



# 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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**Thursday, December 5, 2024**

**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.

9:08 A.M. ROLL CALL

**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

Invocation by Dr. Ghia Xiong, Director of The Fresno Center's Living Well Center

*Dr. Ghia Xiong gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Bredefeld led the Pledge of Allegiance.*

### **APPROVE AGENDA**

*CITY CLERK STERMER ANNOUNCED THE FOLLOWING CHANGES TO THE AGENDA:*

*9:20 A.M. #1 (ID 24-1571) hearing to consider the adoption of South Central*

*Specific Plan and related Final Environmental Impact Report (Final EIR) – the agenda title for this item is hereby updated to reflect the following:*

*1). The words “[c]onsideration of plan amendment application...” in numbered subparts 2, 3, 4 and 5, should read “[c]onsideration of resolution to approve plan amendment application...”*

*2). Numbered subpart 4 is subject to Mayoral Veto.*

*3). In numbered subpart 6, the rezone application number is incorrectly listed as “P24-03967.” The correct rezone application number is “P24-03970.”*

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

*2-P (ID 24-1594) actions pertaining to the Garage 7 High Priority Repairs project: - moved to Contested Consent by Councilmember Arias.*

*2-U (ID 24-1618) regarding the Consultant Services Agreement between the City of Fresno and FCS International, Inc. concerning environmental planning and consulting services for the Southeast Development Area (SEDA) Specific Plan Environmental Impact Report (EIR) – moved to Contested Consent by Councilmember Arias and Councilmember Chavez.*

*2-H (ID 24-1586) regarding the third amendment to the parking lot management agreement between the City of Fresno and SP Plus Corporation (SP Plus) for the installation of a license plate recognition (LPR) system at Fresno Yosemite International Airport parking lots – was moved to contested consent by Councilmember Bredefeld.*

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

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

## **CEREMONIAL PRESENTATIONS**

[ID 24-1384](#) Proclamation for “Adrian Jones Day”

PRESENTED

## **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Arias Reports and Comments: Announced the traffic signal project at Clinton and Valentine had been delayed due to copper wire thefts. Discussed the reports of aggressive roaming dog packs in West Fresno. Announced the return of the Downtown Ice Rink and the District 3 toy giveaway planned for December 18th at the rink. Reported on a recent meeting with mobile food vendors meant to clarify the language of the sidewalk vending ordinance.*

*Councilmember Maxwell Reports and Comments: Discussed the fundraising goals for a collaboration with Supervisor Brian Pacheco and Lighthouse for Children to send free books to children through Dolly Parton's Imagination Library non-profit program. Announced Fresno State's \$60 million investment to create 228 affordable apartment-style units for students, scheduled to open in 2026. Reported on the approval of the final design-build contract for Fresno's 34,000-square-foot senior center.*

*Councilmember Chavez Reports and Comments: Announced the upcoming Calwa Christmas Toy Drive and encouraged volunteers to help wrap presents. Announced an upcoming Christmas event on Huntington Boulevard where they expected to have pony rides for children, pending permit approval.*

*Vice President Karbassi Reports and Comments: Reported on the success of Operation Gobble in the Pinedale neighborhood which provided 400 meals to families in need. Announced the closure of a smoke shop near Pinedale Elementary, which was involved in illegal gambling and improper sales. Announced the Pinedale Community Center was now eligible to receive Measure "P" funding for projects following the approval of Measure "P's" 50% threshold for highest-need sites. Reported the Measure "P" Commission had allocated \$1 million to the River West project for public access to the San Joaquin River. Expressed appreciation to city staff for acting quickly to address concerns regarding reports of roaming dogs in the*

community.

