



# City of Fresno

2600 Fresno Street  
Fresno, CA 93721  
[www.fresno.gov](http://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, May 1, 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.

9:07 A.M. ROLL CALL

**Present:** 6 - Council President Mike Karbassi  
Vice President Miguel Angel Arias  
Councilmember Annalisa Perea  
Councilmember Tyler Maxwell  
Councilmember Brandon Vang  
Councilmember Nelson Esparza

**Absent:** 1 - Councilmember Nick Richardson

Invocation by Pastor Lu Vamlo Vang with Grace Evangelical Lutheran Church

*Pastor Lu Vamlo Vang gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Perea led the Pledge of Allegiance.*

### **APPROVE AGENDA**

*THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA:*

*10:13 A.M. (ID 25-536) regarding appearance by Matthew Gillian – removed from the agenda by the speaker.*

*5:30 P.M. (ID 25-597) regarding Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794 - continued to May 22, 2025, at 5:30 P.M. by staff. A related workshop to be held during the May 15, 2025, Council meeting.*

*2-P (ID 25-441) regarding Final Map of Tract No. 6392, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements – removed from the agenda with no return by staff.*

*2-S (ID 25-548) regarding the summary vacation of a portion of a public street easement on North Fresno Street, south of East McKenzie Street – removed from the agenda to a future date by Vice President Arias.*

*5-B (ID 25-623) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION Government Code Section 54956.9, subdivision (d)(1) Park 7, LLC., and LandValue Management LLC., v. City of Fresno; Fresno Superior Court Case No. 24CECG04298 – removed from the agenda with no return by staff.*

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

*2-D (ID 25-538) regarding the water main replacements in the area bound by Clinton, Teilman, University and West Avenues Project (Project): - moved to contested consent by Councilmember Maxwell.*

*2-I (ID 25-614) regarding an agreement with Cen Cal Business Finance Group, LLC, for a period of 10 years to administer the City of Fresno Revolving Loan Fund (RLF) Program - moved to contested consent by Vice President Arias.*

*2-K (ID 25-574) regarding the upgrade of the City of Fresno's Radio Frequency Communications Systems that provide interoperable radio communications for the City - moved to contested consent by*

*Councilmember Maxwell and Vice President Arias.*

*Councilmember Maxwell announced he meant to move 2-R (ID 25-582) to contested consent not remove it from the agenda.*

*2-R (ID 25-582) regarding annex the territory known as Assessor's Parcel Number 404-090-48, 404-090-53, and 404-090-54 as Annexation No. 69 to the City of Fresno Community Facilities District No. 9 - moved to contested consent by Councilmember Maxwell.*

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

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

**Absent:** 1 - Richardson

## **CEREMONIAL PRESENTATIONS**

### **Morning Ceremonials**

[ID 25-353](#) Proclamation for "Michele Carmichael Day"

*PRESENTED*

[ID 25-520](#) Proclamation for "Bike Month"

*PRESENTED*

[ID 25-535](#) Proclamation for "National Tennis Month"

*PRESENTED*

[ID 25-521](#) Proclamation for "National Police Week and Peace Officers Memorial Day"

*PRESENTED*

### **Afternoon Ceremonials**

[ID 25-570](#) Proclamation for "Historic Preservation Month"

*PRESENTED*

[ID 25-627](#) Proclamation of "Small Business Week"

PRESENTED

[ID 25-628](#) Proclamation of “Isabella Marie Gonzales Day”

PRESENTED

## **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Vang Reports and Comments. Acknowledged support from council staff and the Mayor’s office during the transition. Recognized May as Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month, highlighting its historical origins and the diversity of the AANHPI community. A personal reflection on the secret war in Laos connected to the family history and the arrival of Southeast Asian refugees. Announced the 50th anniversary of the Hmong American community, along with planned local celebrations. The importance of AANHPI Month was emphasized as a time to honor contributions, promote visibility, and preserve cultural identity.*

*Councilmember Esparza Reports and Comments. Acknowledged the Public Works Department for work on District 7 infrastructure projects and asked residents to be patient during ongoing improvements. Provided updates with ongoing and completed street paving projects. Attended Workers Memorial Day at Union Park to honor workers harmed or killed due to unsafe job conditions and emphasized the need for stronger safety protections. Acknowledged volunteers who participated in the Great American Cleanup in District 7 neighborhoods, for their efforts toward a cleaner Fresno.*

