



# 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**

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**Thursday, October 16, 2025**

**9:00 AM**

**Council Chambers**

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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.

9:16 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 Pastor Los Mouanoutoua from Lao Evangelical Church of Fresno

*Pastor Los Mouanoutoua gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Richardson led the Pledge of Allegiance.*

### **APPROVE AGENDA**

*The agenda was initially approved by motion of Vice President Arias and Councilmember Richardson and approved 7-0.*

*Following procedural motions to amend approval of the agenda, the agenda*

*was ultimately approved with the following changes:*

*At the request of the Council President the meeting will be adjourned in memory of retired Marine Corps Sergeant and Vietnam War Veteran Charles Patrick Seley.*

*Ceremonial item (ID 25-1277) - Proclamation of "Domestic Violence Awareness Month" - Councilmember Perea has been added as co-sponsor along with Council President Karbassi.*

*Ceremonial item (ID 25-1154) Proclamation for Fresno Police and Fire Chaplaincy on Chaplain Appreciation Day - Councilmember Richardson has been added as a co-sponsor along with Council President Karbassi.*

*Ceremonial item (ID 25-1353) - Proclamation of "Kina McFadden" will be presented during the afternoon ceremonial presentations.*

*9:15 A.M. #2 (ID 25-1333) regarding hearing to consider adoption of the Vehicle Miles Traveled - parts 1, 2, and 4 are being continued to October 30, 2025. Part 3, the introduction of the bill will remain on the agenda today.*

*2-E (ID 25-1381) regarding the Fresno Convention Center - item 1.  
\*\*\*Resolution - Authorize the City Manager to accept a donation in excess of \$25,000 from Fresno/Clovis Convention & Visitor's Bureau (CVB), a California Non-Profit Corporation was Subject to Mayor's Veto.*

*THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA*

*2-B (ID 25-1376) regarding Bill (for Introduction) adding Chapter 9, Article 37 to the Fresno Municipal Code, Entitled "Tobacco Retailer Ordinance" - continued to October 30, 2025. (initially moved to contested consent by Council President Karbassi but subsequently continued by motion of Council President Karbassi and Councilmember Maxwell, approved 5-0 with Councilmembers Perea and Arias absent)*

*2-P (ID 25-1356) regarding the renewal of a Tourism Business Improvement District upon verification - continued to October 30, 2025. (initially moved to*

*contested consent by Vice President Arias but subsequently continued by motion of Vice President Arias and Council President Karbassi, approved 7-0. Consent Calendar item 2-O was initially moved to the Contested Consent Calendar by Vice President Arias but was subsequently moved back to the Consent Calendar by the same vote)*

*4-A (ID 25-1392) regarding an update on the Metro Hospitality Services, Inc. parking agreement - continued to October 30, 2025. (initially remained on the agenda but subsequently continued by motion of Council President Karbassi and Councilmember Maxwell, approved 5-0 with Councilmembers Perea and Arias absent)*

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

**Aye:** 5 - Karbassi, Maxwell, Vang, Richardson and Esparza

**Absent:** 2 - Arias and Perea

## **CEREMONIAL PRESENTATIONS**

### **Morning Ceremonials**

[ID 25-1277](#) Proclamation of "Domestic Violence Awareness Month"

*During approval of the agenda, City Clerk Stermer announced Councilmember Perea has been added as co-sponsor along with Council President Karbassi.*

*PRESENTED*

[ID 25-1154](#) Proclamation for Fresno Police and Fire Chaplaincy on Chaplain Appreciation Day

*During approval of the agenda, City Clerk Stermer announced Councilmember Richardson has been added as a co-sponsor along with Council President Karbassi.*

*PRESENTED*

[ID 25-1293](#) Proclamation of "Manufacturing Month"

PRESENTED

[ID 25-1353](#) Proclamation of “Kina McFadden”

*During approval of the agenda, City Clerk Stermer announced this item will be presented during the afternoon ceremonial presentations.*

PRESENTED

#### **Afternoon Ceremonials**

[ID 25-1295](#) Proclamation of “Reverend Chester McGensy 30 Years of Ministry”

PRESENTED

### **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Perea Reports and Comments. The District 1 office hosted its first ever “Senior Dance Under the Stars” at Trolley Park and expressed appreciation to the community members who attended. Plans are underway to host the event again in the future. Thanked the PARCS Department for its support in coordinating the first annual “Soccer Camp and Health Fair” at Inspiration Park. The event was organized in partnership with Binational of Central California, and featured free health screenings for families and soccer instruction from professional footballer Paulo Cesar Chavez.*

*Acknowledged Beautify Fresno for its partnership in a recent neighborhood cleanup at Shields and Weber, where volunteers successfully collected over 2,000 pounds of trash. Thanked Christine Rose and Fil Fiesta 559 for the invitation to celebrate Fresno’s vibrant Filipino community. The event showcased Filipino food, arts, crafts, music, and dance, and was recognized as a meaningful celebration of cultural heritage.*

*Councilmember Vang Reports and Comments. Thanked Beautify Fresno and community partners for their collaboration on two recent cleanup events. The first took place around Roosevelt High School, where 98 volunteers, primarily Roosevelt High School students, collected over 1,700 pounds of trash. The second cleanup was held at Winchell Elementary School in Southeast Fresno, with over 125 volunteers, including Fresno State students, collecting approximately 3,300 pounds of trash. Announced a successful “Adult Wellness and Resource Fair” at the Career Technical Education Center in partnership with Dr. Joaquin Arambula and the Fresno*

County Office of Education, provided health screenings, flu shots, and food distribution to community members. Noted receiving his annual flu shot at the event. Participated in Fiestas Patrias at Winchell School, where they helped provide local resources to nearly 150 residents. Expressed appreciation to Councilmember Esparza for the invitation to attend the ribbon-cutting ceremony for Burlington in Southeast Fresno. Highlighted the grand opening of the largest Target in Fresno County at the Fancher Creek Town Center in Southeast Fresno and has created over 200 new jobs. Thanked Target and City staff for their efforts in making the project a reality and looks forward to additional ribbon-cutting ceremonies for new stores in the area. Announced the successful sponsorship of extended trolley services to the Big Fresno Fair with a total of 1,186 passenger trips, with over 1,000 of those trips either originating from or going to the fairgrounds. Invited the public to attend the Southeast Fresno Police Department's Trunk and Treat event.

Councilmember Richardson Reports and Comments. Thanked East Fresno Rotary for the opportunity to speak at a recent gathering and congratulated Clovis Community College on the groundbreaking of their new Life Diamond Sports Complex in Northeast Fresno, which will offer expanded athletic opportunities for students and participants from the Life Institute and Life Academy. Congratulated Sequoia Brewing on their grand reopening and expressed appreciation for having a beer named in his honor. Recognized Big Brothers Big Sisters for launching their "10,000 on 10/10" male mentorship program, emphasizing the importance of positive role models for young men. Thanked residents of the Copper and Maple neighborhood for meeting with him to discuss a proposed car wash and acknowledged his staff for providing coffee and donuts to veterans waiting outside the Veteran Services Office. Thanked the Copper River neighborhood residents for discussing the need for a bathroom in their local park, noting the urgency of the issue from personal experience. Welcomed students from Mr. Ivanov's AP Government class at Clovis West High School and expressed enthusiasm for their interest in local government. Congratulated the United States Navy on its 250th birthday and noted that another military branch will celebrate its own 250th anniversary next month. Thanked the Emiratesar Club of Fresno for hosting the Kabaddi Cup and naming him a guest of honor, recognizing the sport's cultural significance. Commended city

employees Justin McCallough and Wendy Cornelius for their exceptional customer service in water conservation, which prompted a handwritten letter of appreciation from a constituent. Thanked the Public Works landscaping team for their beautification work on Nees Avenue between Fresno Street and First Street, noting the project was completed quickly and under budget.

