



# City of Fresno

2600 Fresno Street  
Fresno, CA 93721  
[www.fresno.gov](http://www.fresno.gov)

## Meeting Minutes - Final City Council

*President - Annalisa Perea*

*Vice President - Mike Karbassi*

*Councilmembers:*

*Miguel Angel Arias, Tyler Maxwell, Luis Chavez,*

*Garry Bredefeld, Nelson Esparza*

*City Manager - Georgeanne A. White*

*City Attorney - Andrew Janz*

*City Clerk - Todd Stermer, CMC*

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Thursday, March 7, 2024

9:00 AM

Council Chambers (In  
Person and/or Electronic) -  
[https://www.fresno.gov/cou  
ncil-meeting](https://www.fresno.gov/council-meeting)

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### Regular Meeting

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

9:06 A.M. ROLL CALL

**Present:** 7 - President Annalisa Perea  
Vice President Mike Karbassi  
Councilmember Miguel Angel Arias  
Councilmember Tyler Maxwell  
Councilmember Luis Chavez  
Councilmember Garry Bredefeld  
Councilmember Nelson Esparza

Invocation by Pastor Edward D. Thomas from Impact Church Fresno

*Invocation led by Pastor Edward D. Thomas of the Impact Church Fresno*

Pledge of Allegiance to the Flag

*Pledge of Allegiance led by Councilmember Bredefeld.*

### **APPROVE AGENDA**

*City Clerk Stermer announced the following changes to the agenda:*

*There was a special meeting notice posted to discuss the following items:  
Closed Session item A (ID 24-364) regarding Public Employee Performance Evaluation – City Attorney and Closed Session item B (ID 24-367) regarding Public Employee Performance Evaluation – City Clerk.*

**THE FOLLOWING CORRECTIONS WERE READ INTO THE RECORD:**

*Consent Calendar item 2-G (ID 24-285) regarding actions pertaining to American Rescue Plan Act (ARPA) funding - The Administration requests that the part 1 of the item regarding neighborhood watch be tabled to March 21, 2024. The second part of the item related to the LGBTQ EOC is good to remain on the consent calendar.*

*Consent Calendar item 2-R (ID 24-278) - regarding Resolution of Intention to Annex Final Parcel Map Number 2004-36 as Annexation Number 59 – was removed from the agenda by staff and table to March 21, 2024.*

*Closed Session item 5-A (ID 24-287) – regarding CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION - Case Name: Hayden M. Snyder, a minor, by and through his guardian ad litem, et al v. City of Fresno v. City of Fresno, et al.; Fresno Superior Court Case No. 20CECG02826 – was removed from the agenda by City Attorney's Office with no return date.*

*Councilmember Bredefeld registered a no vote on Consent Calendar item 2-G (ID 24-285) regarding actions pertaining to American Rescue Plan Act (ARPA) funding, and Consent Calendar item 2-N (ID 24-247) regarding approve a Community Development Block Grant loan agreement with Fresno Avalon Commons Phase II.*

*Vice President Karbassi registered a no vote on Consent Calendar item 2-N (ID 24-247) regarding approve a Community Development Block Grant loan agreement with Fresno Avalon Commons Phase II.*

**THE FOLLOWING ITEMS WERE MOVED TO CONTESTED CONSENT FOR FURTHER DISCUSSION:**

*2-H (ID 24-335) regarding a Voluntary Collection Agreement with Airbnb for collection of City of Fresno Transient Occupancy Tax and authorize the City Controller to execute Agreement – was moved to Contested Consent by Councilmember Arias.*

*2-K (ID 24-357) regarding the first Amendment to the consulting agreement with TRC Solutions, Inc - was moved to Contested Consent by Vice President Karbassi.*

*2-L (ID 24-271) regarding resolution authorizing application for and acceptance of funding from the California Department of Housing and Community Development Prohousing Incentive Program (PIP) Round 2 - was moved to Contested Consent by Vice President Karbassi.*

