



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, District 5 - Vacant,

Nick Richardson, Nelson Esparza

City Manager - Georgeanne A. White

City Attorney - Andrew Janz

City Clerk - Todd Stermer, MMC

Thursday, March 13, 2025

9:00 AM

Council Chambers

Regular Meeting

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

9:12 A.M. ROLL CALL

Council District 5 is vacant pending a March 18, 2025, special election.

Present: 6 - Council President Mike Karbassi
Vice President Miguel Angel Arias
Councilmember Annalisa Perea
Councilmember Tyler Maxwell
Councilmember Nick Richardson
Councilmember Nelson Esparza

Invocation by Rhonda Dueck, a member of the Community United Church of Christ

Rhonda Dueck gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Maxwell led the Pledge of Allegiance.

APPROVE AGENDA

THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA:

2-C (ID 25-318) regarding naming the park at 2155 South Peach Avenue to "Peach Park" - tabled with no return date by Councilmember Esparza.

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

2-P (ID 25-126) regarding a sole source agreement to implement a video wall display at City Hall per Fiscal Year 2025 budget motion #51- moved to contested consent by Councilmember Richardson

2-V (ID 25-310) regarding setting aside certification of the Program Environmental Impact Report (PEIR) and amendments to the General Plan Mobility and Transportation Element - moved to contested consent by Vice President Arias.

2-W (ID 25-72) regarding La Hacienda Mobile Home Park - moved to contested consent by Vice President Arias.

On motion of Vice President Arias, seconded by Councilmember Perea to reconsider approval of the agenda, the Agenda was APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 5 - Karbassi, Arias, Perea, Maxwell and Richardson

Absent: 1 - Esparza

CEREMONIAL PRESENTATIONS

[ID 25-260](#) Proclamation for “Central Valley Firefighters Credit Union”

PRESENTED

[ID 25-319](#) Proclamation for “Edison High Boys' Soccer Team Day”

PRESENTED

[ID 25-275](#) Proclamation of the “Justin Garza Cheer Team CIF California State Championship Day”

PRESENTED

[ID 25-276](#) Proclamation of the “Central East Cheer Team Championship Day”

PRESENTED

[ID 25-340](#) Proclamation for “National 3-1-1 Day”

PRESENTED

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Richardson Reports and Comments: Reported on a productive Beautify Fresno event near McCardle Elementary School which removed approximately a half-ton of garbage. Discussed the successful District 6 neighborhood meetings and town halls and plans to continue community engagement in that fashion.

Councilmember Esparza Reports and Comments: Announced his participation in Read Across America events over the past three weeks to emphasize the importance of literacy. Discussed the Reyes Scholarship Fund Legacy Gala which supports students of Roosevelt High School. Reported on his speaking engagement with the Economics Club at California State University, Fresno.

MAYOR/MANAGER REPORTS AND COMMENTS

City Manager White Reports and Comments: Discussed the recent groundbreaking of Golden Charter Academy.

Mayor Dyer Reports and Comments: Expressed his excitement for the new Golden Charter Academy and discussed the excellent work performed by the program. Discussed anticipation of an expedited building process.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

Joint Meeting of the City Council, The City in Its Capacity as Housing Successor to the Redevelopment Agency of the City of Fresno and The Fresno Revitalization Corporation

9:10 A.M. JOINT MEETING (CONTINUED TO APRIL 10, 2025 AT 9:10 AM)

[ID 25-257](#)

Actions pertaining to the Ventura Family Apartments affordable housing development project, located South of E. Cesar Chavez Blvd between S. Seventh Street and S. Eighth streets (District 5):

1. Adopt a finding of Categorical Exemption pursuant to Section 15332/ Class 32 of the California Environmental Quality Act (CEQA) Guidelines; and
2. ***RESOLUTION - Repealing Resolution Number 2024-125 and

replacing it with language in support of a contribution of City and Housing Successor Agency land and a contribution of City funds in an amount not to exceed \$5,000,000 toward the Ventura Family Apartments project located South of E. Cesar Chavez Blvd between S. Seventh and S. Eighth streets (Subject to Mayor's Veto); and

3. Approve an Affordable Housing Agreement with Corporation for Better Housing to develop the Ventura Family Apartments affordable rental housing development project located South of E. Cesar Chavez Blvd between S. Seventh and S. Eighth streets.