*Councilmember Esparza Reports and Comments.* Invited District 7 residents to attend the upcoming “Trunk or Treat” event at Manchester Center. The office will participate with candy and candy apples, and attendees are encouraged to wear costumes. Announced that McKinley Avenue between Peach Avenue and Clovis Avenue has been repaved, and thanked city crews for their work on this project. Reported the District 7 team joined Beautify Fresno and community volunteers for a neighborhood blitz in the Mayfair area. The effort included graffiti removal, sidewalk repairs, pothole patching, and curb painting, significantly revitalizing the neighborhood. Highlighted the fifth annual “Indigenous Peoples Celebration” held at City Hall, where the Fresno American Indian Health Project was recognized for its contributions to indigenous communities and its ongoing partnership in promoting wellness. Thanked the UCSF Fresno Mobile Heal Team and Dr. Kenny Bond for providing flu vaccines to his staff and himself at a recent clinic. Encouraged residents to get vaccinated and announced two upcoming flu clinics in District 7: one at the Fresno Center in Southeast Fresno, and another at American Legion Post 509 in Central Fresno. Noted that his own vaccination was filmed for a promotional video to encourage public health. Attended the Economic Development Corporation’s annual investors meeting, which featured a performance by Tom Arnold and was attended by the City Manager and Mayor. Congratulated the EDC on a successful event. Joined the Fresno Chaffee Zoo in celebrating the 10th Anniversary of the African Adventure exhibit, praising the Zoo’s contributions to education and wildlife conservation over the past decade. Thanked Fire Station No. 5 for hosting a well-attended open house, which allowed community members to tour the station and engage with local firefighters. Expressed appreciation for the department’s commitment to safety and community outreach and looked forward to future open house events across the city.

*Vice President Arias Reports and Comments.* Thanked attendees of the

recent event at San Pablo Park, which featured author Edward Dennis and was held in partnership with Fresno Unified. Announced a future movie night will be hosted at the same park. Addressed "Proposition 50", responding to opposition voiced by the Board of Supervisors and the Clovis City Council. Noted their argument, that "Prop 50" would split the City of Clovis into three congressional districts, was inconsistent with their own actions, as both bodies previously approved county boundary maps that split the city of Fresno into five supervisor districts. Emphasized that this division diluted the influence of Fresno residents on county matters and contributed to a six-year delay in reaching a tax rate agreement. Criticized the Clovis City Council and Board of Supervisors for supporting redistricting efforts in Texas that disenfranchised minority voters without public approval. Commended California's approach of seeking voter input and encouraged residents to exercise their right to vote as they see fit. Urged local officials to focus on practical issues such as street and park improvements rather than engaging in misleading political arguments. Thanked Supervisor Pacheco and Councilmember Lynne Ashbeck for refraining from participating in what he described as false narratives. Expressed appreciation to the City Attorney for ensuring that Fresno's taxpayer-funded airport remains compliant with federal, state, and city laws and is not used as a platform for political propaganda.

*Council President Karbassi Reports and Comments.* Thanked residents who hosted two recent block parties in District 2, including the West Browning neighborhood near Logan Park, and expressed appreciation for the opportunity to connect with community members. Highlighted a flag-raising ceremony held at Eaton Plaza in honor of the Persian community, celebrating the birthday of the Persian Queen. Extended gratitude to the Persian-American community for attending the event and conveyed birthday wishes to Her Majesty. Attended the annual "Fly-in" event at Sierra Sky Park which featured vendors, pilots, and activities for children. Noted the excitement of the event and reminded the public that Sierra Sky Park includes an operational airport and landing zone in northwest Fresno. Addressed public requests for a new crosswalk in front of the Mexican Consulate on Ingram Avenue, and clarified that the request had been reviewed previously and emphasized that pedestrian safety is a top priority. Explained that a signalized four-way intersection with crosswalks already

exists approximately 250 feet from the requested location, and that safety standards prohibit unprotected crosswalks within a certain distance of such intersections. Noted that a bus stop is located directly in front of the consulate, allowing bus riders to access the facility without crossing the street. Urged residents to avoid jaywalking and to use the existing signalized crosswalk for their safety. Attended a memorial service for former Fresno County Sheriff Steve McGaren, the first Armenian-American to serve in that role. Reflected on Sheriff McGaren's efforts to modernize the department and his leadership during high-profile cases. Extended his condolences to Sheriff McGaren's family and acknowledged his contributions to the community. Allowed Jaredyn Kim to address council regarding bus transportation. Acknowledged the recent passing of Charles Patrick Seley, a retired Marine and father of Council Staff Member Michael Seley. Expressed heartfelt condolences and noted that Michael, a valued member of the council team, would be offering a few words in honor of his father.

[ID 25-1473](#) District 2 Photos Presented During Reports and Comments

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

*City Manager White Reports and Comments. Began with a heartfelt acknowledgment of Michael Seley's tribute to his father, expressing admiration and humorously reflecting on her own aspirations. Commend several City employees, Terry Cox, Eric Frampton, and Eric Young from the Planning and Development Department, for their instrumental efforts in facilitating the successful opening of the new Target store in Southeast Fresno. Noted their dedication and the broader team's contributions in making the project a reality. Highlighted upcoming Fire Department open houses, at Station 14 (6239 North Polk), at Station 13 (815 East Nees), and at Station 6 (4343 East Gettysburg), emphasizing their popularity and the community engagement they foster. Praised the Fire Department for their openness in welcoming the public into facilities that serve both as community assets and firefighter residences. Mentioned that the Mayor was attending a panel at Fresno State and humorously suggested that the Council Vice President might deliver the Mayor's report in his absence, referencing the Mayor's typically extensive list of weekly engagements.*

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

**9:10 A.M.**

[ID 25-1273](#) HEARING to Adopt Resolutions and Ordinance to Annex Territory and Levy a Special Tax regarding City of Fresno Community Facilities District No. 9, Annexation No. 66 (Territory known as Assessor's Parcel No. 458-121-20) (Southwest corner of North Delno Avenue and West Belmont Avenue): (Council District 3)

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 9 and Authorizing the Levy of a Special Tax for Annexation No. 66; (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 2025-2026 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 66. (Subject to Mayor's Veto)

*The above item was called to order at 10:35A.M. and there was no presentation to Council. Upon call, no members of the public addressed Council. Public comment closed at 10:36 A.M.*

*There was no Council discussion.*

*RESOLUTION 2025-278 ADOPTED*

*RESOLUTION 2025-279 ADOPTED*

*RESOLUTION 2025-280 ADOPTED*

*BILL B-42 INTRODUCED AND ADOPTED AS ORDINANCE 2025-42*

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

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

**9:15 A.M. #1**

[ID 25-1248](#) HEARING to consider adoption of a resolution designating a property to the Local Register of Historic Resources.