*Councilmember Perea Reports and Comments. Acknowledged the District 1 team for organizing two successful Beautify Fresno events in the Tower District and west of Highway 99. Highlighted the success of Porchfest, where the city-sponsored trolley transported over 480 passengers, and thanked supporting departments for ensuring safety. Announced the upcoming San Joaquin Valley Bookfest at Fresno City College and encouraged attendance. Hosted a District 1 Town Hall at Inspiration Park to share city updates. Addressed a planned PETA protest at Irene’s Café, expressing support for peaceful protest while standing in solidarity with the local small business.*

*Councilmember Maxwell Reports and Comments. Acknowledged over 1,000 volunteers and Mayor Dyer for their efforts during a major renovation of Kerry Park, and highlighted the park's previous disrepair and emphasized the renovations were made possible by Measure "P" funding.*

*Vice President Arias Reports and Comments. Provided updates on upcoming mobile food vendor informational meetings and the start of enforcement on June 30, 2025. Requested progress on the city's mural policy to ensure accountability for new public art. Concerns raised about a lack of prosecutions related to Prop 36, despite increased police funding and arrests, and urged city and county officials to address drug use and lack of enforcement. Expressed concern regarding delays in the opening of a health clinic and housing in West Fresno caused by PG&E. Condemned ongoing public disputes between Fresno Unified School District and the teachers' union, calling for mature resolution.*

*Council President Karbassi Reports and Comments. Requested the administration notify residents about the 5:30 P.M. text amendment hearing moving to May 22, 2025, and the related workshop scheduled for May 15, 2025.*

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

*Mayor Dyer Reports and Comments. Reported the District Attorney was prosecuting nearly all 126 Prop 36 drug cases that had been submitted countywide. Praised ongoing officer training efforts to adapt to new enforcement standards. Highlighted participation in the Great American Cleanup and the construction of 22 new homes in partnership with Self-Help Enterprises. Noted the city removed more than 4.5 million pounds of trash annually. Shared involvement in Kerry Park upgrades, Central Valley Honor Flight, National Day of Prayer, and the upcoming Hmong American Day celebration at Fresno State.*

*City Manager White Reports and Comments. Addressed the delay on the mural policy, and committed to its completion following adoption of the budget.*

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

**9:15 A.M. #1**[ID 25-620](#)

HEARING to consider the vacation of a portion of the public street easement on the southwest side of South Golden State Boulevard, north of East Jensen Avenue (Council District 3):

1. \*\*\*RESOLUTION - Approving the vacation of a portion of the public street easement on the southwest side of South Golden State Boulevard, north of East Jensen Avenue. (Subject to Mayor's Veto)

*The above item was called to order at 10:18 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 10:19 A.M.*

*There was no council discussion.*

**RESOLUTION 2025-112 ADOPTED**

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

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

**Absent:** 1 - Richardson

**9:15 A.M. #2**[ID 25-555](#)

HEARING - to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District Number 11, Annexation Number 155 (Final Tract Map Number 6463) (Northeast corner of East McKinley Avenue and North Redhaven Drive) (Council District 7):

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 155; (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. 11, Annexation No. 155. (Subject to Mayor's Veto)

*The above item was called to order at 10:19 A.M. and there was no staff*

*presentation. Upon call, no members of the public addressed Council.  
Public comment closed at 10:20 A.M.*

*There was no council discussion.*

**RESOLUTION 2025-113 ADOPTED**

**RESOLUTION 2025-114 ADOPTED**

**RESOLUTION 2025-115 ADOPTED**

**BILL B-13 INTRODUCED / ADOPTED AS ORDINANCE 2025-13**

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

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

**Absent:** 1 - Richardson

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

**ID 25-546**

HEARING - to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District Number 11, Annexation Number 154 (Final Tract Map Number 6384) (Southeast corner of East McKinley Avenue and North McKelvey Avenue) (Council District 7):

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 154; (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. 11, Annexation No. 154. (Subject to Mayor's Veto)

*The above item was called to order at 10:20 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council.  
Public comment closed at 10:20 A.M.*

*There was no council discussion.*

**RESOLUTION 2025-116 ADOPTED**

*RESOLUTION 2025-117 ADOPTED*

*RESOLUTION 2025-118 ADOPTED*

*BILL B-14 INTRODUCED / ADOPTED AS ORDINANCE 2025-14*

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

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

**Absent:** 1 - Richardson

### **9:25 A.M.**

[ID 25-566](#)

HEARING - to adopt Resolutions and Ordinance to annex territory and levy a Special Tax regarding City of Fresno Community Facilities District Number 18, Annexation Number 003 (Final Parcel Map Number 2022-03) (Located on the south side of West Bullard Avenue, west of North Maroa Avenue) (Council District 4):

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 18 and Authorizing the Levy of a Special Tax for Annexation No. 003; (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. 18, Annexation No. 003 (Subject to Mayor's Veto).