CONTINUED AS NOTED

9:15 A.M. #1

ID 25-271

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 65 (Territory known as Assessor's Parcel Number 310-250-13) (East side of North Armstrong Avenue and East Harvard Avenue) (Council District 7):

1. ***RESOLUTION - to Annex Territory to Community Facilities District No. 9 and Authorizing the Levy of a Special Tax for Annexation No. 65 (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 2024-2025 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 65 (Subject to Mayor's Veto).

The above item was called to order at 10:43 A.M. and was presented to Council by Supervising Engineering Technician Gonzales. Upon call, no members of the public addressed Council. Public comment closed at 10:44 A.M.

There was no council discussion.

RESOLUTION 2025-58 ADOPTED

RESOLUTION 2025-59 ADOPTED

RESOLUTION 2025-60 ADOPTED

BILL B-6 INTRODUCED / ADOPTED AS ORDINANCE 2025-6

On motion of Councilmember Perea, seconded by Council President

Karbassi, that the above Action Item be ADOPTED. The motion carried by the following vote:

Aye: 5 - Karbassi, Arias, Perea, Maxwell and Richardson

Absent: 1 - Esparza

9:15 A.M. #2

ID 25-311

HEARING for Consideration of Text Amendment Application No. P23-03410 and related Environmental Finding for Environmental Assessment No. P23-03410, amending Sections 15-2761 and 15-6802 of the Citywide Development Code, relating to Tobacco and Vapor Sales, Smoke Shops, and Definitions.

1. ADOPTION of a finding set forth in Environmental Assessment No. P23-03410 dated January 15, 2025, that Text Amendment Application No. P23-03410 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.
2. BILL (for introduction) amending Sections 15-2761 and 15-6802 of the Citywide Development Code, relating to relating to Tobacco and Vapor Sales, Smoke Shops, and Definitions.

The above item was called to order at 10:45 A.M. and was presented to Council by Planning Manager Siegrist. Upon call, the following members of the public addressed Council: Armen Bareyon, Aaron Galindo, Fabian S., Todd Wyncoop, Josiah Zuniga, Buolia Xiong, Able Arevalo, Mary Haskin, Jasmine Buenrostro, Richard Navarro, Eric Payne, Sam Asumarn, Jasbir Sarai, and Hussain Halfarah. Public comment closed at 11:32 A.M.

Council discussion included: regulation of smoke shops; the role of the City Attorney's Office; balancing regulation with fairness to businesses; impacts to neighborhoods; enforcement measures; economic and business considerations; concerns about government overreach; issues with enforcement and compliance; actions by the Planning Commission; public nuisances and property owner responsibilities; revocation history for Conditional Use Permits; the potential grandfathering of existing businesses; buffer zones and distance requirements, and; legal constraints upon revenue from seized assets.

Vice President Arias motioned to approve the item with three changes to the Text Amendment. He stated the amendments were consistent with "Finding

2" to promote and protect the public health and safety. The amendments were:

(i) Add a \$500 fine for each individual prohibited item found during an inspection to the table found under Fresno Municipal Code (FMC) Section 15-2761 (H);

(ii) Add a provision that Smoke Shops which were found to have been involved in illegal activities through the Cannabis Administrative Prosecutor Program (CAPP) are prohibited from opening a Smoke Shop under the text amendment to Fresno Municipal Code FMC Section 15-2761 (D); and

(iii) Add a provision vesting Code Enforcement Officers and the Fresno Police Department with the authority to seize and destroy illegal flavored tobacco should any be found upon inspection of a violating tobacco retailer to Fresno Municipal Code FMC Section 15-2761 (G)(12)(d).

The following two friendly amendments were accepted as part of the motion to approve as amended:

(iv) Allow sale of CBD (cannabidiol) in smoke shops - requested by Councilmember Maxwell.

(v) Include a formal educational program before enforcement - requested by Councilmember Richardson.

BILL B-11 INTRODUCED AND LAID OVER

AMENDMENTS NOT APPROVED

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

Aye: 3 - Arias, Perea and Esparza

No: 3 - Karbassi, Maxwell and Richardson

9:20 A.M.

[ID 25-274](#)

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 64 (Territory known as Assessor's Parcel Number 506-130-04S) (Southwest corner of West Sierra Avenue and North Polk 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. 64 (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 2024-2025 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 64 (Subject to Mayor's Veto).