1. RESOLUTION - Designating the Property Located at 1844 S Cherry Avenue to the Local Register of Historic Resources (Council District 3)

*The above item was called to order at 10:36 A.M. and was presented to Council by Planning and Development Assistant Director Atkinson. Upon call, no members of the public addressed Council. Public comment closed at 10:51 A.M.*

*Council discussion included: which renovations require input from the Historic Preservation Commission; the role of the Historic Preservation Commission; the property owner's opposition to the historic designation and whether he would have purchased the property in 2024 had he know it would be added the Local Register of Historic Resources; the history of the building; the proposed climate control systems; the suggested artificial exterior window treatments to preserve the building's historic appearance; confirmation that historic designation would not halt storage facility operations or prevent the proposed renovations; the compatibility of preservation and modernization; the importance of preserving Fresno's historical assets while allowing for adaptive reuse, and; desire to support preservation that maintains historical value without limiting utility.*

**RESOLUTION 2025-281 ADOPTED**

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

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

**No:** 1 - Richardson

**9:15 A.M. #2**

[ID 25-1333](#) HEARING to Consider adoption of the Vehicle Miles Traveled (VMT) Reduction Program and Nexus Study and Vehicle Miles Traveled Mitigation Fee; and related Environmental Impact Report SCH No. 2024091129.

1. RESOLUTION - Certifying Environmental Impact Report SCH No. 2024091129, adopting Findings of Fact as required by Public Resources Code Section 21081(A) and CEQA Guidelines, Section 15091, Approving a Mitigation Monitoring and Reporting Program as Required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, Adopting the Findings of Fact and Statement of Overriding Considerations as Required by Public Resources Code Section 21081(B) and CEQA Guidelines Section

- 15093, as Related to the Adoption of the Vehicle Miles Traveled Reduction Program and Nexus Study.
- 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. \*\*\*RESOLUTION - Adopting a Vehicle Miles Traveled Nexus Study, Reduction Program, and Capital Improvement Plan as described in the Vehicle Miles Traveled Reduction Program and Nexus Study document dated September 2025, prepared pursuant to the requirements of California Public Resources Code Section 21099, CEQA Guidelines Sections 15064.3(B), 15064.7, and 15126.4, and the Mitigation Fee Act (Subject to Mayor's Veto)
- a. ADOPT the Nexus Study based on the Council's determination that the Vehicle Miles Reduction Program and Nexus Study was prepared in compliance with the Mitigation Fee Act and meets all requirements for a nexus study
  - b. ADOPT the Capital Improvement Plan (CIP) based on the Council's determination that the CIP was prepared pursuant to the requirements of the Mitigation Fee Act.
  - c. ADOPT the Program inclusive of the VMT Mitigation Fee based on the Council's determination that the public facilities, services, and amenities contemplated are individually and collectively necessary to contribute to the reduction of VMT Citywide, and that the VMT Mitigation Fee is in compliance with the Mitigation Fee Act and is supported by the Nexus Study.
3. BILL (for Introduction) - Adding Article 4.17 to Chapter 12 of the Fresno Municipal Code, relating to the Vehicle Miles Traveled Mitigation Fee
4. \*\*\*RESOLUTION - Adopting the 593rd Amendment to the Master Fee Schedule Resolution No. 80-420 to add a Vehicle Miles Traveled Mitigation Fee in the Planning Section for Planning and Development Department (Subject to Mayor's Veto)

*During approval of the agenda, City Clerk Stermer announced parts 1, 2, and 4 were being continued to October 30, 2025. Part 3, the introduction of the bill would remain on the agenda.*

*The above item was called to order at 10:52A.M. and was presented to Council by Planning Manager Pagoulatos. Upon call, the following members of the public addressed Council: Darren Rose, Corine Demetrios, Walter Diamond, Zackh Gomes, and Darius Assemi. Public comment closed*

at 11:16 A.M.

*Council discussion included: the local impact and increased home prices caused by the State-mandated VMT policy; the raising costs for starter and single-family homes; developer support and concerns for the policy; passing the West Area Plan by year-end to restart stalled housing projects and attract services west of Highway 99; properly addressing concerns to avoid future developer backlash over hindered development; consideration of whether the current policy was optimal or if cost-reducing alternatives, like on-site mitigation, could ease the burden on homebuyers; the purpose of the VMT Mitigation Fund; support for housing streamlining; frustration over limited City Council input, with most projects selected by COG and city administration; calls for a new nexus study to align VMT fees with Council-identified projects and constituent needs; flexibility in developer mitigation options; uncertainty over whether developers could truly mitigate on-site or are forced to pay into the fund; concerns about inconsistencies between policy language and developer experiences; transparency and accountability in project selection; representation and equity in fee allocation; state mandate and urban planning; if isolated, vacant parcels in West Fresno may skew fee assessments and disadvantage redevelopment; need for a workshop and Council prioritization; interest in applying fees to missing sidewalks and pedestrian safety in underserved areas, though fees are limited to new development impacts; the definition of High-Quality Transit Stops; whether increased home prices would be fully passed to buyers or if market conditions will determine the absorption; exploring new approaches, noting that commuting patterns—not housing design—drive VMT; Urban Design Calculator and Income-Based Differentiation; Master-Planned Communities and VMT Mitigation; city staff engagement with master planners, and; the need for a transparent and predictable process to help developers plan mitigation strategies when investing in community infrastructure.*

*BILL B-43 INTRODUCED AND LAID OVER*

### **9:20 A.M. #1**

[ID 25-1256](#) HEARING to Consider Annexation Application No. P23-02268; Pre-zone Application No. P23-02269; Vesting Tentative Tract Map No. 6432; Planned Development Permit Application No. P23-03234; and related

E n v i r o n m e n t a l     A s s e s s m e n t     N o .  
T-6432/P23-02268/P23-02269/P23-03234 for approximately 9.46 acres  
of property located on the west side of South Peach Avenue, between East  
Tulare Street and East Huntington Avenue (Council District 7)

1. ADOPT - Mitigated Negative Declaration prepared for Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234 dated August 8, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P23-02268 (for the Tulare-Peach No. 3b Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
3. BILL (for Introduction and Adoption) - Approving Pre-zone Application No. P23-02269 proposing to pre-zone approximately 4.18 acres of property from the Fresno County RA-NB (Single Family Residential Agricultural/Neighborhood Beautification) zone district to the City of Fresno RS-5 (Single-Unit Residential, Medium Density) zone district and approximately 4.80 acres of the property from the Fresno County AL20 (Limited Agricultural) zone district to the City of Fresno RS-5/ANX (Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay) zone district.
4. APPROVE - Vesting Tentative Tract Map No. 6432 proposing to subdivide approximately 3.97 acres of property into a 44-lot single-unit residential development, subject to compliance with the Conditions of Approval dated September 3, 2025, and contingent upon approval of Annexation Application No. P23-02268, Pre-zone Application No. P23-02269 and the related environmental assessment.
5. APPROVE - Planned Development Permit Application No. P23-03234 proposing to modify the RS-5 zone district development standards, including, but not limited to, to allow for gated private streets, subject to compliance with the Conditions of Approval dated September 3, 2025, and contingent upon approval of Annexation Application No. P23-02268, Pre-zone Application No. P23-02269, Vesting Tentative Tract Map No. 6432 and the related environmental assessment.