*2-M (ID 24-86) regarding actions pertaining to the Homeless Housing, Assistance, and Prevention (HHAP) program - was moved to Contested Consent by Councilmember Arias.*

*2-O (ID 24-248) regarding actions pertaining to the conversion of the former Parkside Inn Motel into a 38-unit residential affordable housing project, located at 1415 W. Olive Avenue – was moved to Contested Consent by Councilmember Maxwell and Councilmember Arias.*

*2-T (ID 24-280) regarding actions pertaining to an Extraterritorial Service and Offsite Infrastructure Agreement - was moved to Contested Consent by Councilmember Arias.*

*2-U (ID 24-356) regarding resolution Declaring Board Member and Commissioner Positions Vacant Upon the Expiration of Their Term and Provide for the Council to Fill Resulting Vacancies Lasting Longer Than One Year - was moved to Contested Consent by Councilmember Arias.*

*2-W (ID 24-327) regarding Resolution Declaring property located at various scattered sites in Southwest Fresno - was moved to Contested Consent by City Clerk Stermer.*

**On motion of Councilmember Arias, seconded by Vice President**

**Karbassi, the agenda was ADOPTED AS AMENDED. The motion carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

## **CEREMONIAL PRESENTATIONS**

[ID 24-338](#) Proclamation for Women in Construction Week

*PRESENTED*

[ID 24-348](#) Special Proclamation

*Special Proclamation was presented by Girl Scouts of Central California South, Troop #5252 to Council President Perea*

*PRESENTED*

## **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Arias Reports and Comments: Discussed community planning meetings for the renovation of the Community Centers in Southwest. Upcoming meetings scheduled for April 6, 2024, and April 13, 2024, at Frank H Ball Park and Sunset Community Center. Participated in a day trip with Mayor Dyer to Mexico, Mexicali to discuss reinvestment efforts in Chinatown's revitalization. Congratulated colleagues who won the recent elections.*

*Councilmember Maxwell Reports Comments: Discussed Senior Activity Center design presentation. Congratulated Nicole Linder and the Marjorie Mason Center on their new location in District 4. Acknowledged and participated in Ms. Hanlon's Kindergarten class for Read Across America. Acknowledged Professor Boren's Mass Communications and Journalism class. Participating in Fresno State's 66th Annual Peach Blossom Festival as a judge.*

*Councilmember Esparza Reports and Comments: Participated in Read Across America. Announced the upcoming Kids Day and encouraged the community to support Valley Children's Hospital. Discussed traffic safety improvements within the district and recently activated traffic signal at the intersections of Van Ness and McKinley and San Pablo and McKinley.*

*Vice President Karbassi Reports and Comments: Congratulated colleagues on the recent election.*

*Council President Perea Reports and Comments: Announced the upcoming ribbon cutting ceremony at Trolley Park. Acknowledged Planning and Development Department staff for assisting with small businesses and acknowledged the Fire Department 's Station 9 for their swift response at St. Therese Church. Appointed Councilmember Maxwell, Vice President Karbassi, and Council President Perea to the Tax Sharing Agreement Subcommittee.*

## **MAYOR/MANAGER REPORTS AND COMMENTS**

*Mayor Dyer Reports and Comments: Participated in Fresno-Clovis Prayer Breakfast. Highlighting the visit to Mexicali and the successful revitalization of their Chinatown. Hosted and presented to various groups interested in downtown Fresno's development, including the CalR executive board, Lennar executive team, and the Kessy Foundation. Participation in Read Across America, reading to students from Eaton Elementary and Sunset Elementary. Discussed the Peach Street widening and complete street project in southeast Fresno. Attended the Central Valley Heroes award ceremony hosted by the Red Cross to recognize community heroes. Announced the upcoming ribbon-cutting ceremony at Trolley Park.*

*City Manager White Reports and Comments: Congratulated those who won the election. Provided Council with a tray memo on the Airport Terminal expansion project and a tray memo on receiving call-off pay or standby pay.*

## **CITY CLERK AND CITY ATTORNEY REPORTS AND COMMENTS**

*City Clerk Stermer Reports and Comments: Announced a vacancy on the Immigration and Resident Affairs Committee.*

## **1. SCHEDULED COUNCIL HEARINGS AND MATTERS**

### **9:30 A.M.**

[ID 24-235](#) HEARING to consider Text Amendment Application No. P23-03987 and related Environmental Finding For Environmental Assessment No. P23-03987 amending Section 4304 of Chapter 15 of the Fresno Municipal

Code related to findings for approval of tentative map amendments - Planning & Development Department.