The above item was called to order at 3:03 P.M. and was presented to Council by Supervising Engineering Technician Gonzales. Upon call, no members of the public addressed Council. Public comment closed at 3:04 P.M.

There was no council discussion.

RESOLUTION 2025-61 ADOPTED

RESOLUTION 2025-62 ADOPTED

RESOLUTION 2025-63 ADOPTED

BILL B-7 INTRODUCED / ADOPTED AS ORDINANCE 2025-7

On motion of Council President Karbassi, seconded by Councilmember Esparza, that the above Action Item be ADOPTED.

The motion carried by the following vote:

Aye: 4 - Karbassi, Maxwell, Richardson and Esparza

Absent: 2 - Arias and Perea

10:05 A.M.

[ID 25-343](#)

HEARING to consider the vacation of a portion of the public street easement on the north side of West Nees Avenue, east of West Audubon Drive (Council District 2):

1. ***RESOLUTION - Approving the vacation to vacate a portion of the public street easement on the north side of West Nees Avenue, east of West Audubon Drive. (Subject to Mayor's Veto)

The above item was called to order at 3:05 P.M. and was presented to Council by Public Works Director Mozier. Upon call, no members of the public addressed Council. Public comment closed at 3:06 P.M.

There was no council discussion.

RESOLUTION 2025-64 ADOPTED

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

Aye: 4 - Karbassi, Maxwell, Richardson and Esparza

Absent: 2 - Arias and Perea

10:10 A.M.

[ID 25-327](#) Appearance by John Leal regarding "The naming of the Southeast Fresno Regional Park and Soccer Complex (Peach Avenue Park)." (District 5 Resident)

DID NOT APPEAR

10:13 A.M.

[ID 25-326](#) Appearance by Pedro Navarro Cruz regarding "The naming of the Southeast Fresno Regional Park and Soccer Complex (Peach Avenue Park)." (District 5 Resident)

DID NOT APPEAR

10:16 A.M.

[ID 25-328](#) Appearance by Jose Luis Barraza regarding "The naming of the Southeast Fresno Regional Park and Soccer Complex (Peach Avenue Park)." (District 5 Resident)

APPEARED

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: Jovana Moreles(2-S).

APPROVAL OF THE CONSENT CALENDAR

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

Aye: 5 - Karbassi, Arias, Perea, Maxwell and Richardson

Absent: 1 - Esparza

- 2.-A.** [ID 25-323](#) Approval of the minutes for February 27, 2025

APPROVED ON CONSENT CALENDAR

- 2.-B.** [ID 25-241](#) Approval of the Amendments to City Council Regular Meeting Minutes for February 22, 2024, and November 21, 2024.

APPROVED ON CONSENT CALENDAR

- 2.-C.** [ID 25-318](#) RESOLUTION - Naming the Park at 2155 South Peach Avenue to "Peach Park"

Councilmember Esparza tabled the above item stating it would be prudent to take action after the District 5 seat was filled.

During the related 10:10 A.M. (ID 25-327), 10:13 A.M. (ID 25-326) and 10:16 A.M. (ID 25-328) agenda items, Council President Karbassi announced several letters regarding the naming of the park had been received after the deadline to be included on the record. The letters were separately distributed to Council. The Council President also announced a letter of support had been received from County Supervisor, Luis Chavez, and read it aloud.

TABLED

- 2.-D.** [ID 25-351](#) Approve the Appointment of Kaleb Neufeld to the City of Fresno Employees Retirement Board to a term that is continuous.

APPROVED ON CONSENT CALENDAR

- 2.-E.** [ID 25-316](#) ***BILL B-5 (Introduced February 27, 2025)(For Adoption) - Amending Subsection (a) of Section 7-504, and Subsection (a) of Section 7-505 of the Fresno Municipal Code relating to the local Sales and Use Taxes (Subject to Mayor's Veto)

ORDINANCE 2025-5 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-F. [ID 25-270](#) Approve the substitution of listed Subcontractor, Tosted Asphalt, Incorporated of Madera, California for court surfacing and equipment with Benyon of Fresno, California, for the Rotary East Pickleball Courts - Project ID PC00358. (Bid File 12500848) (Council District 6)

APPROVED ON CONSENT CALENDAR

- 2.-G. [ID 25-277](#) Approve the Third Amendment to the Consultant Services Agreement with Blair, Church & Flynn Consulting Engineers Inc., of Clovis, California, in the amount of \$45,000.00, for a total increased contract amount of \$704,828.23, and a remaining contingency amount not to exceed \$26,171.77, for the design and preparation of construction documents for the South Peach Avenue Park Project. (Council District 5)