*The above item was called to order at 2:21 P.M. and was presented to Council by Supervising Planner Holt. Upon call, no members of the public addressed Council. Public comment closed at 2:22 P.M.*

*There was no Council discussion.*

*RESOLUTION 2025-282 ADOPTED*

*BILL B-44 INTRODUCED AND ADOPTED AS ORDINANCE 2025-44*

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

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

**9:20 A.M. #2 (CONTINUED TO OCTOBER 30, 2025, AT 9:20 A.M.)**

[ID 25-1300](#) HEARING to Consider Annexation Application No. P21-05778; Pre-zone Application No. P21-05870; Development Permit Application No. P23-00149; and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 for ±80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues (Council District 3)

1. ADOPT - Mitigated Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
3. BILL - (for Introduction and Adoption) - Approving Pre-zone Application No. P21-05870, requesting authorization to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district (±51.72 acres) to the City of Fresno IH (*Heavy Industrial*) zone district ( ±15.95 acres) and ; and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*) zone district (±35.77 acres).
4. APPROVE - Development Permit Application No. P23-00149, requesting authorization to construct a long-term regional facility for the purpose of providing less-than-truckload freight services, subject to compliance with the Conditions of Approval dated June 18, 2025, and contingent upon approval of Annexation No. P21-05778, Pre-zone Application No. P21-05870 and the related environmental assessment.

*CONTINUED AS NOTED*

**10:00 A.M.**

- [ID 25-1174](#) HEARING to consider the adoption of the West Area Neighborhoods Specific Plan and Final Environmental Impact Report (FEIR), State Clearinghouse (SCH No. 2019069117), and related actions:
1. RESOLUTION - Certifying Final Environmental Impact Report (SCH No. 2019069117), as related to the West Area Neighborhoods Specific Plan, related Plan Amendments P22-01351, P22-01352, P22-01353, and related Rezone P22-01353 as related to the Adoption of the West Area Neighborhoods Specific Plan, related plan amendment, and related rezones.
    - a. ADOPT Findings of Fact as required by Public Resources Code Section 21081(A) and CEQA Guidelines, Section 15091; and,
    - b. APPROVE a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and,
    - c. ADOPT the Findings of Fact and Statement of Overriding Considerations as required by Public Resources Code, Section 21081(B) and CEQA Guidelines, Section 15093.
  2. RESOLUTION - to Repeal the West Area Community Plan and a Portion of the Highway City Neighborhood Specific Plan (Plan Amendment Application P22-01351)
  3. RESOLUTION - to Adopt the West Area Neighborhoods Specific Plan (Plan Amendment Application No. P22-01352)
  4. RESOLUTION - Updating the Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) of the Fresno General Plan and Incorporate the West Area Neighborhoods Specific Plan (Plan Amendment P22-01353)
  5. BILL - (For Introduction) to Approve Rezone Application P22-01353 to Amend the Official Zoning Map to Rezone Approximately 958 Acres of Property within the West Area Neighborhoods Specific Plan Area to be Consistent with the Adopted Specific Plan Planned Land Use Map.

*The above item was called to order at 2:22 P.M. and was presented to Council by Supervising Planner Lauderdale. Upon call, the following members of the public addressed Council: Darren Rose, April Henry, Peter Giovannotto, Nabil Kerfan, Mark Chlelpegian, Alisia Yang, Rhonda Dueck, Maria Spera, Mayra Campa, Jeff Roberts, Napdee Kaur, Harmon Singh, Daniel Brannick, Craig Schriel, and Alex Jovenoto. Public comment closed at 3:16 P.M.*

*Council discussion included: the importance of the West Areas Neighborhood Specific Plan (WANSP); transportation, parks, and retail*

*identified as key guiding principles; the need for more local businesses to address food and service deserts; the strong community engagement efforts; zoning flexibility, including dual designations and the absence of heavy industrial zoning, raising concerns about future distribution center locations; concerns about zoning equity and industrial rezoning in South Fresno; public and stakeholder requests; the complexity of the planning process when dealing with thousands of individually owned parcels; opening of Veterans Boulevard as a catalyst for growth; the importance of avoiding land use misunderstandings, particularly for property owners unaware of zoning changes; the role of large parcel owners in funding amenities through impact fees, and their engagement in the planning process; the WANSPs potential to reduce Vehicle Miles Traveled (VMT), and whether it would lower housing costs and align with recent state housing laws; clarification on how many housing units the plan would yield, and how it would impact the City's housing supply; park space planning, including interest in expanding existing sites and identifying undeveloped parcels north and south of Shaw Avenue; regional park site and dual designations; two triangular parcels near Highway 99 and Grantland identified for further consideration, and acreage details; alternative regional park sites (A, B, C, and D), and concerns raised about Site D being split by Shaw Avenue; feasibility of a pedestrian bridge to connect Site D, due to high costs and long timelines; confirmation Site C was originally recommended based on scoring, while Site D was proposed due to land use constraints under utility lines; Site C remains viable and safer, as it lies entirely on one side of the street and is connected by a canal trail; confirmation Council has authority to select an alternative site, such as A, B, or C, instead of the currently proposed Site D; compromise to distribute park space across the West Area, and a combination of Site A and part of Site D to ensure adequate and accessible green space throughout the region.*

**RESOLUTION 2025-283 ADOPTED AS AMENDED**

**RESOLUTION 2025-284 ADOPTED**

**RESOLUTION 2025-285 ADOPTED AS AMENDED**

**RESOLUTION 2025-286 ADOPTED AS AMENDED**

**BILL B-45 INTRODUCED AS AMENDED AND ADOPTED AS ORDINANCE  
2025-45**

**On motion of Councilmember Perea to APPROVE the above item with**

staff technical corrections and requests 1, 4 and 5, plus the dual designation of land under Option A (as shown on MAP 4-2 of the Plan) as Park and only the southern half of Option D as Park. Council President Karbassi seconded the motion which carried by the following vote:

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

### **11:00 A.M.**

[ID 25-1340](#) Appearance by Olga Valle regarding “The need for a crosswalk near the Consulate of Mexico” (District 3 Resident)

*APPEARED*

### **11:03 A.M.**

[ID 25-1341](#) Appearance by Irma Lopez regarding “The need for a crosswalk near the Consulate of Mexico” (District 3 Resident)

*APPEARED*

### **11:06 A.M.**

[ID 25-1342](#) Appearance by Angel Noriega regarding “The need for a crosswalk near the Consulate of Mexico” (District 7 Resident)

*APPEARED*

### **11:09 A.M.**

[ID 25-1343](#) Appearance by Don Olson regarding “City of Fresno Law and order Statistics Fear of violence” (District 6 Resident)

*DID NOT APPEAR*

### **4:00 P.M.**

[ID 25-1318](#) HEARING to Consider Development Permit No. P21-00989 for approximately 3.7 acres of property located on the northeast corner of West Herndon and North Prospect Avenues; and related Environmental Assessment No. P21-00989 (Council District 2).

1. ADOPT - Environmental Assessment No. P21-00989 dated October 16, 2025, affirming that the proposed project is statutorily

exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill (AB) 130).