1. ADOPT a finding set forth in Environmental Assessment No. P23-03987 dated December 27, 2023, that Text Amendment Application No P23-03987 is exempt from the California Environmental Quality Act (CEQA) pursuant to the commonsense exemption that it can be seen with certainty that there is no possibility of significant adverse effect on the environment pursuant to CEQA Guidelines Section 15061(b) (3).
2. BILL (for introduction) - Amending Section 4304 of Chapter 15 of the Fresno Municipal Code relating to the language of the required findings for approval of tentative map amendments from "and" to "or."

*The above hearing was called to order at 9:42 A.M. and presented to Council by Supervising Planner Holt. Upon call, the following member of the public addressed Council: Lisa Flores. The public comment period closed at 9:45 A.M. There were no Council discussion.*

**BILL B-4 APPROVED, INTRODUCED AND LAID OVER**

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

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

### **9:35 A.M.**

[ID 24-236](#)

HEARING to consider Plan Amendment-Rezone Application No. P19-05889, Development Permit Application No. P20-01559, and related Environmental Assessment No. P19-05889/P20-01559 pertaining to approximately 4.83 acres of property located on the northwest corner of East Tulare Street and North Helm Avenue (Council District 7) - Planning & Development Department.

1. ADOPT - Mitigated Negative Declaration as prepared for Environmental Assessment No. P20-01559/P19-05889, dated January 30, 2024, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA)
2. RESOLUTION - Approving Plan Amendment Application No. P19-05889, requesting authorization to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designation for the subject property from Medium Low

Density Residential to Urban Neighborhood

3. BILL (for introduction and adoption) - Approving Rezone Application No. P19-05889, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-4 (*Residential Single-Family, Medium Low Density*) zone district to RM-2 (*Residential Multi-Family, Urban Neighborhood*) zone district in accordance with the Plan Amendment Application
4. APPROVE - Development Permit Application No. P20-01559, requesting authorization to construct a multi-unit housing development comprised of 112 affordable dwelling units for seniors.

*The above hearing was called to order at 9:45 A.M. and presented to Council by Supervising Planner Holt. Upon call, the following members of the public addressed Council: Lisa Flores and Traci Robertson. The public comment period closed at 9:50 A.M. There was no Council discussion.*

**RESOLUTION 2024-046 ADOPTED**

**BILL B-5 INTRODUCED / ADOPTED AS ORDINANCE 2024-004 ADOPTED**

**On motion of Councilmember Esparza, seconded by Councilmember Arias, that the above Action Item be ADOPTED. The motion carried by the following vote:**

**Aye:** 6 - Perea, Karbassi, Arias, Maxwell, Bredefeld and Esparza

**Absent:** 1 - Chavez

### **9:40 A.M.**

[ID 24-245](#)

HEARING to Consider Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252 and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443 pertaining to ±22.4 acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive (Council District 2) - Planning & Development Department.

