



City of Fresno

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

Meeting Minutes City Council

President - Mike Karbassi

Vice President - Nelson Esparza

Councilmembers:

Annalisa Perea, Miguel Angel Arias, Tyler Maxwell,

Brandon Vang, Nick Richardson

City Manager - Georgeanne A. White

City Attorney - Andrew Janz

Interim City Clerk - Amy K. Aller

Thursday, January 29, 2026

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.

9:12 A.M. ROLL CALL

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

Invocation by Pastor Edward Durrell Thomas with Impact Church

Pastor Edward Durrell Thomas 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

A separately noticed Special Meeting today for a closed session item A (ID 26-135) regarding CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Government Code Section 54956.9 (d)(4) 1

potential case

Ceremonial Presentations: The Proclamation of “Cervical Health Awareness Month” sponsored by Councilmember Perea will be presented.

2-C (ID 26-13) regarding the 590th amendment to the master fee schedule Resolution No. 80-420 – On the second page of the 590th Amendment to the Master Fee Schedule Resolution, which is the signature page, the year is incorrectly listed as 2025. It should be corrected to read “2026.”

2-L (ID 26-126) regarding directing the City Manager to bring before the Council proposed amendments to certain Ordinances – Councilmember Vang has been added as a co-sponsor, and has been moved under City Council as item 4-B.

4-A (ID 26-124) regarding establishing the Policy Review Ad Hoc Committee - Councilmember Richardson has been added to the committee.

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

2-C (ID 26-13) regarding the 590th amendment to the master fee schedule Resolution No. 80-420 – was moved to Contested Consent by Councilmember Arias.

2-H (ID 26-81) regarding dissolving the Tower District Design Review Committee - was moved to Contested Consent by Councilmember Perea.

2-I (ID 26-83) regarding cancellation of the Construction Contract between the City of Fresno and Avison Construction - was moved to Contested Consent by Councilmember Arias.

On motion of Councilmember Arias, seconded by Councilmember Maxwell, the AGENDA was APPROVED AS AMENDED. The motion carried by the following vote:

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

CEREMONIAL PRESENTATIONS

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Perea Reports and Comments. Reported that Covered

California's open enrollment period would end on January 31, 2026, and encouraged anyone without health coverage to apply before the deadline. Emphasized that many residents who assume they do not qualify for affordable or accessible coverage often do and urged the public to double check their eligibility.

Councilmember Arias Reports and Comments. Thanked Southwest Fresno residents for their patience during the major roadway reconstruction on MLK, Church, Wawona, and Jensen that will require approximately one month of closures and detours and urged drivers to slow down for worker safety. Thanked residents for participating in the recent community meeting on the funded Cesar Chavez Boulevard intersection improvements now in design development, and congratulated United Health Centers on opening a new Fresno clinic. Requested a public memo from the City Manager and a clarifying statement from the Police Chief regarding recent Mayoral comments about non enforcement of certain state laws as they relate to law enforcement and federal ICE agents, asking whether such non enforcement applies only to mask related requirements or could extend to more serious crimes. Citing constituent concerns and recent incidents involving ICE, the Councilmember emphasized the need for clear guidance affirming that state law will be enforced equally for all individuals, including federal officers, and highlighted ongoing national concern over deaths in ICE custody.

Councilmember Maxwell Reports and Comments. Reported that a new Horn Barbecue location opened in District 4 at Granite Park, noting the Fresno roots of owner and chef Matt Horn and encouraged residents to support the local business. Described recent efforts to engage more deeply with youth, including a joint press conference with Mayor Dyer announcing a \$50,000 Youth Sports Scholarship Program to help children from low income families access sports opportunities. Conducted several site visits, including to CASA, an organization supporting foster youth, noting the significant need for additional volunteer advocates, and to Focus Forward, a District 4 nonprofit that recently expanded its facility and provides job readiness, tattoo removal, and social services for formerly incarcerated youth. Met with Innovative Minds, which offers structured care and social skills development for children with autism. Hosted the Poetry Out Loud competition in the council chambers, highlighting Fresno's strong poetry community and noting that the event winner would advance to competitions in Sacramento and Washington, D.C.