APPROVED ON CONSENT CALENDAR

- 2.-H. [ID 25-281](#) Actions pertaining to Maxie L. Parks and Neilson Park Play Structure Improvements Project (Bid File No. 12501211), (Council District 3):
1. Adopt a finding of Categorical Exemption per staff's determination, pursuant to Section 15301(d)/ Class 1 and 15302/Class 2 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment No. PC00367, for the Maxie L. Parks Play Structure Improvements Project;
 2. Adopt a finding of Categorical Exemption per staff's determination, pursuant to Section 15301(d)/ Class 1 and 15302/Class 2 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment No. PC00323, for the Neilson Park Play Structure Improvements Project;
 3. Award a construction contract in the amount of \$817,314.75 to Stockbridge General Contracting, Inc., of Clovis, California, as the lowest responsive and responsible bidder for the Maxie L. Parks and Neilson Park Play Structure Improvements Project.

APPROVED ON CONSENT CALENDAR

- 2.-I. [ID 25-283](#) Actions pertaining to the Roeding Park Court Repurposing Project (Bid File No. 12501202), (Council District 3):
1. Adopt a finding of Categorical Exemption per staff's determination pursuant to section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines for the Roeding Park Court Repurposing Project;
 2. Award a construction contract in the amount of \$1,228,145.00 for the Base Bid plus all three (3) Add Alternates, with Avison Construction, Inc. of Madera, California as the lowest responsive and responsible bidder for the Roeding Park Court Repurposing

Project.

APPROVED ON CONSENT CALENDAR

- 2.-J. [ID 25-286](#) Actions pertaining to the Dolores Huerta Park (formerly known as Milburn Dakota Park) Project (Bid File 12500880), (Council District 1):
1. Adopt Addendum to Mitigated Negative Declaration No. P21-00779, dated September 4, 2024, prepared for Development Permit Application No. P21-00779 pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15164 and 15162;
 2. Enter into a Mitigation Agreement with Fresno Metropolitan Flood Control District to mitigate impacts of runoff and to incorporate such mitigation measures into an on-site storm drainage system;
 3. Award a construction contract in the amount of \$9,950,023.15, for the Base Bid plus four (4) of six (6) Add Alternates with American Paving Co., of Fresno, California, as the lowest responsive and responsible bidder for the Dolores Huerta Park Project.

APPROVED ON CONSENT CALENDAR

- 2.-K. [ID 25-273](#) Actions pertaining to the Ashlan and Shields Avenues Countdown Pedestrian Head Upgrade Project - Bid File 12501082 (Council Districts 1, 4, & 7):
1. Adopt Environmental Assessment No. PW01066, a determination that the proposed project qualifies for categorical exemption as set forth in the CEQA Guidelines Section 15301/Class 1;
 2. Award a construction contract in the amount of \$151,655.00 to Bear Electrical Solutions, LLC of Alviso, California, as the lowest responsive and responsible bidder.

APPROVED ON CONSENT CALENDAR

- 2.-L. [ID 25-284](#) Actions pertaining to Clovis Avenue Adaptive ITS Traffic Signal Synchronization Project from Shields Avenue to American Avenue: (Bid File No. 12500629), (Council Districts 4, 5, and 7)
1. Adopt a finding of Categorical Exemption per staff's determination, pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines;
 2. Award a Construction Contract in the amount of \$1,990,683.50 to A-C Electric Company of Fresno, California.

APPROVED ON CONSENT CALENDAR

- 2.-M. [ID 25-259](#) ***RESOLUTION - Adopting the 35th Amendment to the Annual Appropriation Resolution No. 2024-122 appropriating \$141,900 for the Local Immigrant Integration and Inclusion Grant Program from the State of

California Governor's Office of Business and Economic Development
(Requires Five Affirmative Votes) (Subject to Mayor's Veto)

RESOLUTION 2025-65 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-N. [ID 25-367](#) ***RESOLUTION - Adopting the 45th Amendment to the Annual Appropriation Resolution No.2024-122 Appropriating \$250,000 to City Attorney/Code Department. (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

RESOLUTION 2025-66 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-O. [ID 25-256](#) Approve the award of a requirements contract to UKG Kronos Systems, LLC, for five years with three optional one-year extensions for the purchase of scheduling software in an amount not to exceed \$69,000 for the first year and \$50,000 per year for all remaining years (RFP No. 12500698)