1. RESOLUTION - CERTIFYING Final Environmental Impact Report (SCH No. 2021100443), for the proposed Costco Commercial Center Project;
  - a. Adopt the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section

- 15091; and,
- b. Adopt the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and,
2. APPROVE Plan Amendment Application No. P21-01960, requesting authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,
  3. BILL (for introduction and adoption) to approve Rezone Application No. P21-01960, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the CC/EA/UGM/cz (Community Commercial/Expressway Overlay/Urban Growth Management) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district in accordance with the Plan Amendment Application; and
  4. APPROVE Conditional Use Permit Application No. P21-01959, requesting authorization to construct a ±219,216 square-foot Costco warehouse retail building, with a ±4,800 square-foot carwash and a ± 13,000 square-foot fuel canopy with 32 fuel pumps, subject to compliance with the Conditions of Approval dated March 7, 2024.
  5. APPROVE Conditional Use Permit Application No. P21-03251, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold, subject to compliance the Conditions of Approval dated March 7, 2024.
  6. APPROVE Planned Development Permit Application No. P21-03252, requesting authorization to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot-tall fixtures.

*The above hearing was called to order at 9:51 A.M. and presented to Council by Planner II Martinez. and Applicant Pari Holliday.*

*Upon call, the following members of the public addressed Council: Mayor Dyer (Support); Doug Jensen from Baker Manock and Jensen lawfirm representing the property owner (Support); Julian Ramos (Support); Desiree Ledezma (Support); Lynn Owens; Traci Robertson; Daniel Brannick; Lisa*



*Flores, and Elisa Bilios.*

*The public comment period closed at 10:28 A.M.*

*Council discussion on this item included: Quasi-judicial and the council rules; job creation and preservation; the impact on property values; the economic benefits of the city; services and amenities offered at the new location; community support; charitable contributions policy and practice and the allocation of funds to local charities; aesthetics and community impact including landscaping and road upgrades; zoning and permitting for the location; traffic patterns and mitigation measures; truck traffic and roadway upgrades; concerns with future planning and potential long term impacts; the presence of a car wash; taller cinder blocks and wall protection for residences; gold course netting costs; vacant building plans for the Shaw location; Environmental Impact Report Mitigation; traffic congestion mitigation; employee transportation; noise mitigation; potential financial burden on taxpayers due to future traffic related issues; compensation packages for Costco Employees; Employee retention rate, and lease expiration and contingency plans.*

*Vice President Karbassi motioned to table the item and refer back to staff for further preparation of additional mitigation measures or conditions of approval to address traffic concerns and requested a list of local charity, information on property impacts, and alternatives for the carwash section.*

**On motion of Vice President Karbassi, seconded by Councilmember Esparza, that the above Action Item be TABLED. The motion carried by the following vote:**

**Aye:** 6 - Perea, Karbassi, Maxwell, Chavez, Bredefeld and Esparza

**Absent:** 1 - Arias

### **10:00 A.M.**

[ID 24-292](#)

HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District No. 11, Annexation Number 148 (Final Tract Map Number 6234) (located on the southwest corner of West Dakota Avenue and North Hayes Avenue) (Council District 1)

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities

- District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 148 (Subject to Mayor's Veto)
2. \*\*\*RESOLUTION - Calling Special Mailed-Ballot Election (Subject to Mayor's Veto)
  3. \*\*\*RESOLUTION - Declaring Election Results (Subject to Mayor's Veto)
  4. \*\*\*BILL - (For introduction and adoption) - Levying a Special Tax for the Property Tax Year 2023-2024 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 148 (Subject to Mayor's Veto)

*The above hearing was called to order at 12:00 P.M. and presented to Council by Licensed Engineer Manager Dhaliwal. Upon call there was no public comment and public comment closed at 12:02 P.M. There was no council discussion.*

*RESOLUTION 2024-047 ADOPTED*

*RESOLUTION 2024-048 ADOPTED*

*RESOLUTION 2024-049 ADOPTED*

*BILL B-6 INTRODUCED / ADOPTED AS ORDINANCE 2024-005*

**On motion of President Perea, seconded by Councilmember Bredefeld, that the above Action Item be ADOPTED. The motion carried by the following vote:**

**Aye:** 6 - Perea, Karbassi, Maxwell, Chavez, Bredefeld and Esparza

**Absent:** 1 - Arias

## **2. CONSENT CALENDAR**

*Upon call, the following member of the public addressed Council: Lisa Flores and Lynn Owens.*

### APPROVAL OF THE CONSENT CALENDAR

**On motion of Councilmember Arias, seconded by Councilmember Maxwell, the CONSENT CALENDAR was hereby adopted by the following vote:**

**Aye:** 6 - Perea, Karbassi, Arias, Maxwell, Chavez and Esparza

**Absent:** 1 - Bredefeld

- 2.-A.** [ID 24-293](#) Approval of the minutes for February 22, 2024, regular meeting.