Councilmember Vang Reports and Comments. Reported the district office

joined the School Area Team at Aynesworth Elementary the previous Thursday and thanked the team, along with Principal Vang and Vice Principal Hughes, for their work connecting families with resources. Attended the 19th Annual Boys and Girls Club of Fresno County Youth of the Year celebration and congratulated the participating students while acknowledging the organization's continued service to Fresno youth. Joined MEGA Texas Barbecue in celebrating the owner Anthony's 50th birthday and encouraged residents to support local District 5 businesses. Attended the groundbreaking for the BoldAge PACE Center at the Jensen Landing Development, noting its significance in bringing medical, social, and wellness services to seniors in Southeast Fresno. Thanked the Public Works Department for working with the office and a local business affected by construction on Butler Avenue to adjust signage and maintain customer access, and reminded residents that El Parian at Butler and 8th Street remained open. Announced plans to attend a press conference the following morning at LA Kitchen, at Fowler and Kings Canyon, to launch the Southeast Asian Business Study, an effort to better understand and uplift Southeast business owners in Fresno County.

Councilmember Richardson Reports and Comments. Reported the office attended a community meeting hosted by residents at Avalon Commons and congratulated a longtime Transportation Department bus driver, known affectionately as "Double Barrel Daryl," for receiving the Employee of the Quarter award. Highlighted several District 6 small businesses, encouraging support for The Mug Coffee Shop at Champlain and Perrin and Mama Iguana's, a family run Mexican restaurant known for its popular salsa. Reminded residents to download and use the FresGO app or call 621 CITY to report neighborhood concerns efficiently. Thanked staff at Chandler Airport for a recent meeting discussing future plans. Addressed constituent emails regarding animal services funding, noting that during the recent Point-In-Time count they observed many stray animals and the district office is working with nonprofits and veterans' organizations to train and adopt shelter animals, expand shelter capacity, and support related services. Residents were encouraged to contact the appropriate agencies directly for specific concerns, with the Councilmember reaffirming that their office remained engaged on the issue.

Vice President Esparza Reports and Comments. Reported joining community members at the Betty Rodriguez Library to read Dr. Martin Luther King Jr.'s "I Have a Dream" speech the past weekend, noting it was the first time such an event had been held and describing it as a powerful and

meaningful moment of reflection in a space dedicated to learning. Expressed hope that the event would continue in future years as part of honoring Dr. King's legacy. Announced that District 7's El Premio Mayor Taco Shop would hold a ribbon cutting for its newest location at the southeast corner of First and McKinley, congratulating the business on its continued growth within the district. Voiced support for earlier remarks encouraging residents to buy local and highlighted the importance of supporting neighborhood businesses.

Council President Karbassi Reports and Comments. Reported appreciation for the public and organizers who participated in the Martin Luther King Jr. Day events, noting the extensive preparation involved and thanking colleagues who helped sponsor the celebrations. Reflected on the importance of learning from Dr. King's legacy during challenging political times. Highlighted the recent Employee of the Quarter ceremony and expressed pride in the City's workforce across all departments, emphasizing the value of public employees and strong labor partnerships. Recognized an employee from the landscape division and thanked Public Works staff for their collaboration on upcoming major corridor improvements, irrigation installations, and tree planting along Herndon. Provided updates on several infrastructure and school area safety projects, including completed left turn phasing at West and Sierra near Starr Elementary, ongoing design work for improvements at Sierra and Fruit, forthcoming studies for left turn phasing at Forkner and Bullard near Malloch Elementary, progress on left turn phasing at Sierra and Blackstone, and sidewalk improvements near Malloch Elementary funded through the Pave Now, Pay Later program. Thanked staff and the administration for advancing these projects. Noted meeting with the Utilities Director regarding the EyeOnWater app, which helps customers monitor water usage and detect leaks, and encouraged continued use of the FresGO app. Expressed gratitude for being selected as Council President for a second term and looked forward to working with the Council Vice President in the year ahead.

MAYOR/MANAGER REPORTS AND COMMENTS

City Manager White Reports and Comments. Reported that a fire occurred the previous night at the Carl's Jr. at Blackstone and McKinley, a property the city currently possessed as part of the grade separation project. Bids for demolition had recently been opened, with a contract originally planned for council approval in February; however, due to the fire and resulting hazardous materials, the award would be delayed while staff determined next steps and arranged for cleanup and fencing of the site. Noted that the

building had been repeatedly broken into by unhoused individuals despite efforts to keep it secured, and described ongoing coordination between the Fire Department and Police Department to extinguish warming fires and direct individuals to available warming centers. Reported efforts to expedite demolition of other properties at the intersection, including work with PG&E to obtain a pending power disconnection order. Provided an update on the League of California Cities Revenue and Taxation Committee's recommendation to modify sales tax allocations for e-commerce, which would result in an estimated \$12–15 million annual loss for Fresno. The City had long opposed this proposal, citing environmental burdens borne by e-commerce host cities and concerns about pitting cities against one another, and would continue to advocate against the change alongside other affected jurisdictions. In response to earlier Council comments, relayed a statement from the Mayor clarifying that Fresno Police would follow state law regarding mask requirements, would intervene if an agent were physically abusing someone, and would investigate any serious incident involving a federal agent in coordination with federal authorities, consistent with legal requirements.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

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: Jose Leon Barraza, Aaron Hightower, and Dez Martinez.