*The above item was called to order at 10:21 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 10:21 A.M.*

*There was no council discussion.*

*RESOLUTION 2025-119 ADOPTED*

*RESOLUTION 2025-120 ADOPTED*

*RESOLUTION 2025-121 ADOPTED*

*BILL B-15 INTRODUCED / ADOPTED AS ORDINANCE 2025-15*

**On motion of Councilmember Maxwell, seconded by Councilmember Esparza, that the above Action Item be ADOPTED. The motion carried**



by the following vote:

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

**No:** 1 - Karbassi

**Absent:** 1 - Richardson

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

[ID 25-568](#)

HEARING - to adopt resolutions and ordinance to annex territory and Levy a Special Tax regarding City of Fresno Community Facilities District Number 9, Annexation Number 68 (Final Parcel Map Number 2019-12) (West side of North Harrison Avenue and West Alluvial Avenue) (Council District 2)

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 9 and Authorizing the Levy of a Special Tax for Annexation No. 68 (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. 68 (Subject to Mayor's Veto)

*The above item was called to order at 10:21 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 10:22 A.M.*

*There was no council discussion.*

**RESOLUTION 2025-122 ADOPTED**

**RESOLUTION 2025-123 ADOPTED**

**RESOLUTION 2025-124 ADOPTED**

**BILL B-16 INTRODUCED / ADOPTED AS ORDINANCE 2025-16**

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

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

**Absent:** 1 - Richardson

### **9:35 A.M. (CONTINUED TO MAY 22, 2025, AT 9:35 A.M.)**

[ID 25-575](#)

Tax Equity and Financial Responsibility Act (TEFRA) public hearing.  
TEFRA HEARING - To hear and consider information concerning the proposed issuance of tax-exempt bonds by California Municipal Finance Authority for the purpose of refinancing of the Franciscan/Towne & Country mobile home park.

1. \*\*\*RESOLUTION - Approving the issuance of Tax-Exempt Revenue Bonds pursuant to a plan of finance in an aggregate principal amount not to exceed \$71,000,000 by the California Municipal Finance Authority for the purpose of financing and refinancing the acquisition and improvement of apartment complexes and mobile home parks by one or more California limited liability companies and certain other matters relating thereto. (Subject to Mayor's Veto)

CONTINUED AS NOTED

**9:40 A.M.**[ID 25-576](#)

Tax Equity and Financial Responsibility Act (TEFRA) public hearing.  
TEFRA HEARING - To hear and consider information concerning the proposed issuance of tax-exempt bonds by California Municipal Finance Authority for the purpose of financing and refinancing the acquisition, construction, development and equipping of a 114-unit qualified residential rental project.

1. \*\*\*RESOLUTION - Approving a plan of finance of the California Municipal Finance Authority to issue and reissue revenue bonds for a qualified residential rental project for the benefit of Dakota Fresno LP, and certain other matters relating thereto. (Subject to Mayor's Veto)

*The above item was called to order at 10:22 A.M. and was presented to Council by Director Danisi. Upon call, no members of the public addressed Council. Public comment closed at 10:29 A.M.*

*Council discussion included: ownership structure; whether the owners are nonprofits; debt ownership if the project fails; legal steps ensure project completion; the possibility to shift from affordable to market-rate before the end of the 55-year affordability period; previous projects that had not meet the long-term affordability commitments; support for the project, and; development timelines.*

RESOLUTION 2025-125 ADOPTED

On motion of Councilmember Esparza, 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

**Absent:** 1 - Richardson

### **9:45 A.M.**

[ID 25-577](#) Tax Equity and Financial Responsibility Act (TEFRA) public hearing. TEFRA HEARING - To hear and consider information concerning the proposed issuance of tax-exempt bonds by California Municipal Finance Authority for the purpose of financing and refinancing The Terraces at San Joaquin Gardens.