**APPROVED ON THE CONSENT CALENDAR**

- 2.-B. [ID 24-329](#) \*\*\*Bill B-3 (Intro'd February 22, 2024)(For Adoption) - Amending the Graffiti Abatement Ordinance, FMC Section 9-2514(e) to amend the violations imposed for graffiti abatement and adding Article 23 to Chapter 10 of the Fresno Municipal Code, to protect public and private property from acts of vandalism and defacement (Subject to Mayor's Veto)

*ORDINANCE 2024-006 ADOPTED*

**APPROVED ON THE CONSENT CALENDAR**

- 2.-C. [ID 24-286](#) Approve the consultant services agreement with Kimley-Horn and Associates, Inc., to provide professional engineering services for the Runway 11L-29R Reconstruction Project at the Fresno Yosemite International Airport in an amount not to exceed \$1,879,495 (Council District 4)

**APPROVED ON THE CONSENT CALENDAR**

- 2.-D. [ID 24-283](#) Approve the consultant services agreement with Hill International, Inc., to provide professional construction management services for the Terminal Expansion Project at the Fresno Yosemite International Airport in an amount not to exceed \$3,311,516.00 (Council District 4)

**APPROVED ON THE CONSENT CALENDAR**

- 2.-E. [ID 24-288](#) Approve the consultant services agreement with Deol Data, Inc. to provide professional aviation security systems planning and design services at Fresno Yosemite International Airport and Fresno Chandler Executive Airport in an amount not to exceed \$834,400 (Council District 4)

**APPROVED ON THE CONSENT CALENDAR**

- 2.-F. [ID 24-222](#) Actions pertaining to the California for All More People and Pets Together Grant:
1. Authorize the City Manager to accept \$156,900 in grant funding from the Regents of the University of California on behalf of its Davis Campus School of Veterinary Medicine on behalf of its Koret Shelter Medicine Program in connection with the California for All Animals statewide animal shelter assistance program for the Animal Center's 'Regreso a Casa' Grant.
  2. Authorize the City Manager or their designee to execute the Shelter Services Grant Agreement, for the California for All Animals More People and Pets Together 'Regreso a Casa' Grant.
  3. \*\*\*RESOLUTION - Adopt the 44th Amendment to the Annual Appropriation Resolution (AAR) No. 2023-185 appropriating

\$156,900 for the Animal Center from the California for All Animals More People and Pets Together 'Regreso a Casa' Grant (Requires 5 Affirmative Votes) (Subject to Mayor's Veto).

*RESOLUTION 2024-050 ADOPTED*

**APPROVED ON THE CONSENT CALENDAR**

**2.-G. [ID 24-285](#)**

Actions pertaining to American Rescue Plan Act (ARPA) funding:

1. Approve an agreement with Fresno Police Neighborhood Watch (FPNW) allocating \$100,000 in ARPA funding for operational costs to enhance capacity, training, and general operations for the Neighborhood Watch program.
2. Approve an agreement with Fresno Economic Opportunities Commission (EOC) allocating \$100,000 in ARPA funding for operational costs supporting Fresno EOC's LGBTQ+ Resource Center.