*Councilmember Esparza Reports and Comments: Announced the opening of Christmas Tree Lane and encouraged visitors to enjoy the holiday lights. Announced the Police Department, Central Division, was co-hosing a holiday workshop at Manchester Center with District 7 on December 13th.*

*Council President Perea Reports and Comments: Discussed the success of the District 1 Operation Gobble event which distributed more than 1,000 turkeys thanks to the help of numerous partnerships and volunteers. Announced the 2nd Annual Tamale Drive at Roding Elementary School to help address food insecurity through partnerships with Casa de Tamales, Guadalajara, and two Mobile Vendors Association vendors.*

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

*City Manager White Reports and Comments: Expressed her excitement and discussed the significance of moving forward with the city's first-ever senior center. Acknowledged the hard work put into the project by the PARCS and Capital Projects Teams.*

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

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

[ID 24-1550](#) HEARING for Consideration of Text Amendment Application No. P24-02419 and related Environmental Finding for Environmental Assessment No. P24-02419, amending Sections 15-4907 and 15-5016 of the Fresno Municipal Code, relating to modification authority of conditional use permits.

1. ADOPTION of a finding set forth in Environmental Assessment No. P24-02419, that Text Amendment Application No. P24-02419 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).
2. BILL (for Introduction) amending Chapter 15 of the Fresno Municipal Code, Section 15-4907 and 15-5016 relating to modification authority for conditional use permits.

*The above item was called to order at 9:44 A.M. and was presented to Council by Supervising Planner Asadoorian. Upon call, no members of the public addressed Council. Public comment closed at 9:52A.M.*

*Council discussion included: the processes for verifying and issuing violations and findings; the possibility of modifying Conditional Use Permits (CUP) for minor infractions; how recurring violations are addressed; examples of long-standing issues; how infrequently the current system of revocation is utilized; and finding a middle ground that allows quicker and more targeted enforcement.*

**BILL B-43 INTRODUCED AND LAID OVER**

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

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

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

[ID 24-1571](#) HEARING to consider the adoption of the South Central Specific Plan and related Final Environmental Impact Report (Final EIR), State Clearinghouse (SHC) No. 2019079022. The following applications have been filed by the Planning and Development Director and pertain to approximately 5,567 acres in the South Industrial Priority Area:

1. CONSIDERATION of Resolution Certifying Final EIR (EIR SCH No. 2019079022), for the South Central Specific Plan and related plan amendment and rezone (see Exhibits O, P, Q, and R).
  - a. Consider Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section, 15091; and
  - b. Consider Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines Section 15097
2. CONSIDERATION of Plan Amendment Application P24-03961 which proposes to repeal the North Avenue Industrial Triangle Specific Plan, pertaining to approximately 930 acres located in the South Central Specific Plan area.
3. CONSIDERATION of Plan Amendment Application P24-03962 which proposes to repeal that part of the Roosevelt Community Plan that overlaps with the South Central Specific Plan area, pertaining to approximately 3,888 acres.
4. CONSIDERATION of Plan Amendment Application P24-03963 which proposes to adopt the November 2024 Draft of the South Central Specific Plan, pertaining to approximately 5,567 acres located in the South Industrial Priority Area.
5. CONSIDERATION of Plan Amendment Application P24-03965

which proposes to update the Land Use Map (Figure LU-1) of the Fresno General Plan, pertaining to 1,103 acres, to incorporate the land use changes proposed in the South Central Specific Plan.

6. CONSIDER BILL (For Introduction and Adoption) Approving Rezone Application P24-03967 which proposes to rezone approximately 279 acres of property within the South Central Specific Plan area to be consistent with the planned land uses proposed in the South Central Specific Plan.
7. CONSIDERATION of Resolution Authorizing the Planning and Development Department Director or her designee to correct any typographical errors and update the text, policies, maps, tables, and exhibits contained in the South Central Specific Plan and the Fresno General Plan to reflect the final action taken by the Council, to the extent that such updates are necessary to maintain consistency.