During approval of the Consent Calendar, Councilmember Richardson moved item 2-E (ID 26-34) to the Contested Consent Calendar.

APPROVAL OF THE CONSENT CALENDAR

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

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

2.-A. [ID 26-95](#) Approval of the Regular Meeting Minutes for January 15, 2026.

APPROVED ON CONSENT CALENDAR

2.-B. [ID 26-74](#) Approve the Fifth Amendment to the Agreement with the Fresno Area Hispanic Foundation for the Small Business Façade Program to extend

the term through July 31, 2026.

APPROVED ON CONSENT CALENDAR

- 2.-D. [ID 26-116](#) ***RESOLUTION - Adopt the 37th Amendment to the Annual Appropriation Resolution 2025-179 establishing appropriations in the amount of \$1,158,700 for the Fire Department Drill School (Requires Five Affirmative Votes) (Subject to Mayor’s Veto)

RESOLUTION 2026-8 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-F. [ID 26-35](#) Approve the First Amendment to a Memorandum of Understanding between the City of Fresno and Fresno Mission Communities, Inc., a California nonprofit public benefit corporation, establishing additional terms and conditions for the Project, including the contract term’s expiration date of July 11, 2029, the procedures for the payment of the Homekey 3 Operating Award in the amount of \$1,087,605 (COSR), and a revised project schedule

APPROVED ON CONSENT CALENDAR

- 2.-G. [ID 26-39](#) ***RESOLUTION - In support of a contribution of City funds in the amount of \$10,500,000 and a contribution of three City-owned parcels along the Parkway Drive Corridor to Cesar Chavez Foundation for the development of the Parkview Apartments affordable rental housing project (Subject to Mayor’s Veto) (Council District 3)

RESOLUTION 2026-7 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-J. [ID 26-17](#) Reject all bids for the purchase of recycled mulch as required by California State Senate Bill 1383 procurement requirement for recovered organic waste products (Bid File 12600921).

APPROVED ON CONSENT CALENDAR

- 2.-K. [ID 26-65](#) Approve the Award of a Requirements Contract for the purchase of traffic street name signs and reflective sheeting to Safeway Sign Company of Adelanto, California for one year, with four optional single year extensions in the amount of \$216,691.60 per year, plus an annual 20% contingency for Producer Price Index (PPI) increases, for a not to exceed annual amount of \$260,029.92 (Bid File No. 12600435) (Citywide).

APPROVED ON CONSENT CALENDAR

CONTESTED CONSENT CALENDAR

- 2.-C. [ID 26-13](#) ***RESOLUTION - Adopting the 590th Amendment to the Master Fee Schedule Resolution No. 80-420 to Add, Adjust, Move, Revise or Delete Various Fees (Subject to Mayor's Veto)

During approval of the agenda, Interim City Clerk Aller announced on the second page of the 590th Amendment to the Master Fee Schedule Resolution, which is the signature page, the year is incorrectly listed as 2025. It should be corrected to read "2026."

Councilmember Arias moved the above item to Contested Consent to discuss the changes to the master fee schedule.

Council discussion was held.

On motion of Councilmember Richardson to Table the item to February 19, 2026, seconded by Councilmember Arias, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 4 - Esparza, Perea, Arias and Richardson