1. \*\*\*RESOLUTION - Approving the issuance of the California Municipal Finance Authority revenue and refunding bonds, Series 2025 (HumanGood - California Obligated Group) in an aggregate principal amount not to exceed \$205,000,000 for the purpose of financing and equipping of the Terraces at San Joaquin Gardens and certain other matters relating thereto. (Subject to Mayor's Veto)

*The above item was called to order at 10:30 A.M. and was presented to Council by Director Danisi. Upon call, no members of the public addressed Council. Public comment closed at 10:33 A.M.*

*Council discussion included: praise for the project and its service to active senior residents; if new financing would address the repeated violations of city water use restrictions, and; urging city staff to consider stronger enforcement as water rates rise.*

### **RESOLUTION 2025-126 ADOPTED**

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

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

**Absent:** 1 - Richardson

### **9:50 A.M.**

[ID 25-578](#) Tax Equity and Financial Responsibility Act (TEFRA) public hearing. TEFRA HEARING - To hear and consider information concerning the proposed issuance of tax-exempt bonds by California Municipal Finance Authority for the purpose of financing and refinancing of an affordable rental

housing facility that includes 60 apartment units.

1. \*\*\*RESOLUTION - Approving the issuance of Tax-Exempt revenue bonds pursuant to a plan of finance in an aggregate principal amount not to exceed \$20,000,000 by the California Municipal Finance Authority for the purpose of financing and refinancing a project of Pleasant View 2024 Limited Partnership, and certain other matters relating thereto. (Subject to Mayor's Veto)

*The above item was called to order at 10:33 A.M. and was presented to Council by Director Danisi. Upon call, no members of the public addressed Council. Public comment closed at 10:34 A.M.*

*There was no Council discussion.*

#### **RESOLUTION 2025-127 ADOPTED**

**On motion of Council President Karbassi, 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

**Absent:** 1 - Richardson

#### **10:05 A.M. (CONTINUED TO MAY 22, 2025, AT 10:05 A.M.)**

##### [ID 25-465](#)

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

1. HEARING to obtain public comments regarding the Draft 2025-2029 Consolidated Plan Including Citizen Participation Plan, Draft 2025-2026 Annual Action Plan, and Draft Analysis of Impediments to Fair Housing Choice; and
2. \*\*\*RESOLUTION - Adopting the 2025-2029 Consolidated Plan including Citizen Participation Plan, 2025-2026 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice; authorizing submission to the U.S. Department of Housing and Urban Development (HUD) for application of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs; and authorizing the City Manager to sign all implementing documents required by HUD (Subject to Mayor's Veto)

**CONTINUED AS NOTED**

**10:10 A.M.**

[ID 25-476](#) Appearance by Ashley Mireles-Guerrero regarding “Concerns about SEDA Approval Amid Significant Infrastructure Repair Needs” (District 3 Resident)

*APPEARED*

**10:13 A.M.**

[ID 25-536](#) Appearance by Matthew Gillian regarding “Concerns about SEDA” (District 2 Resident)

*REMOVED FROM AGENDA*

**5:30 P.M.**

[ID 25-597](#) Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit ministerial approval of housing projects.

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

*CONTINUED TO MAY 22, 2025, AT 5:30 P.M.*

**2. CONSENT CALENDAR**

*Upon call, for public comment on all Consent, Contested Consent and*

*Closed Session items, no members of the public addressed Council.*

#### APPROVAL OF THE CONSENT CALENDAR

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

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

**Absent:** 1 - Richardson

- 2.-A.** [ID 25-585](#) Approval of Amended Minutes for the March 13, 2025, Regular City Council Meeting.

#### APPROVED ON CONSENT CALENDAR

- 2.-B.** [ID 25-573](#) \*\*\*RESOLUTION - Adopting the 588th Amendment to the Master Fee Schedule Resolution No. 80-420 to add a civil penalty for failure to complete repairs on exterior elevated elements in the City Attorney's Office Division of Code Enforcement (Subject to Mayor's veto).

#### RESOLUTION 2025-128 ADOPTED

#### APPROVED ON CONSENT CALENDAR

- 2.-C.** [ID 25-580](#) Approve the appointment of Michelle Vang to the Housing Authority of the City of Fresno to a term ending April 30, 2029.