*During approval of the agenda City Clerk Stermer announced updates and corrections to this item as follows:*

*1) The words “[c]onsideration of plan amendment application...” in numbered subparts 2, 3, 4 and 5, should read “[c]onsideration of resolution to approve plan amendment application...”*

*2) Numbered subpart 4 is subject to Mayoral Veto.*

*3) In numbered subpart 6, the rezone application number was incorrectly listed as “P24-03967”. The correct rezone application number is “P24-03970”.*

*The above item was called to order at 9:52A.M. and was presented to Council by Planning Manager Pagoulatos, and Mayor Dyer. Upon call, the following members of the public addressed Council: Greg Obloy, Brandon Creghead, Clifton Wahlbery, McKay Duran, Mona Cummings, Nayam Martinez, Phoebe Seaton, Mike Betts, Irene Santellan, Leslie Martinez, Cassie Samsellan, Will Oliver, Gloria Hernandez, Melissa Traugh, Scott Miller, Ethan Smith, Nick Audino, Kieshaun White, Dirk Poeschel, John Kinsey, Ben Grahlm, Mark Ford, Denise Curry, Fernando Elizondo, Hester Hensley. Public comment closed at 12:04 PM.*

*Council discussion include: creating a competitive environment for businesses while ensuring the plan aligns with state mandates like AB98;*

*stakeholder engagement and community collaboration to refine the plan; the need for infrastructure improvements to accommodate large-scale developments; environmental and health impacts and mitigation; zoning and land use conflicts; addressing the broader community's infrastructure needs to support both existing residents and new developments; exploring financial tools, such as Enhanced Infrastructure Financing Districts, to fund critical infrastructure improvements; developing an ad hoc committee to provide ongoing input and collaboration with stakeholders as the plan is revised; creating a business-friendly plan or focusing on the needs of working families; and finding a more balanced approach to job creation and infrastructure investment.*

*Following public comment, Councilmember Esparza consulted with the City Attorney and recused himself from the remainder of the discussion due to a campaign contribution received in October. Councilmember Esparza exited the chamber and was absent for the remainder of the discussion and vote.*

**Councilmember Arias motioned TO DENY THE SOUTH CENTRAL SPECIFIC PLAN AND RELATED FINAL ENVIRONMENTAL IMPACT REPORT (FINAL EIR). Councilmember Chavez, seconded the motion which carried by the following vote:**

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

**Recused:** 1 - Esparza

## **9:20 A.M. #2 (CONTINUED TO DECEMBER 12, 2024, MEETING AT 9:20 A.M.)**

[ID 24-1577](#) HEARING to consider Conditional Use Permit Application No. P21-06064, (Council District 1) - Planning & Development.

1. DENY the appeal and UPHOLD the action of the Planning Commission to deny Conditional Use Permit Application No. P21-06064 requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 alcohol license (Off-Sale beer and wine) for a proposed Arco AM/PM combination automobile service station and convenience store.

**CONTINUED AS NOTED**

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

[ID 24-1531](#) HEARING to consider an appeal regarding the approval of Development

Permit Application No. P23-03784 and related Planned Development Permit Application No. P23-03785, which propose to develop a new Kindergarten through Eighth Grade (K-8) charter school campus on approximately 2.31 acres located on the south side of West Belmont Avenue, between North Pacific and North Delno Avenues. (Council District 3) - Planning and Development Department.

1. DENY the appeal and UPHOLD the action of the Planning Commission to approve Development Permit Application No. P23-03784 authorizing the construction of a new Kindergarten through Eighth Grade (K-8) charter school campus for Golden Charter Academy subject to Conditions of Approval dated August 30, 2024.
2. DENY the appeal and UPHOLD the action of the Planning Commission to approve Planned Development Permit Application No. P23-03785 authorizing modified development standards related to setbacks, façade design, site design, and landscape buffers, in accordance with FMC Sections 15-1103, 15-1104, 15-1105, and 15-2305, subject to compliance with the Conditions of Approval dated August 30, 2024.

