR

- 2.-PP.** [ID 25-768](#) Approve the extension of the requirements contract with Calgon Carbon Corporation, to extend two one-year extensions, for an annual amount of \$1,194,460.10 and a total contract amount not to exceed \$5,972,300.50 for the continued delivery and management of Granular Activated Carbon (Bid File 9625) (Citywide).

APPROVED ON CONSENT CALENDAR

- 2.-QQ.** [ID 25-769](#)

APPROVED ON CONSENT CALENDAR

- 2.-RR.** [ID 25-780](#) Actions pertaining to a treatment system for Well 345-1 (Unincorporated Fresno County):
1. Adopt a finding of Categorical Exemption pursuant to Section 15301(b)/Class 1 of the California Environmental Quality Act (CEQA) Guidelines;
 2. ***RESOLUTION - Authorizing an application to the United States Department of the Interior, Bureau of Reclamation, and authorizing the Director of Public Utilities to execute a financial assistance agreement, and any amendments thereto, with the United States Department of the Interior, Bureau of Reclamation in the amount of \$734,452 for a WaterSmart Drought Resiliency Projects Grant for Fiscal Year 2024 for the Well 345-1 Wellhead Treatment System Project. (Subject to Mayor's Veto);
 3. Approve the Second Amendment to the Consultant Services Agreement with Michael K. Nunley & Associates, Inc., a California Corporation, in the amount of \$3,600.00 for a total increased contract amount not to exceed \$141,400.00 and extend the term of the agreement to June 29, 2026, for the design of the Well 345-1 Treatment System and authorize the Director of Public Utilities, or designee, to execute the amendment;
 4. ***RESOLUTION - Authorizing an exception to formal bidding procedures and award of a sole source purchase agreement with ATEC Water Systems, LLC, in an amount not to exceed

\$206,772.13 (Subject to Mayor's Veto);

5. Approve the award of a Sole Source Product Purchase Contract to ATEC Water Systems, LLC, in the amount of \$206,772.13, to provide and deliver the ATEC Water Filtration System to Pump Station 345-1 and authorize the Director of Public Utilities, or designee, to execute the contract.

RESOLUTION 2025-171 ADOPTED

RESOLUTION 2025-172 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-SS.** [ID 25-748](#) RESOLUTION - Adopting a list of proposed Public Works projects to receive Senate Bill 1 (SB1) Road Maintenance and Rehabilitation Account Funding for City Fiscal Year 2026.

TABLED TO JUNE 19, 2025

- 2.-TT.** [ID 25-756](#) Actions pertaining to the summary vacation of a portion of a public street easement on North Fresno Street, south of East McKenzie Street: (Council District 3)
1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment Number P24-02896;
 2. RESOLUTION - Approving the summary vacation of a portion of a public street easement on North Fresno Street, south of East McKenzie Street.

TABLED TO JUNE 26, 2025

- 2.-UU.** [ID 25-703](#) Approve the award of a one-year contract with an option for a one-year extension to Thermo King of Central California for the purchase of bus air filtration systems with installation into the FAX bus fleet for a total not to exceed \$392,317.38. (Bid File 12501571)

APPROVED ON CONSENT CALENDAR

- 2.-VV.** [ID 25-734](#) ***RESOLUTION - Authorizing submission of a funding request in the amount of \$2,108,822 to the Low Carbon Transit Operations Program for the purchase of one (1) Hydrogen Fuel Cell Electric Bus and Operating Support, execution of grant award documents if awarded, and execution of related certifications and assurances and authorized agent forms. (Subject to Mayor's Veto).

RESOLUTION 2025-173 ADOPTED

APPROVED ON CONSENT CALENDAR

2. [ID 25-697](#) ***RESOLUTION - Creating a Pilot Program to Improve the Safety of and
-WW. Establish Procedures for the Maintenance of Vacant Commercial Buildings
in the Tower District and Downtown. (Subject to Mayor's Veto)

During approval of the agenda, City Clerk Stermer announced we're going to amend the resolution concerning the vacant building pilot program to only encompass the area the Tower District in the resolution and remove references to the area defined as Downtown. The new resolution title would read, creating a pilot program to improve the safety and establish procedures for the maintenance of vacant commercial buildings in the Tower District.