2. APPROVE - Development Permit Application No. P21-00989, including the conditions of approval for the development permit application dated October 16, 2025.

*The above item was called to order at 4:11 P.M. and was presented to Council by Planning Manager Trejo. Upon call, the following members of the public addressed Council: David Immersion, Dennis Nard, Debbie Nard, Susan Griffin, and Bruce Kalashian. Public comment closed at 4:40 P.M.*

*Council discussion included: historical context of the parcels; the land use change made during the 2014–2016 General Plan update; the level of public engagement; the legal basis for the project returning to Council after a prior rejection, and potential legal and financial consequences of approving or denying the item; concern that the push for increased housing density bypassed transparency and community engagement; residents concern the project would negatively impact the neighborhood due to reduced parking and green space standards under state law; inconsistencies in the rezoning process and the lack of outreach by the developer; appreciation for the community's continued advocacy, and the legal constraints imposed by the court ruling, which may allow the project to proceed despite opposition; the difficult position of balancing legal risk to the City with community sentiment, and; the limitations placed upon Councilmembers for quasi-judicial proceedings.*

**APPROVED**

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

**Aye:** 4 - Perea, Vang, Richardson and Esparza

**No:** 2 - Karbassi and Maxwell

**Absent:** 1 - Arias

## **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: Aiva Eisslass, Gerardo Avalos (2-KK), Julia, Ariana Martinez Lott (2-KK), Jasmine Buenrostro (2-B), Geovena Islas (2-KK), Maratha Alvarado Soila (2-KK), Angelica Ortega (2-KK), and Julia Pachero (2-J).*

#### APPROVAL OF THE CONSENT CALENDAR

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

**Aye:** 5 - Perea, Maxwell, Vang, Richardson and Esparza

**Absent:** 2 - Karbassi and Arias

- 2.-A. [ID 25-1372](#) Approval of the Regular Meeting Minutes for September 25, 2025

#### APPROVED ON CONSENT CALENDAR

- 2.-B. [ID 25-1376](#)

Bill - (For Introduction) - Adding Chapter 9, Article 37 to the Fresno Municipal Code, Entitled "Tobacco Retailer Ordinance"

*TABLED TO OCTOBER 30, 2025*

**On motion that the above Action Item be TABLED. The motion carried by the following vote:**

**Aye:** 5 - Karbassi, Maxwell, Vang, Richardson and Esparza

**Absent:** 2 - Arias and Perea

- 2.-C. [ID 25-1399](#) Approve the Second Amendment to Services Agreement with The Pun Group, LLP, to increase the compensation by \$22,500 for a total fee amount not to exceed \$794,635 to perform the State required Wage Theft Grant Program Audit for FY25 (All Council Districts)

#### APPROVED ON CONSENT CALENDAR

- 2.-D. [ID 25-1358](#) Approve the appointments to the Building Standards Appeals Board for Gaylord Ransom and Scott Vincent to terms expiring on June 30, 2027, and for Daniel Field, Imelda Golik, and Scott Mears to terms expiring on June 30, 2029.

#### APPROVED ON CONSENT CALENDAR

- 2.-E. [ID 25-1381](#) Actions pertaining to the Fresno Convention Center:
1. \*\*\*Resolution - Authorize the City Manager to accept a donation in excess of \$25,000 from Fresno/Clovis Convention & Visitor's

- Bureau (CVB), a California Non-Profit Corporation
2. Approve the Donation Agreement made between the City of Fresno and Fresno/Clovis Convention & Visitors Bureau (CVB), a California Non-Profit Corporation, for contribution funds in the amount of \$605,000 for the replacement of the scoreboard at the Selland Arena.
  3. \*\*\*Resolution - Adopting the 19th Amendment to the Annual Appropriation Resolution No. 2025-179 appropriating \$605,000 in donations from the Fresno/Clovis Convention & Visitors Bureau (CVB) for the replacement of the scoreboard at Selland Arena (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

*During approval of the agenda, City Clerk Stermer announced that part one of the above item was subject to mayoral veto.*

*RESOLUTION 2025-274 ADOPTED*

*RESOLUTION 2025-275 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-F. [ID 25-1326](#) Reject all proposals of a two-year base contract, with options for three one-year extensions, Requirements Contract for High Pressure Water Blast for Rubber Removal on Runway and Centerline Surfaces at Fresno Yosemite International Airport (RFP No. 12501969) (Council District 4).

**APPROVED ON CONSENT CALENDAR**

- 2.-G. [ID 25-1328](#) Actions pertaining to the Rebid of the Fresno Yosemite International Airport (FAT) SMART Program PH 19 BG 27, Bid File No. 12501265 (Council District 4)
1. Adopt a finding of Categorical Exemption pursuant to Section 15301 (a) and (b) (Existing Facilities) of the California Environmental Quality Act Guidelines
  2. Award a Construction Contract in the amount of \$1,895,000.00 to S&L Specialty Construction, of Syracuse, New York for the acoustic treatment of 40 homes in the vicinity of Fresno Yosemite International Airport

**APPROVED ON CONSENT CALENDAR**

- 2.-H. [ID 25-1339](#) Approve the First Amendment to Consultant Services Agreement with CSDA Design Group, to increase the compensation by \$9,679.97 and extend the term to December 31, 2026, for a total fee amount not to exceed \$968,451.52 for services for the Fresno Yosemite International Airport Residential Sound Insulation Program (Council District 4)

**APPROVED ON CONSENT CALENDAR**

- 2.-I. [ID 25-1359](#) Actions pertaining to the Tuolumne Diverter Demolition and Pedestrian Improvement Project (Bid File No. 12600293): (Council District 3)
1. Adopt a finding of Categorical Exemption pursuant to Sections 15301/Class 1, and 15302/Class 2 of the California Environmental Quality Act Guidelines;
  2. Award a Construction Contract in the amount of \$958,110.50 to Cal Valley Construction Incorporated, of Fresno, California and authorize the Capital Projects Director or designee to sign the construction contract on behalf of the City of Fresno.

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 25-1323](#) Approve the First Amendment to the Consultant Services Agreement with Provost & Pritchard Engineering Group, dba Provost & Pritchard Consulting Group, of Fresno, California, to increase the total contract by an amount not to exceed \$99,945.00, for a revised total contract amount not to exceed \$410,512.00 paid on a time and materials basis, for the Design of Improvements for the Leaky Acres Groundwater Recharge Facility Project and authorize the Capital Projects Director or designee to sign and execute all documents on behalf of the City of Fresno. (Council District 4)

**APPROVED ON CONSENT CALENDAR**

- 2.-K. [ID 25-1351](#) Approve Contract Change Order No. 1 in the amount of \$136,415.00, with no additional working days for work required outside of the original scope on Cesar Chavez Blvd with Cal Valley Construction, of Fresno, California for the City of Fresno Pave Now - Bid Package A Project - Project ID CP00017. (Bid File 12600087) (Council Districts 1, 2, 3, 4, 5, 6, and 7)

**APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 25-1321](#) Actions pertaining to the Blackstone Avenue Smart Mobility Project between McKinley Avenue and Shields Avenue (Council District 7):
1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines;
  2. Approve the Second Amendment to the Consultant Services Agreement with Provost and Pritchard Engineering Group, Inc., of Clovis, California in the amount of \$15,572.00, for a total not to exceed contract amount of \$188,220.00, with a not to exceed contingency of \$10,000.00 remaining.

