



# City of Fresno

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

## Meeting Minutes City Council

**President - Annalisa Perea**

**Vice President - Mike Karbassi**

**Councilmembers:**

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

**Garry Bredefeld, Nelson Esparza**

**City Manager - Georgeanne A. White**

**City Attorney - Andrew Janz**

**City Clerk - Todd Stermer, CMC**

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Friday, December 13, 2024

3:00 PM

Council Chambers

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### Special Meeting

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

3:09 P.M. ROLL CALL

*Councilmember Bredefeld led the Pledge of Allegiance.*

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

### APPROVE AGENDA

On motion of Councilmember Maxwell, seconded by Councilmember Bredefeld, the Agenda was **APPROVED**. The motion carried by the following vote:

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

**No:** 1 - Arias

[ID 24-1698](#) Notice of Special Meeting - Signed

### OPEN SESSION

*Upon call, the following members of the public addressed Council: Darren Rose, Corine Demetreos, Walter Smith, Will Oliver, and Ethan Smith.*

[ID 24-1699](#) Actions pertaining to a Memorandum of Understanding between the City of Fresno and the County of Fresno (Sphere of Influence):

1. Adopt a finding that the Memorandum of Understanding between the City of Fresno and the County of Fresno relating to property tax sharing, sales tax sharing, annexation, and development within the City's sphere of influence is exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption in that it can be seen with certainty that there is no possibility the Memorandum of Understanding will have a significant effect on the environment pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines; and
2. Approve a Memorandum of Understanding substantially in the form attached between the City of Fresno and the County of Fresno relating to property tax sharing, sales tax sharing, annexation, and development within the City's sphere of influence.

*Council discussion included: expressions of gratitude toward the ad hoc committee, City staffers, county supervisors, and the mayor's administration; the need for increased housing construction across income levels; clarification that the Memorandum of Understanding (MOU) does not approve any development, including the Southeast Development Area (SEDA); how the MOU increases revenue for essential City services; the challenges and complexities of reaching an agreement; discussions of development standards and fire transition fees; the importance of updating the tax revenue-sharing agreement to reflect current City needs; the definition and application of "substantially developed" land; the annexation of county islands and conditions for initiation; fire district fees; concerns about the timing and transparency of the meeting notice; compliance with Brown Act and California Environmental Quality Act (CEQA) regulations; whether there was a financial emergency or critical reason to approve the agreement immediately; concerns about the short notice for Councilmembers and the public to review the document; the impact on development projects; an explanation of the 10-year property tax payment to the Fresno County Fire Protection District under the current agreement; the property tax revenue splits, and a breakdown of tax rate adjustments for new annexations in specific areas; financial incentives for expediting development in SEDA; the County's role in rezoning for high-density*

*development; the financial feasibility of expanding the city eastward, and potential public subsidies for developers; and a comparison of the revenue generated versus potential infrastructure costs.*

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

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

**No:** 1 - Arias

### **ADJOURNMENT**

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