*The above item was called to order at 2:25 P.M. and was presented to Council by Planning Manager Siegrist. Robert Golden, Dan Zack, and Dave Herspring represented the project applicant and also addressed Council. Upon call, the following members of the public addressed Council: Karea Tapscott Tylor, Vatina Hernandez, Janie, Katlin, David Watson, Hanna Johnson, Dave Hespring, Jesse Garcia, Stephan Morris, Tarina Jenkins, Jesse Rodriguez, Eric Bower, Mandy Brener, Ed Gonzales, Mona Cummings, Esther Sanchez, Stephon Tyler, Promise Byrd, Chanel Ocampo, Darrell Maxey, Chariyah Grimes, Mariposa Burciaga, Amaru Burriaga, Hester Hensley, Poppy Roberts, BT Lewis, Shunta Williams, Mia Franklin, Lindsey Roberts, Fernando Paul Elizondo, Delilah, and Elias Gomez. Public comment closed at 4:39 P.M.*

*Vice President Karbassi disclosed that he visited Golden Charter Academy a few months prior. He learned about the history and curriculum of the school. He stated there was some mention of the issues to be discussed at this meeting but he did not offer any opinion and only listened.*

*Council discussion included: imposed communication restrictions between Councilmembers and applicants required to ensure project validity; community support for the project; concerns about pedestrian crosswalks, lighting, lack of sidewalks, high-speed rail, and traffic impacts from Caltrans*



*construction; City standards for sidewalk width and lighting around schools; the school's traffic and drop-off plans; the approved maximum capacity of 526 students compared to the initial figure of 480; the regional draw for the school; assumptions in Traffic Study and clarifications about the 2029 closure impact; definitions and compliance with relevant lighting codes; the owners responsibility for maintaining lights; timeline delays and increased costs due to the appeal process; lack of clarity in the appeal letter; wide support for the project; timing for morning drop-off of students; and landscaping and green spaces.*

**Councilmember Arias motioned to DENY the appeal and UPHOLD the action of the Planning Commission. President Perea, seconded the motion which carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

### **10:00 A.M.**

[ID 24-1598](#) Appearance by Matilda Garcia regarding "Emergency Rental Assistance Application" (District 5 Resident)

**DID NOT APPEAR**

### **10:03 A.M.**

[ID 24-1622](#) Appearance by David Roberts regarding "Blue Heron Ceramic Mural - University High Student built" (County Resident)

**APPEARED**

### **10:06 A.M.**

[ID 24-1623](#) Appearance by Mary Padilla regarding "Who we are representing" (District 2 Resident)

**DID NOT APPEAR**

### **10:09 A.M.**

[ID 24-1624](#) Appearance by Susan Monet regarding "Animal Control / Stray Dog / Intake at Shelters" (District 7 Resident)

**DID NOT APPEAR**

## **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: Rex Hime (2-U), Darren Rose (2-U), John Bonadelle (2-U), and Patience Millrod (2-U).*

#### APPROVAL OF THE CONSENT CALENDAR

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

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

- 2.-A.** [ID 24-1627](#) Approval of the minutes for November 21, 2024, Regular Meeting

#### **APPROVED ON CONSENT CALENDAR**

- 2.-B.** [ID 24-1402](#) Approve First Amendment to the Agreement between the City of Fresno and the Fresno Council of Governments for Overall Work Program Planning Services to extend the term of the agreement by seven years, to December 31, 2031.

#### **APPROVED ON CONSENT CALENDAR**

- 2.-C.** [ID 24-1544](#) Actions related to the Non-Exclusive License Agreement to Conduct Commercial Aviation Ground Handling and Support Services and Office Space Lease with G2 Secure Staff, LLC, a Texas Limited Liability Company, at Fresno Yosemite International Airport. (Council District 4)
1. Adopt a finding of Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines; and
  2. Approve a Non-Exclusive License Agreement to Conduct Commercial Aviation Ground Handling and Support Services and Office Space Lease (License) with G2 Secure Staff, LLC., a Texas Limited Liability Company (G2), at Fresno Yosemite International Airport (FAT) for the Initial Term of three (3) years, with one (1) option to extend the Initial Term for an additional three (3) years for a total Extended Term of six (6) years. The amount of potential revenue generated by this License is approximately \$512,887.83 annually, which represents the sum of eleven percent (11%) of G2's monthly gross revenue from all its operations at FAT. Total anticipated revenue during the life of this License (including the Extended Term) is approximately \$1,538,663.49.