APPROVED ON CONSENT CALENDAR

- 2.-Q. [ID 25-109](#) Approve a Service Agreement with Elevate Community Services, Inc. (Elevate) to operate Ambassador Inn Triage Center offering 53-units serving individuals experiencing homelessness, located at 1804 W Olive Avenue through March 31, 2026, in the total amount of \$1,324,600.00 funded with Homekey 2.0 and Homeless Housing, Assistance, and Prevention (HHAP) dollars. (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-R. [ID 25-110](#) Approve a Service Agreement with Elevate Community Services, Inc. (Elevate) to operate Villa Motel offering 52-units serving individuals experiencing homelessness, located at 817 N. Parkway Drive, through March 31, 2026, in the total amount of \$1,299,998.00 funded with Homekey 2.0 and Homeless Housing, Assistance and Prevention (HHAP) funding. (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-S. [ID 25-243](#) ***RESOLUTION - To support FCTC Family II, LP's, Low-Income Housing Tax Credit Application for the development of Sarah's Court Phase II; and to provide a conditional commitment of HOME Investment Partnerships Program loan funds in an amount not to exceed \$3 million to the Project (Subject to Mayor's Veto)

RESOLUTION 2025-57 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-T. [ID 25-246](#) Actions pertaining to the Valley Inn located at 933 North Parkway Drive, Fresno, CA 93728 (Council District 3)
1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) guidelines
 2. ***RESOLUTION - Authorizing Joint Application to, and participation, in the Homekey+ Program with co-applicant, Fresno Prime LLC, for the Valley Inn Project and authorizing the City Manager, or designee, to sign all required implementing documents (Subject to Mayor's Veto)

RESOLUTION 2025-68 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-U. [ID 25-279](#) Approve a First Amendment to the Permanent Local Housing Allocation (PLHA) Program Agreement between the City of Fresno and Broadway Plaza Apartments, LP for the Hotel Fresno Project located at 1241-1263 Broadway Plaza, Fresno, California (District 3).

APPROVED ON CONSENT CALENDAR

- 2.-X. [ID 25-268](#) RESOLUTION - Of Intention to Annex the Territory Known as Assessor's Parcel Number 578-040-16, 578-040-17, and 578-040-18 as Annexation Number 67 to the City of Fresno Community Facilities District Number 9 and to Authorize the Levy of Special Taxes; and setting the Public Hearing for Thursday, April 24, 2025, at 9:10 am. (Northeast corner of North Maple Avenue and East Behymer Avenue) (Council District 6)

RESOLUTION 2025-71 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-Y. [ID 25-223](#) Actions pertaining to the Department of Transportation Fresno Area Express (FAX) Maintenance Building Steam Bay Renovation project:
1. Adopt Environment Assessment No. 25-223, dated February 6, 2025, a determination that the proposed project qualifies for categorical exemption as set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15301/Class 1 and Section 15302/Class 2, of the State of California CEQA Guidelines.
 2. Approve a construction contract in the amount of \$314,414.70 with RCH Construction, a California corporation, for construction services to replace the lift equipment located in the Fresno Area Express (FAX) bus maintenance building steam cleaning bay. (Bid File 12500938)
 3. Authorize the City Manager or designee to sign and execute all related documents.

APPROVED ON CONSENT CALENDAR

- 2.-Z. [ID 25-324](#) RESOLUTION - Naming the trail to be located at Fanning Ditch between West Avenue and Thorne Avenue "Rashad Al-Hakim Jr. Trail"

RESOLUTION 2025-72 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-AA. [ID 25-350](#) Bill - (For Introduction) - Amending Sidewalk Vending Ordinance Violations, section 10-2606, to provide for immediate monetary citations in the Tower District

BILL B-8 INTRODUCED AND LAID OVER

APPROVED ON CONSENT CALENDAR**CONTESTED CONSENT CALENDAR**

- 2.-P. [ID 25-126](#) Actions pertaining to a sole source agreement to implement a video wall display at City Hall per Fiscal Year 2025 budget motion #51:
1. Award a Sole Source Agreement with Solutions by Design for the purchase and installation of a 3rd Floor Exhibit displaying City of Fresno Historical information for the public in the amount of \$737,279
 2. ***RESOLUTION - Adopt a resolution authorizing an exception to formal bidding procedures and approving the sole source purchase and installation of the Video Wall, Council Chambers main screen, and two kiosks for City Hall (Subject to Mayor's Veto)
 3. Authorize the Chief Information Officer or designee to execute the agreement and all related documents

Councilmember Richardson moved the above item to Contested Consent but stated he no longer had questions.