**APPROVED ON CONSENT CALENDAR**

- 2.-M. [ID 25-1271](#) Approve a Grant Agreement with the BLACK Wellness and Prosperity Center (BWPC) allocating \$250,000 to support the Center's operation

capacity.

**APPROVED ON CONSENT CALENDAR**

- 2.-N. [ID 25-1289](#) Reject all proposals of a three-year Base Contract, with options for three one-year extensions, for armored car transport services (Bid File 12500366).

**APPROVED ON CONSENT CALENDAR**

- 2.-O. [ID 25-1332](#) Actions pertaining to American Rescue Plan Act (ARPA) funding to Southwest Fresno Development Corporation (SWFDC)
  1. Approve the Second Amendment to the Grant Agreement with SWFDC modifying the scope of services for the No Place Like Home Initiative

**APPROVED ON CONSENT CALENDAR**

- 2.-P. [ID 25-1356](#) Approval of items related to the renewal of a Tourism Business Improvement District upon verification of a sufficient number of valid petitions collected to support the renewal of the district
  1. \*\*\*RESOLUTION- Declaring its intention to renew the Fresno-Clovis Tourism Business Improvement District (FCTBID) and establishing the time and place of a public meeting and a public hearing thereon and giving notice thereof (Subject to Mayor’s Veto)
  2. \*\*\*RESOLUTION - Requesting consent of the City of Clovis to renew the FCTBID (Subject to Mayor’s Veto)

*CONTINUED TO OCTOBER 30, 2025*

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

**Aye:** 5 - Karbassi, Maxwell, Vang, Richardson and Esparza

**Absent:** 2 - Arias and Perea

- 2.-Q. [ID 25-1324](#)

**APPROVED ON CONSENT CALENDAR**

- 2.-R. [ID 25-1337](#) Actions Pertaining to the 15th Amendment to the Annual Appropriation Resolution No. 2025-179 and Actions Pertaining to the FY26 Position Authorization Resolution No. 2025-178:
  1. \*\*\*RESOLUTION - Adopting the 15th Amendment to the Annual Appropriation Resolution (AAR) No. 2025-179 Appropriating \$269,100 for Costs Associated with the Fiscal Year (FY) 2026-

2027 Office of Traffic Safety (OTS) Grant (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

2. \*\*\*RESOLUTION - Adopting the First Amendment to the Position Authorization Resolution (PAR) No. 2025-178 Adding Two (2) Permanent, Full-time Positions in the Parks, After School, Recreation, and Community Services (PARCS) Department; Adding One (1) Permanent, Full-time position in the Budget and Management Studies Division of the Finance Department; and Converting Five (5) existing vacant Permanent Part-Time positions to Permanent Full-Time (FTE's) in the Airport Public Safety Division of the Airports Department, effective October 16, 2025 (Subject to Mayor's Veto)

*RESOLUTION 2025-276 ADOPTED*

*RESOLUTION 2025-277 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-S.** [ID 25-1338](#) Actions pertaining to service agreements for One Fresno Youth Jobs Corps Program between the City of Fresno (City) and Community-Based Organizations (CBOs):

1. Approve the Fourth Amendment to the Agreement with The Downtown Association of Fresno to extend the term of the agreement and increase funds by \$81,970, to provide employment experience for members in the One Fresno Youth Jobs Corps Program.
2. Approve the Third Amendment to the Agreement between the City and Community Media Access Collaborative to extend the term through December 31, 2025.
3. Approve the Third Amendment to the Agreement between the City and Career Nexus to extend the term through December 31, 2025.
4. Approve the Third Amendment to the Agreement between the City and Fresno County Economic Opportunities Commission to extend the term through December 31, 2025.
5. Approve the Third Amendment to the Agreement between the City and Poverello House to extend the term through December 31, 2025.

**APPROVED ON CONSENT CALENDAR**

- 2.-T.** [ID 25-1382](#) Actions pertaining to the International Union of Operating Engineers, Stationary Engineers, Local 39 for Unit 1

1. \*\*\*Adopt a Side Letter of Agreement between the City of Fresno and International Union of Operating Engineers, Stationary Engineers, Local 39 (Local 39), Non-Supervisory Blue Collar - Unit 1 (Subject to Mayor's Veto)
2. \*\*\*RESOLUTION: Adopt the Eighth Amendment to FY 2026 Salary

Resolution No. 2025-177, amending Exhibit 1, Unit 1 - Non-Supervisory Blue Collar (Local 39) and Exhibit 16, Benchmark of Deleted Job Classifications or Deleted Pay Step since 1/28/16, as required by the Side Letter of Agreement between the City of Fresno and International Union of Operating Engineers, Stationary Engineers, Local 39 (Local 39) (Subject to Mayor's Veto)

3. \*\*\*RESOLUTION: Adopt the 18th Amendment to the FY 2026 Annual Appropriation Resolution No. 2025-179 to appropriate \$4,255,900 for the negotiated Citywide Local 39 Classification and Compensation salary increase (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2025-287 ADOPTED*

*RESOLUTION 2025-288 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-U.** [ID 25-1422](#) Actions pertaining to the City of Fresno Professional Employees Association, Inc., CFPEA for Unit 13

1. \*\*\*Adopt a successor Memorandum of Understanding between the City of Fresno and City of Fresno Professional Employees Association, Inc. (Exempt Supervisory and Professional and Non-Exempt Professional - Unit 13) (Subject to Mayor's Veto)
2. \*\*\*RESOLUTION: Adopt the Ninth Amendment to FY 2026 Salary Resolution No. 2025-177, amending Exhibit 13-1, Exempt Supervisory and Professional, and Exhibit 13-2, Non-Exempt Professional, to provide a salary increase for respective classes as required by the Memorandum of Understanding between the City of Fresno and City of Fresno Professional Employees Association, Inc. (Exempt Supervisory and Professional and Non-Exempt Professional - Unit 13) (Subject to Mayor's Veto)

*RESOLUTION 2025-289 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-V.** [ID 25-1423](#) Actions pertaining to the Fresno City Employees Association, FCEA for Unit 3

1. \*\*\*Adopt a successor Memorandum of Understanding between the City of Fresno and the Fresno City Employees Association (Non-Supervisory White Collar - Unit 3) (Subject to Mayor's Veto)
2. \*\*\*RESOLUTION: Adopt the Tenth Amendment to FY 2026 Salary Resolution No. 2025-177, amending Exhibit 3, Unit 3 - Non-Supervisory White Collar (FCEA), to provide a salary increase for respective classes as required by the Memorandum of Understanding between the City of Fresno and the Fresno City Employees Association (Non-Supervisory White Collar - Unit 3)

(Subject to Mayor's Veto)

*RESOLUTION 2025-290 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-W.** [ID 25-1218](#) Actions related to a City-owned property of approximately 0.98 acres located at 3876 N. Blackstone Avenue (APN 436-260-22) (Council District 4):
1. \*\*\*RESOLUTION - Adopt the 16th Amendment to the Annual Appropriation Resolution No. 2025-179 Appropriating \$348,000 from the Encampment Resolution Funds, Round 3 (ERF-3) to Support the City Studios Project (Requires Five Affirmative Votes) (Subject to Mayor's Veto)
  2. Approve an agreement with Fresno Mission for the City Studios project, located at 3876 N. Blackstone Avenue (APN 436-260-22), designating 12 units for families and youth households that have been served through Encampment Resolution Fund grant.