#### APPROVED ON CONSENT CALENDAR

- 2.-E.** [ID 25-537](#) Approve Contract Change Order No. 4 in the amount of \$1,438,210.00, with one hundred and sixty-six additional working days for additional improvements per the Phase Two and Bulletin Two Requests for Proposal with Avison Construction Company, Inc. of Madera, CA for the Transformative Climate Communities Park at MLK Magnet Core Project, now known as Les Kimber Park - Project ID PW00857. (Bid File 12302905) (Council District 3)

#### APPROVED ON CONSENT CALENDAR

- 2.-F.** [ID 25-543](#) Approve a Fourth Amendment to the Consultant Services Agreement with BKF Engineers, a California Corporation in the amount of \$150,138 for a total increased contract amount not to exceed of \$1,293,263, with a \$3,700 remaining contingency, for additional professional engineering services required for the design of plans and general construction documents for the Herndon Avenue Widening between Polk Avenue and Milburn Avenue Project (Council District 2).

**APPROVED ON CONSENT CALENDAR**

- 2.-G. [ID 25-586](#) RESOLUTION - A Resolution of the Council of the City of Fresno, California, granting authority to the City Manager or designee to execute Uniform Relocation Act nonresidential move and reestablishment packages for owner-operated businesses being relocated as a result of the Blackstone McKinley Grade Separation Project. (Council Districts 1 and 7)

*RESOLUTION 2025-129 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-H. [ID 25-611](#) \*\*\*RESOLUTION - Adopting the 60th Amendment to the Annual Appropriation Resolution No. 2024-122 appropriating \$14,389,200 for right-of-way acquisition for the Blackstone and McKinley Grade Separation Project. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2025-111 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 25-459](#) Approve the purchase of critical network security equipment for the City in the amount of \$370,107.29 priced from a cooperative agreement, Merced County FOCUS 2021092 Agreement (FOCUS).

**APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 25-512](#) Actions pertaining to the development of the Dakota Apartments, a 113-unit affordable rental housing project, to be located at 3787 N. Blackstone Avenue (southwest corner of N. Blackstone Avenue and E. Dakota Avenue) in central Fresno (City Council District 7):
1. Adopt a finding of Categorical Exemption pursuant to Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project; and
  2. Approve a \$3,000,000 HOME Investment Partnerships (HOME) Program Agreement with Dakota Fresno, LP for the development of the Dakota Apartments of which 11 will be floating two- and three-bedroom HOME-assisted units.

**APPROVED ON CONSENT CALENDAR**

- 2.-M. [ID 25-500](#)

**APPROVED ON CONSENT CALENDAR**



- 2.-N. [ID 25-581](#) Approve the Second Amendment to the Consultant Services Agreement with Pavletic Consulting LLC., (formerly Municipal Financial Services, a sole proprietorship) to extend the term through December 31, 2027, and increase the compensation by \$75,000, for a total contract amount not to exceed \$219,000, and authorize the Director of Public Utilities, or designee, to execute the Second Amendment to the Consultant Services Agreement. (Citywide)

**APPROVED ON CONSENT CALENDAR**

- 2.-O. [ID 25-612](#) Actions pertaining to the emergency repair of the sewer trunk main located at North First Street and East Olive Avenue (Council District 7):
1. Adopt a finding of Categorical Exemption pursuant to Class 1, Section 15301(b) (Existing Facilities) and Section 15301(d) (Restoration or Rehabilitation) of the California Environmental Quality Act Guidelines;
  2. \*\*\*RESOLUTION - Declaring an urgent necessity for the preservation of life, health, property and authorizing the City Manager or designee, to enter into agreements without advertised competitive bidding for the emergency repair of the sewer trunk main located at North First Street and East Olive Avenue. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2025-130 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-P. [ID 25-441](#) RESOLUTION - Approving the Final Map of Tract No. 6392, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the south side of East Florence Avenue just west of South Walnut Avenue. (Council District 3)

*TABLED*

- 2.-Q. [ID 25-491](#) Actions Pertaining to the Peach Avenue Projects Between Florence Avenue and Jensen Avenue (Council District 5):
1. Approve Amendment No.1 to the Measure C Cooperative Project Agreement with the Fresno County Transportation Authority for street improvements along Peach Avenue from Florence Avenue to Church Avenue in the amount of \$51,000 (Urban project I-2C);
  2. Approve Amendment No.1 to the Measure C Cooperative Project Agreement with the Fresno County Transportation Authority for the widening of Peach Avenue from Church Avenue to Jensen Avenue in the amount of \$604,000 (Urban project I-2D).