*There was a correction read into the record: The Administration requests that the part 1 of the item regarding neighborhood watch be tabled to March 21, 2024. The second part of the item related to the LGBTQ EOC is good to remain on the consent calendar.*

*Councilmember Bredefeld registered a no vote on the above item #2 related to the Fresno Economic Opportunities Commission funding for operational costs supporting the Fresno EOC's LGBTQ+ Resource Center.*

**APPROVED ON THE CONSENT CALENDAR**

- 2.-I. [ID 24-282](#)** Approve the award of a cooperative purchase agreement to Quinn Company of Fresno, California, for the purchase of one Caterpillar backhoe in the amount of \$181,751 for the Department of Public Utilities, Water Operations Division

**APPROVED ON THE CONSENT CALENDAR**

- 2.-J. [ID 24-294](#)** Actions pertaining to the adoption of a resolution authorizing the Director of General Services to pay relocation assistance to the businesses impacted by the development of affordable senior housing at 4323-4333 Blackstone Avenue, adjacent to the Senior Center Project (District 4):
1. RESOLUTION - A Resolution authorizing the Director of General Services or designee to sign and approve payment of relocation assistance claims and all associated documents to facilitate relocation for tenants located at 4323-4333 Blackstone Avenue, Fresno, California in compliance with the Uniform Relocation Assistance and Real Property

Acquisition Policies Act of 1970s

*RESOLUTION 2024-051 ADOPTED*

**APPROVED ON THE CONSENT CALENDAR**

- 2.-N. [ID 24-247](#) Approve a Community Development Block Grant loan Agreement in the amount of \$1,243,000 with Fresno Avalon Commons Phase II, LP, for property acquisition of the project site located at 7521 N. Chestnut Avenue, Fresno, CA 93720 (District 6)

*Councilmember Bredefeld and Vice President Karbassi registered a no vote on the above item.*

**APPROVED ON THE CONSENT CALENDAR**

- 2.-P. [ID 24-277](#) \*\*\*RESOLUTION - Adopting the 46th Amendment to the Annual Appropriations Resolution (AAR) No. 2023-185 appropriating \$2,383,300 for Indirect Costs in the Capital Projects Department Capital Projects Capital Indirect Cost Recovery Fund. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2024-055 ADOPTED*

**APPROVED ON THE CONSENT CALENDAR**

- 2.-Q. [ID 24-261](#) Actions pertaining to the Blackstone McKinley BNSF Grade Separation Project (Council Districts 1 and 7)
1. Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to acquire fee interest of a 0.11-acre (4,800 square feet) parcel improved with a single-family residence located at 1592 North Calaveras Street (Assessor's Parcel Number (APN) 451-064-01), owned by David and Patricia Wasemiller, in the amount of \$191,000.00, for the construction of the Blackstone McKinley BNSF Grade Separation Project
  2. Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to acquire fee interest of a 0.11-acre (4,800 square feet) parcel improved with a single-family residence located at 1587 North Calaveras Street (APN 451-063-03), owned by Pamela A. Hinojosa De Rodriguez, in the amount of \$380,000.00, for the construction of the Blackstone McKinley BNSF Grade Separation Project.

**APPROVED ON THE CONSENT CALENDAR**

- 2.-R. [ID 24-278](#) RESOLUTION - Of Intention to Annex Final Parcel Map Number 2004-36

as Annexation Number 59 to the City of Fresno Community Facilities District Number 9 and to Authorize the Levy of Special Taxes; and setting the Public Hearing for Thursday, April 18, 2024, at 10:00 am (East Belmont Avenue and North Laverne Avenue) (Council District 5).

*The above item was removed from the agenda by staff and tabled to March 21, 2024.*

#### **TABLED**

- 2.-S. [ID 24-279](#) RESOLUTION - Approving the Final Map of Tract No. 6383, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the southeast corner of North Armstrong Avenue and East McKinley Avenue Alignment (Council District 7).