*RESOLUTION 2025-291 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-X.** [ID 25-1283](#) Approve a First Amendment to the State and Local Fiscal Recovery Funds (Part of the American Rescue Plan Act) Grant Agreement between the City of Fresno, Fresno Rescue Mission, Inc., and Fresno City Center, Inc., to extend the project schedule for the development of a new shelter facility for Transitional Age Youth (Council District 4)

**APPROVED ON CONSENT CALENDAR**

- 2.-Y.** [ID 25-1344](#) Approve the Second Amendment to the Consultant Services Agreement with Tetra Tech BAS, Inc., of Diamond Bar, California, in the amount of \$167,432.00, to increase the total not to exceed contract amount to \$779,111.00, and extend the term of the Consultant Services Agreement to January 31, 2026 for the Landfill Gas Collection and Control System and Operations, Maintenance, and Monitoring Services at the City of Fresno Sanitary Landfill. (Council District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-Z.** [ID 25-1270](#) RESOLUTION - Of Intention to Annex the Territory Known as Assessor's Parcel No. 310-132-43 as Annexation No. 72 to the City of Fresno Community Facilities District No. 9 and to Authorize the Levy of Special Taxes; and setting the Public Hearing for Thursday, December 4, 2025, at 9:10 am (north side of East Belmont Avenue, east of North Laverne Avenue). (Council District 5)

*RESOLUTION 2025-292 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-AA.** [ID 25-1314](#) Actions pertaining to the Veterans Boulevard State Route 99 Interchange and Extension Project  
(Council District 2):
1. Approve Amendment No. 6 to Cooperative Project Agreement Short-Term Regional Transportation Program Project N1 Urban, Veterans Boulevard / State Route 99 Interchange and Grade Separation, in the amount of (\$991,444), with the Fresno County Transportation Authority;
  2. Approve Amendment No. 1 to Cooperative Project Agreement Short-Term Regional Transportation Program Urban Project N2, Veterans Boulevard Connect State Route 99 Interchange, in the amount of \$991,444, with the Fresno County Transportation Authority.

**APPROVED ON CONSENT CALENDAR**

- 2.-BB.** [ID 25-1327](#) Action pertaining to Jensen Avenue Corridor Intelligent Transportation System (ITS) Adaptive Synchronization Project; Friant Road Corridor ITS Adaptive Synchronization Project; Clovis Avenue Corridor ITS Adaptive Synchronization Project, Palm Avenue Corridor ITS Adaptive Synchronization Project; Dynamic Downtown Part 2 Tulare Street and Tuolumne Street ITS Adaptive Synchronization Project; Cesar Chavez Boulevard Corridor ITS Adaptive Synchronization Project Synchro Green Adaptive Signal Control Technology (ASCT) Systems (Citywide)
1. Adopt a finding of Categorical Exemption per staff's determination, pursuant to Section 15301(c) Class 1 of the California Environmental Quality Act Guidelines (CEQA)
  2. \*\*\*RESOLUTION - To dispense with the competitive bidding requirements and authorize the Public Works Director to enter into six (6) contracts with Cubic ITS Inc. for the purchase of Synchro Green Adaptive Signal Control Technology (ASCT) System (Controllers, Licenses, Configuration, Training, and Warranty) (Subject to Mayor's Veto)
  3. Award a purchase contract in the amount of \$245,000 to Cubic ITS Inc., for the purchase of Synchro Green ASCT System for 12 intersections required for the Jensen Avenue ITS Adaptive Synchronization Project
  4. Award a purchase contract in the amount of \$117,000 to Cubic ITS Inc., for the purchase of Synchro Green ASCT System for 5 intersections required for the Friant Road ITS Adaptive Synchronization Project
  5. Award a purchase contract in the amount of \$335,000 to Cubic ITS Inc., for the purchase of Synchro Green ASCT System for 14

intersections required for the Clovis Avenue ITS Adaptive Synchronization Project

6. Award a purchase contract in the amount of \$146,000 to Cubic ITS Inc., for the purchase of Synchro Green ASCT System for 5 intersections required for the Palm Avenue ITS Adaptive Synchronization Project
7. Award a purchase contract in the amount of \$356,000 to Cubic ITS Inc., for the purchase of Synchro Green ASCT System for 15 intersections required for the Dynamic Downtown 2, Tulare Street and Tuolumne Street, ITS Adaptive Synchronization Project
8. Award a purchase contract in the amount of \$300,000 to Cubic ITS Inc., for the purchase of Synchro Green ASCT System for 11 intersections required for the Cesar Chavez Boulevard ITS Adaptive Synchronization Project

*RESOLUTION 2025-293 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

**2.-CC.** [ID 25-1124](#) Actions pertaining to FAX Shade Structure Designs with California State University, Fresno Intelligent Design Visualization Lab:

1. Affirm the City Manager's finding that the California State University, Fresno Intelligent Design Visualization Lab is Uniquely Qualified to perform service related to finalizing innovative Shade Structures Design Sets and a FAX Facilities Digital Twin and Project, in accordance with Administrative Order 6-19;
2. Approve a suspension of the competitive bid process to award a contract in the amount of \$165,099 to California State University, Fresno Intelligent Design Visualization Lab through the California State University, Fresno Foundation, based on their unique qualifications to guide architectural and interior design students to finalize design sets for permit and fabrication, as well as, performing temperature research to produce the necessary data needed in order to conduct the FAX Facilities Digital Twin Project to identify high-need areas for innovative shade structures at bus stops throughout the FAX service area.

**APPROVED ON CONSENT CALENDAR**

**2.-DD.** [ID 25-1291](#) Actions related to the award of a Consulting Services Agreement with The LeFlore Group, LLC, of Whittier, California, not to exceed the amount of \$260,000.

1. Affirm the City Manager's determination that The LeFlore Group, LLC, is uniquely qualified to provide technical expert services to the Department of Transportation/Fresno Area Express (FAX)
2. Approve the Consultant Services Agreement utilizing the California Multiple Award Schedule (CMAS) to establish a 3.5-year contract

with The LeFlore Group, LLC, not to exceed \$260,000 to provide technical expert services for Federal Transit Administration (FTA) and Department of Energy (DOE) funded activities

**APPROVED ON CONSENT CALENDAR**

- 2.-EE. [ID 25-1292](#) Award a Service Agreement with WSP USA Inc. of Fresno, California in an amount not to exceed \$1,400,000 for planning and design activities for hydrogen infrastructure and facilities master plan. (Bid File 12502218)

**APPROVED ON CONSENT CALENDAR**

- 2.-FF. [ID 25-1303](#) Award a three-year contract, with options for two one-year extensions to Michelin North America, Inc. (Michelin), for radial tire leasing services for the FAX bus fleet, in the amount not to exceed \$1,646,640.34 for the initial three-year base term or not to exceed \$3,000,000.00 for all five years, if options for two one-year extensions are exercised. Service and product costs for the option years have factored in adjustments in accordance with the relevant Producer Price Index (PPI). (Bid File 12502217)

**APPROVED ON CONSENT CALENDAR**

- 2.-GG. [ID 25-1305](#) Actions related to the California State of Good Repair (SGR) Program for funding to conduct FAX maintenance facility improvements, and purchase non-revenue vehicles:
1. Adopt a finding of Class 1 Categorical Exemption for Existing Facilities pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301
  2. \*\*\*RESOLUTION - Authorizing submission of a funding request and to accept funding in the amount of \$1,438,263 from the California State of Good Repair (SGR) program, to conduct maintenance facility improvements and purchase non-revenue vehicles and approving the associated FY 2025-26 project list, and authorizing the Director of Transportation or designee to execute grant documents (Subject to Mayor's Veto)

*RESOLUTION 2025-294 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-HH. [ID 25-1352](#) Approve the Second Amendment to the Requirements Contract for ADA paratransit service with WeDriveU, in the amount not to exceed \$32,000,000 for the next two (2) years with a total revised contract amount not to exceed \$57,183,393.52 for the remainder of the contract term through November 3, 2027 (Original Bid File No. 9524).