**APPROVED ON CONSENT CALENDAR**



- 2.-S. [ID 25-548](#) Actions pertaining to the summary vacation of a portion of a public street easement on North Fresno Street, south of East McKenzie Street: (Council District 3)
1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment Number P24-02896;
  2. RESOLUTION - Approving the summary vacation of a portion of a public street easement on North Fresno Street, south of East McKenzie Street.

*TABLED*

- 2.-T. [ID 25-552](#) RESOLUTION - To approve membership in the First Public Hydrogen Authority and authorizing the City Manager or their designee to execute a counterpart to the Joint Powers Authority Agreement

*RESOLUTION 2025-132 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-U. [ID 25-554](#) \*\*\*RESOLUTION - Authorizing submission of acceptance of, and execution of all documents and instruments related to California State Senate Bills 862, 9, 102, 125, 862, for Transit and Intercity Rail Capital Program, The Zero Emission Transit Capital Program funding allocations in the amount of \$80,982,330 for Hydrogen Fuel Cell Electric Bus Purchases, Clean Fueling Infrastructure, and Accessible Bus Stop Improvements as approved by the California State Transportation Agency and administered by Fresno Council of Governments. (Subject to Mayor's Veto).

*RESOLUTION 2025-133 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-V. [ID 25-572](#) Award a Service Contract to Elite Pressure Washing Services, LLC., for a two-year contract, with options for three one-year extensions for the bus fleet interior detailing services at the FAX maintenance facility, in the amount of \$267,720 for the initial two-year base term. Service costs for the option years will adjust in accordance with the relevant Producer Price Index (PPI), with a total for all five years not to exceed \$760,128. (Bid File 12501125).

**APPROVED ON CONSENT CALENDAR**

- 2.-W. [ID 25-621](#) \*\*\*RESOLUTION - In support of the Removing Nitrate and Arsenic in Drinking Water Act (H.R. 2656) (Subject to Mayor's Veto)

*RESOLUTION 2025-134 ADOPTED*

**APPROVED ON CONSENT CALENDAR****CONTESTED CONSENT CALENDAR**

- 2.-D. [ID 25-538](#) Actions pertaining to the Water Main Replacements in the area bound by Clinton, Teilman, University and West Avenues Project (Project): (Bid File 12500340) (Council District 3)
1. Adopt a finding of Categorical Exemption per staff's determination pursuant to Section 15301/Class 1 (Existing Facilities) and 15302/Class 2 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines for the Project;
  2. \*\*\*RESOLUTION - Adopting the 53rd Amendment to the Annual Appropriation Resolution No. 2024-122 appropriating \$698,000 for the Project; (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)
  3. Award a construction contract in the amount of \$6,297,927.00 to West Valley Construction Company, Inc., of Fresno, California, as the lowest responsive and responsible bidder for the Water Main Replacements Project.

*Councilmember Maxwell moved the above item to Contested Consent for clarification on the contract award process.*

*Council discussion included: the new requirement to have both a Class A and C34/C36 license instead of either license; the need for a consistent, codified licensing standard to ensure clarity and fairness; re-bidding the project to uphold fiscal responsibility; clarification on whether post-agenda communication from bidders violates the Brown Act, and; the need for broader transparency, integrity, and consistency in public contracting.*

**REJECTED WITH DIRECTION TO REBID**

**On motion of Vice President Arias, seconded by Councilmember Maxwell to REJECT all bids. The motion carried by the following vote:**

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

**Absent:** 1 - Richardson

- 2.-I. [ID 25-614](#) Approve the award of an agreement with Cen Cal Business Finance Group, LLC, for a period of 10 years to administer the City of Fresno Revolving Loan Fund (RLF) Program (RFP No. 12500029)

*Vice President Arias moved the above item to Contested Consent to discuss the agreement.*

*Council discussion included: if it was necessary to have a 10-year contract to manage \$100,000 in small business loan funds; the possibility of utilizing a shorter term or bringing the process in-house through the Economic Development Department; the lack of visibility and outreach by the contractor; a desire for more information on vendor performance history and marketing efforts, and; hesitation about entering into a long-term agreement without clear data or a comprehensive outreach plan.*

*Vice President Arias motioned to approve the item with a shorter 5 year agreement and direction for Council to receive an administrative and outreach plan.*

**APPROVED AS AMENDED**

**On motion of Vice President Arias, seconded by Council President Karbassi to APPROVE AS AMENDED. The motion carried by the following vote:**