*RESOLUTION 2024-056 ADOPTED*

#### **APPROVED ON THE CONSENT CALENDAR**

- 2.-V. [ID 24-349](#) \*\*\*RESOLUTION - Authorizing the City Attorney or Designee to apply for and accept Workers' Rights Enforcement Grant Funding through the State of California Department of Industrial Relations (DIR) (Subject to Veto)

*RESOLUTION 2024-057 ADOPTED*

#### **APPROVED ON THE CONSENT CALENDAR**

### **CONTESTED CONSENT CALENDAR**

- 2.-H. [ID 24-335](#) Approve a Voluntary Collection Agreement with Airbnb for collection of City of Fresno Transient Occupancy Tax and authorize the City Controller to execute Agreement

*Councilmember Arias moved the above item to Contested Consent to discuss the collection of the Transit Occupancy Tax (TOT).*

*Council discussion on this item included: the city's plan to collect similar fees from other short-term rental platforms.*

*APPROVED*

**On motion of Councilmember Arias, seconded by Councilmember Bredefeld, that the above Action Item be APPROVED. The motion carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

- 2.-K. [ID 24-357](#) Approve the First Amendment to the consulting agreement with TRC Solutions, Inc., adding professional grant writing services to the scope of work and assist the City of Fresno with funding opportunities to implement the California Air Resource Board (CARB) Advanced Clean Fleets regulation not-to-exceed \$150,000

*Vice President Karbassi moved the above item to Contested Consent to discuss grant opportunities and funding.*

*Council discussion on this item included: the urgency of pursuing grant opportunities; the technical expertise required; and the potential benefits of securing funding for greenhouse gas reduction projects.*

**APPROVED**

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

**Aye:** 6 - Perea, Karbassi, Arias, Maxwell, Chavez and Esparza

**Absent:** 1 - Bredefeld

- 2.-L. [ID 24-271](#) \*\*\*RESOLUTION - Authorizing application for and acceptance of funding from the California Department of Housing and Community Development Prohousing Incentive Program (PIP) Round 2, and authorizing the City Manager, or designee, to sign all necessary implementing documents. (Subject to Mayor's Veto)

*Vice President Karbassi moved the above item to Contested Consent to discuss clarification on the allocation of funds.*

*Council discussion on this item included: the process of allocating the funds; the criteria for awarding them to housing projects, and the legal considerations surrounding the issuance of new NOAs for the funds.*

**RESOLUTION 2024-052 ADOPTED**

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

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

- 2.-M.** [ID 24-86](#) Actions pertaining to the Homeless Housing, Assistance, and Prevention (HHAP) program:
1. \*\*\*RESOLUTION - Authorizing application to and acceptance of funding from the State of California Business, Consumer Services and Housing Agency's (BCSH) California Interagency Council on Homelessness (Cal ICH) as a joint applicant for the fifth round of Homeless Housing, Assistance, and Prevention Program (HHAP) and authorizing the City Manager to sign all required implementing documents. (Subject to Mayor's Veto)
  2. Approve a Memorandum of Understanding (MOU) committing the City to participate in and comply with the jointly completed Regionally Coordinated Homelessness Action Plan and application for the fifth round of HHAP

*Councilmember Arias moved the above item to Contested Consent to discuss the time sensitivity of the item and concerns with the plan as it is currently written.*

*Council discussion on this item included: allocation and utilization of funds to address homelessness; ensuring transparency and effectiveness in the use of resources, and considering the broader budgetary implications.*

**RESOLUTION 2024-053 ADOPTED**

**On motion of Councilmember Arias, seconded by Councilmember Chavez, that the above Action Item be ADOPTED. The motion carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

- 2.-O.** [ID 24-248](#)

*Councilmember Maxwell and Vice President Karbassi moved the above item to Contested Consent to get a general overview of the item.*

*Council discussion on this item included: a focused on ensuring a smooth transition from emergency shelter to permanent housing; addressing funding concerns, and highlighting the need for enhanced security measures in the area.*



*RESOLUTION 2024-054 ADOPTED*

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

**Aye:** 6 - Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

**Absent:** 1 - Perea

- 2.-T.** [ID 24-280](#) Actions pertaining to an Extraterritorial Service and Offsite Infrastructure Agreement between Sandra R. Deazevedo and David M. Lantis and the City of Fresno (City of Fresno Sphere of Influence and County of Fresno):
1. Adopt a finding of Categorical Exemption pursuant to California Environmental Quality Act Guidelines section 15301(c)/Class 1;
  2. Approve an Extraterritorial Service and Offsite Infrastructure Agreement between Sandra R. Deazevedo and David M. Lantis and the City of Fresno.