No: 3 - Karbassi, Maxwell and Vang

- 2.-E. [ID 26-34](#) Actions pertaining to the La Hacienda Mobile Estates project located at 104 East Sierra Avenue, Fresno, California (Council District 6):
1. ***RESOLUTION - Authorizing acceptance of funding from the California Department of Housing and Community Development Homekey+ Program in the amount of \$4,966,896 for the La Hacienda Mobile Estates Project with Self-Help Enterprises and La Hacienda Mobile, LLC, and authorizing the City Manager, or designee, to sign all required implementing documents to secure the Homekey+ Program funding and participate in the Homekey+ Program (Subject to Mayor's Veto)
 2. ***RESOLUTION - Adopt the 32nd Amendment to the Annual Appropriations Resolution (AAR) No. 2025-179 to appropriate \$4,966,896 from the Homekey+ Program for Fiscal Year 2025-2026 (Requires Five Affirmative Votes) (Subject to Mayor's Veto)
 3. Approve a Regulatory Agreement and Declaration of Restrictive Covenants between the City of Fresno, Self-Help Enterprises, and La Hacienda Mobile, LLC, and for the benefit as a third-party beneficiary the State of California Department of Housing and Community Development for the Homekey+ La Hacienda Mobile Estates Project
 4. Approve a Memorandum of Understanding between the City of Fresno, Self-Help Enterprises, and La Hacienda Mobile, LLC, establishing certain terms and conditions relating to the Homekey+ Program Award

Councilmember Richardson moved the above item to Contested Consent to discuss the project.

Council discussion was held.

RESOLUTION 2026-9 ADOPTED
RESOLUTION 2026-10 ADOPTED

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

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

2.-H. [ID 26-81](#) RESOLUTION - Dissolving the Tower District Design Review Committee

Councilmember Perea moved the above item to Contested Consent to Discuss the item.

Council discussion was held.

RESOLUTION 2026-11 ADOPTED

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

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

2.-I. [ID 26-83](#) Cancellation of the Construction Contract between the City of Fresno and Avison Construction, Inc., of Madera, California, in the amount of \$2,584,590 for the Site Improvements for the Department of Public Utilities Operations and Maintenance Facility (Bid File 12500107) (Council District 3).

Councilmember Arias moved the above item to Contested Consent to discuss the security precautions of the building.

Council discussion was held.

APPROVED

On motion of Councilmember Arias, seconded by Councilmember Richardson, that the above Action Item be APPROVED. The motion

carried by the following vote:

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

3. GENERAL ADMINISTRATION

UNSCHEDULED COMMUNICATION

Upon call, the following members of the public addressed the Council with unscheduled communication: Mel Garcia, Jennifer Casey, Wendy Walker, Brunette, Kristen Monroe, Caroline Harris, Gabriel Lazano, Loree Holt, April Paroda, Kim Bryant, Maria Alvarez Garcia, Chariah Newton, Elayne Gonzalez, Lisa Alvarado, Dez Martinez, and Brian Kelly.

4. CITY COUNCIL

4.-A. [ID 26-124](#) RESOLUTION - Establishing the Policy Review Ad Hoc Committee

During approval of the agenda, Interim City Clerk Aller announced Councilmember Richardson has been added to the committee.

Upon call, the following members of the public addressed Council: Dez Martinez, Brunette, and Kristina McIntyre.

Council discussion was held.

RESOLUTION 2026-13 ADOPTED

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

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

2.-L. [ID 26-126](#) RESOLUTION - Directing the City Manager to bring before the Council proposed amendments to certain Ordinances and Resolutions regarding the City of Fresno's contracting process, contracting authority for City officials, disclosure of certain contracts, lobbyist contracts, registered lobbyists, Form 700s, and behested payments

During approval of the agenda, Interim City Clerk Aller announced Councilmember Vang has been added as a co-sponsor, and the item has been moved under City Council as item 4-B.

Upon call, the following members of the public addressed Council: Brunette,

Dez Martinez, and Kristina McIntyre.

Council discussion was held.

RESOLUTION 2026-12 ADOPTED

Councilmember Arias motioned to approve the item with the revision that the City Clerk be directed to take the lead on bringing the item to fruition in collaboration with the City Manager and other departments. The motion was further amended to clarify that the 30 day time frame is a target for establishing all relevant links on the same site and creating a dedicated webpage, not for achieving full searchability or full operational functionality. Within 30 days, staff will provide an initial webpage and then return with a plan outlining how the system can become fully searchable and what resources or steps would be required to achieve that.

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

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

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 1:51 P.M.

5.-A. [ID 26-96](#)

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, Airports Public Safety Assistant
 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, Special
 Assistant City Attorney, 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 26-117](#) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
 Government Code Section 54956.9, subdivision (d)(1)
 Case Name: *Sarah J. Gray v. City of Fresno and Demetrio Ordas*,
 Fresno Superior Court Case No. 23CECG04116

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

DISCUSSED

ADJOURNMENT

The Council meeting adjourned from open session at 3:39 P.M.