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

**Absent:** 1 - Richardson

- 2.-K.** [ID 25-574](#) Actions pertaining to upgrade of the City of Fresno's Radio Frequency Communications Systems that provide interoperable radio communications for the City (including Public Safety, FAX, etc.):
1. Approve the award of a cooperative purchase agreement to Tait North America, Inc., a Texas corporation (Tait Communications) to upgrade the Radio Frequency (RF) Communications Systems in the total amount of \$3,893,733.48 and a contingency amount not to exceed \$40,843.46.
  2. Approve the award of a cooperative purchase agreement to Zetron, Inc. to upgrade the Radio Console Network providing interoperable radio communications in the total amount of \$91,423.06 and a contingency amount not to exceed \$10,000.

*Councilmember Maxwell and Vice President Arias moved the above item to Contested Consent to discuss the project.*

*Council discussion included: clarity on the scope of the project; coordination efforts with Police and Fire Departments; whether funding had already been allocated; concerns about past misrepresentations by managers within the*

*city and vendors; the need for accountability, transparency; assurances from current Police and Fire personnel the new system would resolve ongoing radio communication issues, particularly in high-rise buildings; concerns of unofficial, non-recorded walkie-talkies use by officers; whether the need for costly in-building transmitters would be eliminated; modeling versus real-world testing in local buildings; compliance with evolving federal public safety standards; the possibility of a next-generation platform, and confirmation the upgrade would cover Southeast Fresno without additional funding.*

*Council requested quarterly progress reports on implementation progress and an updated presentation on the subject in December of 2026.*

**APPROVED**

**On motion of Council President Karbassi, seconded by Councilmember Maxwell, that the above Action Item be APPROVED.**

**The motion carried by the following vote:**

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

**No:** 1 - Arias

**Absent:** 1 - Richardson

- 2.-R.** [ID 25-582](#) RESOLUTION - Of Intention to Annex the Territory Known as Assessor's Parcel Number 404-090-48, 404-090-53, and 404-090-54 as Annexation No. 69 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, May 22, 2025, at 9:20 am (Southwest corner of North Willow Avenue and East Alluvial Avenue). (Council District 6)

*Councilmember Maxwell moved the above item to Contested Consent for clarification on the urgency of passing the item.*

*Council discussion included: the urgency of passing the item with the property owner planning to begin leasing units within weeks; the identity of the property owner and the number of units involved; concerns about moving forward without input from the district's Councilmember; the possibility of rescheduling the vote, and the limitations imposed by the required public noticing period.*

*RESOLUTION 2025-131 ADOPTED*

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

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

**Absent:** 1 - Richardson

### **3. GENERAL ADMINISTRATION**

**3.-A. [ID 25-494](#)** WORKSHOP - Southeast Development Area (SEDA) Specific Plan

*The above item was presented to Council by Director Clark, and Planning Manager Pagoulatos.*

*Council discussion included: the timing and availability of key documents like the housing market demand analysis and infrastructure financing plan; the legal concerns surrounding the Environmental Impact Report (EIR) and potential challenges; whether the Southeast Development Area (SEDA) plan alone would meet the 47,000-unit demand; concerns about leapfrog development; county revenue capture; discrepancies in population data and growth rates between plans; the intent for SEDA to be self-funded through mechanisms like Community Facility Districts (CFD) and impact fees; potential financial risks to the City; Prop 218 compliance; farmland preservation and traffic mitigation; environmental issues and school district readiness; equity concerns regarding delayed infrastructure in under-served areas, and; balance between expanding into SEDA versus focusing on infill.*

*PRESENTED*

### **UNSCHEDULED COMMUNICATION**

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

### **4. CITY COUNCIL**

### **5. CLOSED SESSION**

**5.-A. [ID 25-610](#)**

CONFERENCE WITH LABOR NEGOTIATORS - Government Code  
Section 54957.6

City Negotiators: Jennifer Misner; Sumeet Malhi

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

*TABLED*

5.-B. [ID 25-623](#) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

Government Code Section 54956.9, subdivision (d)(1) Park 7, LLC., and  
LandValue Management LLC., v. City of Fresno; Fresno Superior Court  
Case No. 24CECG04298

*TABLED*

## **ADJOURNMENT**

*The meeting adjourned from open session at 4:43 P.M.*

**The above minutes were approved by unanimous vote of the City Council during the June 12, 2025, regular meeting.**