*Councilmember Arias moved the above item to Contested Consent to discuss concerns about allowing a property owner to continue using a contaminated well.*

*TABLED*

**On motion of Councilmember Arias, seconded by Councilmember Esparza, that the above Action Item be TABLED and return to the next meeting. The motion carried by the following vote:**

**Aye:** 6 - Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

**Absent:** 1 - Perea

- 2.-U.** [ID 24-356](#) \*\*\*RESOLUTION - Declaring Board Member and Commissioner Positions Vacant Upon the Expiration of Their Term and Provide for the Council to Fill Resulting Vacancies Lasting Longer Than One Year (Subject to Mayor's Veto).

*Councilmember Arias moved to table the matter and bring back to council in 30 days a qualified commissioner.*

*TABLED*

**On motion of Councilmember Arias, seconded by Councilmember Bredefeld, that the above Action Item be TABLED. The motion carried**

by the following vote:

**Aye:** 6 - Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

**Absent:** 1 - Perea

**JOINT MEETING OF THE CITY COUNCIL, THE CITY OF FRESNO IN ITS CAPACITY AS HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND FRESNO REVITALIZATION CORPORATION**

- 2.-W. [ID 24-327](#) \*\*\*RESOLUTION- Declaring property located at various scattered sites in Southwest Fresno, California 93706, (APNs 464-113-13T, 465-174-21T & -22T, 467-155-07T, 477-121-05T, -06T & -13T) to be surplus and directing staff to comply with the Surplus Land Act (Subject to Mayor's Veto).

*The above item was introduced to Council by Executive Director Murphey.  
There was no council discussion on the above item.*

**FRESNO REVITALIZATION CORPORATION VOTE:**

*Councilmember Arias motioned that the above item be adopted.  
Councilmember Bredefeld seconded the motion. The motion carried by the following vote:*

*Ayes (7) - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld, Esparza  
Absent (1) - Dyer*

**RESOLUTION 2024-058 ADOPTED**

**On motion of Councilmember Arias, seconded by Councilmember Bredefeld, that the above Action Item be ADOPTED. The motion carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

**3. GENERAL ADMINISTRATION**

- 3.-A. [ID 24-221](#) WORKSHOP - Update on Animal Center Operations

*The above workshop was presented to Council by Interim Director Torres.*

*Council discussion on this item included: Budget concerns for the upcoming*

*Fiscal Year; capacity and intake of the Animal Center; hours of operation; no-kill shelter status; spay and neuter programs; community responsibility and resources allocation; community involvement and support; long term sustainability of the current model regarding funding and operational capacity; management of data related to lost and found pets; grant funding; euthanasia rates; fee evaluations, and handling license.*

PRESENTED

## **UNSCHEDULED COMMUNICATION**

*Upon call, the following members of the public addressed Council: Desiree Ledezma, Krystal Pothier; Traci Robertson, Lynn Owens, and Lisa Flores.*

[ID 24-358](#)

Public Comment Received

## **4. CITY COUNCIL**

## **5. CLOSED SESSION**

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

*Council withdrew to closed session at 3:50 p.m.*

### **5.-A. [ID 24-287](#)**

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)

*Case Name: Hayden M. Snyder, a minor, by and through his guardian ad litem, et al v. City of Fresno v. City of Fresno, et al.; Fresno Superior Court Case No. 20CECG02826*

*The above item was removed from the agenda by City Attorney's Office with no return date.*

### **5.-B. [ID 24-289](#)**

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code Section 54956.9, subdivision (d)(2): 1 potential case

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

*DISCUSSED*

**ADJOURNMENT**

*City Council adjourned from Closed Session at 4:11 P.M.*

**The above minutes were approved by unanimous vote of the City Council during the March 21, 2024, regular meeting.**