There was no council discussion

RESOLUTION 2025-67 ADOPTED

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

Aye: 5 - Karbassi, Arias, Maxwell, Richardson and Esparza

Absent: 1 - Perea

- 2.-V.** [ID 25-310](#) Actions pertaining to setting aside certification of the Program Environmental Impact Report (PEIR) and amendments to the General Plan Mobility and Transportation Element:
1. Adopt a finding that decertification of the 2021 PEIR and rescission of the corresponding amendment to the Fresno General Plan's Mobility and Transportation Element are exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption set forth in CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that this action will have a significant effect on the environment.
 2. ***RESOLUTION - Rescinding Resolution No. 2021-269 to Decertify Program Environmental Impact Report; and Rescinding Resolution No. 2021-270 to Set Aside Amendments to the 2014 General Plan Mobility and Transportation Element. (Subject to Mayor's Veto)

Councilmember Vice President Arias moved the above item to Contested Consent for clarification on how this item relates to the Program Environmental Impact Report (PEIR) litigation.

Council discussion included: the court order to decertify the PEIR; the impact on city planning, and; identifying a budget for the next PEIR.

RESOLUTION 2025-69 ADOPTED

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

Aye: 4 - Karbassi, Arias, Richardson and Esparza

Absent: 2 - Perea and Maxwell

- 2.-W.** [ID 25-72](#) Actions pertaining to the La Hacienda Mobile Home Park located at 104 East Sierra Avenue, Fresno, California (Council District 6):
1. Adopt a finding of Categorical Exemption pursuant to Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines
 2. Approve a Termination of Encampment Resolution Funding (ERF) Agreement between the City of Fresno and Self-Help Enterprises relating to the La Hacienda Mobile Home Park
 3. Approve a Local Housing Trust Fund (LHTF) Loan Agreement between the City of Fresno and Self-Help Enterprises in the amount of \$3,700,000.00 for the acquisition and preservation of the La Hacienda Mobile Home Park

4. ***RESOLUTION - Authorizing a joint application to and participation in the Homekey+ Program with Self-Help Enterprises for the La Hacienda project and authorizing the City Manager or designee to sign all required implementing documents (Subject to Mayors Veto)

Councilmember Vice President Arias moved the above item to Contested Consent for clarification on the finality of the matter.

Council discussion included: whether the agenda item would bring closure to the acquisition, sale, or transfer of the mobile home park; final court approval, and; a pending action to apply for and accept additional Homekey Plus funding.

RESOLUTION 2025-70 ADOPTED

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

Aye: 4 - Karbassi, Arias, Richardson and Esparza

Absent: 2 - Perea and Maxwell

3. GENERAL ADMINISTRATION

UNSCHEDULED COMMUNICATION

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

4. CITY COUNCIL

9:05 A.M.

- 4.-A. [ID 25-366](#) Presentation by Dailey Elementary Charter School 5th Graders : Exhibition as part of the International Baccalaureate Program

The above item was presented to Council by the Dailey Elementary Charter School 5th Graders.

PRESENTED

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 10:11 A.M.

5.-A. [ID 25-344](#)

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

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

DISCUSSED

5.-B. [ID 25-346](#)

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

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

DISCUSSED

5.-C. [ID 25-347](#)

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

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

DISCUSSED

5.-D. [ID 25-313](#)

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

The above item was not discussed in closed session.

NOT DISCUSSED

5.-E. [ID 25-314](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
City of Fresno v. Fresno Building Healthy Communities Court of Appeal
Case No.: F084662; and Fresno Building Healthy Communities v. City of
Fresno Court of Appeal Case No.: F084666 (PARCS Department)

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

DISCUSSED

5.-F. [ID 25-348](#)

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

The above item was not discussed in closed session.

NOT DISCUSSED

ADJOURNMENT

The Council meeting adjourned from session at 3:22 P.M.

The above minutes were approved by unanimous vote of the City Council during the March 27, 2025, regular meeting. The amended minutes were approved by unanimous vote of the City Council during the May 1, 2025.