**APPROVED ON CONSENT CALENDAR**

- 2.-II. [ID 25-1249](#) RESOLUTION - Initiating an Amendment to Fresno Municipal Code Section 15-2760(A)(3) relating to temporary uses not requiring a temporary use permit and nonprofit fundraising events

*RESOLUTION 2025-295 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-JJ. [ID 25-1345](#) Approve City Clerk Amended At-Will Agreement

**APPROVED ON CONSENT CALENDAR**

- 2.-KK. [ID 25-1383](#) Bill - (For Introduction) - Amending Sidewalk Vending Ordinance, sections 10-2603, 10-2604, and 10-2606, amending the citation structure and limiting vending in the Tower District

*During approval of the Consent Calendar, Councilmembers Maxwell, Richardson and Esparza, reregistered NO votes for the above item. As such, this item was INTRODUCED with 2 in favor and 3 against as follows:*

*Aye: 2 - Perea, Vang*

*No: 3 - Maxwell, Richardson, Esparza*

*Absent: 2 - Karbassi, Arias*

*BILL B-46 INTRODUCED AND LAID OVER*

**APPROVED ON CONSENT CALENDAR**

- 2.-LL. [ID 25-1424](#) Approve the reappointment of Olivia Adams to the Women’s Commission for a term ending October 9, 2027

**APPROVED ON CONSENT CALENDAR**

- 2. [ID 25-1438](#) Actions pertaining to the Amalgamated Transit Union, Local 1027 (ATU) for Unit 6
  - MM.
    1. \*\*\*Adopt a successor Memorandum of Understanding between the City of Fresno and the Amalgamated Transit Union, Local 1027 (ATU) (Bus Drivers and Student Drivers - Unit 6) (Subject to Mayor’s veto)
    2. \*\*\*RESOLUTION: Adopt the Eleventh Amendment to FY 2026 Salary Resolution No. 2025-177, amending Exhibit 6, Unit 6 - Bus Drivers and Student Drivers (ATU), to provide a salary increase for

respective classes as required by the Memorandum of Understanding between the Amalgamated Transit Union, Local 1027 (ATU) (Bus Drivers and Student Drivers - Unit 6) (Subject to Mayor's veto)

*RESOLUTION 2025-296 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

### **CONTESTED CONSENT CALENDAR**

#### **3. GENERAL ADMINISTRATION**

3.-A. [ID 25-1274](#) WORKSHOP - Revolving Loan Fund

*TABLED*

**On motion of Councilmember Esparza, seconded by Councilmember Vang, that the above Action Item be TABLED with no specified return date. The motion carried by the following vote:**

**Aye:** 5 - Perea, Maxwell, Vang, Richardson and Esparza

**Absent:** 2 - Karbassi and Arias

#### **UNSCHEDULED COMMUNICATION**

*Upon call, the following members of the public addressed the Council with unscheduled communication: Jonathan Lusk.*

#### **4. CITY COUNCIL**

4.-A. [ID 25-1392](#) Update on the Metro Hospitality Services, Inc. Parking Agreement

*CONTINUED TO OCTOBER 30, 2025*

#### **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 5:32 P.M.*

5.-A. [ID 25-1373](#)

CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

City Negotiators: Anthony Garcia; 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. Following closed session, City Attorney Janz made the following announcement in open session: Council directed the City Attorney to withdraw the unfair labor practice charge (SA-CO-182-M) before the Public Employment Relations Board (PERB) against the Amalgamated Transit Union Local 1027 (ATU).*

*DISCUSSED AND OPEN SESSION REPORT MADE*

**On motion of Council President Karbassi, seconded by Councilmember Esparza, that the above Closed Session Item be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Karbassi, Perea, Maxwell, Vang, Richardson and Esparza

**Absent:** 1 - Arias

**5.-B. [ID 25-1371](#)**

CONFERENCE WITH LEGAL COUNSEL - DECIDING WHETHER TO INITIATE LITIGATION

Government Code Section 54956.9, subdivision (d)(4)

1 potential case

*The above item was discussed in closed session. Following closed session, City Attorney Janz made the following announcement in open session: Council approved filing a lawsuit against unnamed defendants whose names will be disclosed upon inquiry of any person, once the suit has been formally filed.*

*DISCUSSED AND OPEN SESSION REPORT MADE*

**On motion of Councilmember Maxwell, seconded by Councilmember Esparza, that the above Closed Session Item be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Karbassi, Perea, Maxwell, Vang, Richardson and Esparza

**Absent:** 1 - Arias

**5.-C. [ID 25-1409](#)**

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

Government Code Section 54956.9, subdivision (d)(1)

*City of Fresno v. Tehal Singh Thind, et al.*

Fresno Superior Court Case No. 25CECG00424

*The above item was discussed in closed session. Following closed session, City Attorney Janz made the following announcement in open session: Council approved a stipulated judgment and settlement in the eminent domain case. The stipulation provides for the resolution of the eminent*

*domain action consistent with the city's project objectives under the terms of the settlement. If the court so orders and approves, title to the subject property will vest in the city upon payment of \$1,007,500 as the agreed upon compensation shall be paid from Measure "C" and California Local Partnership Program grant funds.*

*DISCUSSED AND OPEN SESSION REPORT MADE*

**On motion of Councilmember Esparza, seconded by Councilmember Maxwell, that the above Closed Session Item be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Karbassi, Perea, Maxwell, Vang, Richardson and Esparza

**Absent:** 1 - Arias

**5.-D. [ID 25-1433](#)**

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
*Luis Rodriguez v. City of Fresno, et al;* Eastern District Court Case No.  
1:23-cv-01471

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

*DISCUSSED*

**5.-E. [ID 25-1434](#)**

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
*Chi Thanh Ngo v. City of Fresno, et al.;* Eastern District Court Case No.  
1:24-cv-00472

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

*DISCUSSED*

**5.-F. [ID 25-1435](#)**

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
*Daniel Guzman Vela v. City of Fresno, et al.;* Eastern District Court Case

No. 1:24-cv-00471

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

*DISCUSSED*

**ADJOURNMENT**

*The Council meeting adjourned from closed session at 6:40 P.M. in memory of retired Marine Corps Sergeant and Vietnam War Veteran Charles Patrick Seley.*

**The above minutes were approved by unanimous vote of the City Council during the October 30, 2025, regular meeting.**