RESOLUTION 2025-174 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-YY. [ID 25-764](#) ***Bill B-21 (Introduced May 22, 2025) (For Adoption) Amending Section
7-1101 of the Fresno Municipal Code, Relating to Business License -
Exemptions for Honorably Discharged or Honorably Relieved Veterans,
'Small-Enterprise Relief for Veteran Entrepreneurs (SERVE) Act' (Subject
to Mayor's Veto)

ORDINANCE 2025-21 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-ZZ. [ID 25-765](#) ***BILL B-22 (Introduced May 22, 2025) (For Adoption) Amending Section
12-2104 of the Fresno Municipal Code Regarding Responsibility for
Marijuana Cultivation (Subject to Mayor's Veto)

ORDINANCE 2025-22 ADOPTED

APPROVED ON CONSENT CALENDAR

2. [ID 25-835](#) Approve the reappointments of Lacy Barnes and Rodney Branch to the
-AAA. Fresno Regional Workforce Development Board (FRWDB) for a term
ending November 1, 2026.

APPROVED ON CONSENT CALENDAR

2. [ID 25-853](#) RESOLUTION - Requiring Notice to District Councilmembers of
-BBB. Office-To-Dwelling-Conversions Pursuant to Fresno Municipal Code
Section 15-2742.5

RESOLUTION 2025-175 ADOPTED

APPROVED ON CONSENT CALENDAR**CONTESTED CONSENT CALENDAR**

2.-HH. [ID 25-767](#) Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects.

1. ADOPTION of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.
2. ***BILL B-23 (Introduced May 22, 2025) (For Adoption), amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects in the following instances as noted below(Subject to Mayor's Veto):
 - a. Ministerial approval of office to dwelling conversions in the Office zone district; and
 - b. Ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels within one-half mile of an existing bus stop; and
 - c. Ministerial approval of multi-unit residential uses in the NMX, CMX, RMX, CMS and CR zone districts on parcels within the City's Infill Priority Area; and
 - d. Ministerial approval of new multi-unit residential development in the Office zone district.

TABLED TO JUNE 19, 2025

On motion of Council President Karbassi, seconded by Vice President Arias, that the above Action Item be TABLED to June 19, 2025. The motion carried by the following vote:

Aye: 6 - Karbassi, Arias, Maxwell, Vang, Richardson and Esparza

Absent: 1 - Perea

2.-XX. [ID 25-743](#) ***RESOLUTION - Directing the City Manager to take all Steps Necessary to Conduct a Fee Analysis Detailing the Costs Associated with Administering and Enforcing a Proposed Tobacco Retail License Program and to Recommend Associated Fees for Adoption by the City Council (Subject to Mayor's Veto)

Council President Karbassi, Councilmember Richardson, and

Councilmember Esparza moved the above item to Contested Consent to discuss the resolution.

Council discussion included: the proposal for tobacco retail license fee study; the purpose and scope of the license program; insights from the City of Clovis' implementation; comparisons to existing measures, and; enforcement benefits and concerns.

TABLED TO AUGUST 14, 2025

On motion of Councilmember Esparza, seconded by Council President Karbassi, that the above Action Item be TABLED to August 14, 2025. The motion carried by the following vote:

Aye: 6 - Karbassi, Arias, Maxwell, Vang, Richardson and Esparza

Absent: 1 - Perea

3. GENERAL ADMINISTRATION

3.-A. [ID 25-571](#) WORKSHOP - Measure C Renewal Presentation

TABLED TO JUNE 19, 2025

On motion of Council President Karbassi, seconded by Councilmember Richardson, that the above Action Item be TABLED to June 19, 2025. The motion carried by the following vote:

Aye: 6 - Karbassi, Arias, Maxwell, Vang, Richardson and Esparza

Absent: 1 - Perea

UNSCHEDULED COMMUNICATION

Upon call, no members of the public addressed the Council with unscheduled communication.

4. CITY COUNCIL

5. CLOSED SESSION

During open session, City Attorney Janz announced each of the items that would be discussed in closed session.

Council withdrew to closed session at 3:21 P.M.

5.-A. [ID 25-836](#)

CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

City Negotiators: Jennifer Misner; Sumeet Malhi

Employee Organization(s): 1. International Union of Operating Engineers, Stationary Engineers, Local 39 (Local 39); 2. Fresno City Employees Association (FCEA); 3. Fresno Police Officers Association (FPOA Basic), Unit 4; 4. International Association of Firefighters, Local 202, Unit 5 (Fire Basic); 5. Amalgamated Transit Union, Local 1027 (ATU); 6. International Brotherhood of Electrical Workers, Local 100 (IBEW); 7. Fresno Police Officers Association (FPOA Management); 8. International Association of Firefighters, Local 202, Unit 10 (Fire Management); 9. City of Fresno Professional Employees Association (CFPEA); 10. City of Fresno Management Employees Association (CFMEA). 11. Employee Organization(s): Unrepresented Employees in Unit 2 (Non-Represented Management and Confidential Classes): Airport Public Safety Manager, Assistant City Attorney, Assistant City Manager, Assistant Controller, Assistant Director, Assistant Director of Personnel Services, Assistant Director of Public Utilities, Assistant Director of Public Works, Assistant Police Chief, Assistant Retirement Administrator, Background Investigator, Budget Analyst, Budget Manager, Chief Assistant City Attorney, Chief Information Officer, Chief Labor Negotiator, Chief of Staff to Councilmember, Chief of Staff to the Mayor, City Attorney (City Negotiator, Council President Karbassi), City Attorney Investigator, City Clerk (City Negotiator, Council President Karbassi), City Engineer, City Manager (City Negotiator, Mayor Dyer), Community Coordinator, Community Outreach Specialist, Controller, Council Assistant, Deputy City Attorney II, Deputy City Attorney III, Deputy City Manager, Director, Director of Aviation, Director of Development, Director of Personnel Services, Director of Public Utilities, Director of Transportation, Economic Development Coordinator, Economic Development Director, Executive Assistant to Department Director, Executive Assistant to the City Attorney, Executive Assistant to the City Council, Executive Assistant to the City Manager, Executive Assistant to the Mayor, Fire Chief, Governmental Affairs Manager, Human Resources Manager, Independent Reviewer, Internal Auditor, Investment Officer, Management Analyst II, Payroll Accountant, Payroll Manager, Police Chief, Principal Budget Analyst, Principal Internal Auditor, Principal Labor Relations Analyst, Project Liaison/Program Administrator, Public Affairs Officer, Public Works Director, Retirement Administrator, Retirement Benefits Manager, Retirement Office Manager, Senior Budget Analyst, Senior City Attorney Investigator, Senior Deputy City Attorney I, Senior Deputy City Attorney II, Senior Deputy City Attorney III, Senior Human Resources/Risk Analyst, Senior Law Clerk, Supervising Deputy City Attorney, Veterinarian

The above item was discussed in closed session. There were no open session announcements for this item.

DISCUSSED

5.-B. [ID 25-849](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
California Smoke Shops Association v. City of Fresno, et al;
United States District Court, Eastern District of California Case Number:
1:25-cv-00590-KES HBK;

The above item was discussed in closed session. There were no open session announcements for this item.

DISCUSSED

5.-C. [ID 25-800](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
La Hacienda Mobile Estates, LLC v. City of Fresno, et al;
Fresno Superior Court, Case Number: 24CECG00271

The above item was discussed in closed session. There were no open session announcements for this item.

DISCUSSED

5.-D. [ID 25-801](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
In Re La Hacienda Mobile Estates, LLC,
US Bankruptcy Court, Eastern District of California;
Case Number: 24-11967-A-11

In open session, Chief Assistant City Attorney Collet made the following report of action for the above closed session item:

In closed session, Council approved a settlement agreement and payment of \$200,000 by the City to the Chapter 11 bankruptcy trustee Kimberly J. Houston in the bankruptcy court case entitled In Re La Hacienda Mobile Estates LLC, Case No. 24-11967-A-11. The action resolves all disputes involving the City in the bankruptcy proceedings and facilitates the sale of

the mobile home park to Self-Help Enterprises, as approved by the bankruptcy court during hearings held the previous day.

SETTLEMENT AGREEMENT APPROVED

On motion of Councilmember Esparza, seconded by Vice President Arias, that the settlement agreement for the above Closed Session Item be APPROVED. The motion carried by the following vote:

Aye: 6 - Karbassi, Arias, Maxwell, Vang, Richardson and Esparza

Absent: 1 - Perea

5.-E. [ID 25-802](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
Hacienda Homeowners for Justice, et al, v. La Hacienda Mobile Estates, LLC, et al;
Fresno Superior Court, Case Number: 23CECG03987; and
California Court of Appeal, Fifth Appellate District, Case Number: F087978

The above item was discussed in closed session. There were no open session announcements for this item.

DISCUSSED

5.-F. [ID 25-753](#)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Government Code Section 54956.9, subdivision (d)(4): 1 potential case

The above item was discussed in closed session. There were no open session announcements for this item.

DISCUSSED

ADJOURNMENT

The Council meeting adjourned from session at 4:54 P.M.

The above minutes were approved by unanimous vote of the City Council during the July 17, 2025, regular meeting.