#### **APPROVED ON CONSENT CALENDAR**

- 2.-D. [ID 24-1545](#) Approve an Early Termination of Lease with Air Land and Storage Investors, a Limited Partnership, at Fresno Yosemite International Airport (FAT) to terminate the Land Lease approximately 20 years early. (Council District 4)

**APPROVED ON CONSENT CALENDAR**

- 2.-E. [ID 24-1546](#) Actions related to the Terminal Expansion Project at Fresno Yosemite International Airport (Council District 4):
1. Approve Change Order No. 1 for Phase Two Construction of the Progressive Design-Build contract with Q&D Construction as part of the New Terminal Expansion project at Fresno Yosemite International Airport in an amount not to exceed \$2,506,060.55 and 140 days.

**APPROVED ON CONSENT CALENDAR**

- 2.-F. [ID 24-1548](#) Approve the Second Amendment to the Consultant Services Agreement with RS&H California, Inc., to provide additional professional airport planning and environmental consulting services to prepare and implement an Air Traffic Control Tower Replacement Work Plan for Fresno Yosemite International Airport in the amount of \$175,500 (Council District 4).

**APPROVED ON CONSENT CALENDAR**

- 2.-G. [ID 24-1549](#) Actions pertaining to the 2024 Bureau of Justice Assistance Patrick Leahy Bulletproof Vest Partnership Program grant award (Council District 4):
1. Authorize the Director of Aviation to accept the Bureau of Justice Assistance (BJA) Patrick Leahy Bulletproof Vest (BVP) program grant award totaling \$2,819.87 for the reimbursement of up to 50 percent of the cost of body armor vests purchased for law enforcement officers at the Airport.
  2. Authorize the City Manager or designee to execute all related documents for acceptance, modification, extension and administration of the 2024 BJA BVP grant program.
  3. \*\*\*RESOLUTION - Adopt the 26th Amendment to the Annual Appropriation Resolution (AAR) No. 2024-122 appropriating \$5,800 for the Bureau of Justice Assistance (BJA) Patrick Leahy Bulletproof Vest Partnership (BVP) Fifty-Percent Grant Match Program (Requires 5 affirmative votes) (Subject to Mayor's veto).

*RESOLUTION 2024-290 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-I. [ID 24-1592](#) Reject all bids for the Fresno Yosemite International Airport Sound Mitigation Acoustical Remedy Treatment (SMART) Program Phase 19, Bid Group 27 (Bid File 12402284)

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 24-1616](#) Actions pertaining to a service agreement for electronic bill presentment payment services for utility bill payments:
1. Affirm the City Manager's determination that the provider is uniquely qualified; and
  2. Approve a three-year service agreement with First Mobile Trust, LLC dba First Billing Services, in the total amount of \$478,800 for bill presentment and payment services to utility customers;
  3. Authorize the City Controller or designee(s) to execute the agreement on behalf of the City.

**APPROVED ON CONSENT CALENDAR**

- 2.-K. [ID 24-1519](#) Actions related to amending agreement A211006364 with the California Office of Emergency Services (Cal OES):
1. Approve acceptance of Cal OES amendments six and seven for an additional \$200,000 for Haz Mat training agreement A211006364 and authorize the Fire Chief to compensate Fire personnel in order to staff the vacancies created by training attendance.
  2. \*\*\*RESOLUTION - Adopting the 21st Amendment to the Annual Appropriation Resolution (AAR) No. 2024-122 appropriating \$200,000 for Amendments Six and Seven for Haz Mat Training Agreement A211006364 (Subject to Mayor's Veto).

*RESOLUTION 2024-291 ADOPTED***APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 24-1568](#) Actions pertaining to the Fresno Fire Department's Acceptance of a California Office of Emergency Services (Cal OES) training award:
1. Approve acceptance of the FY 2024 Cal OES training award for \$169,950 for Regional Urban Search and Rescue (USAR) Response and Regional Task Force Five (RTF 5) training
  2. \*\*\*RESOLUTION - Adopting the 24th Amendment to the Annual Appropriation Resolution No. 2024-122 to appropriate \$170,000 from the 2024 California Office of Emergency Services (CAL OES) Training Award for Regional Urban Search and Rescue (USAR) Response and Regional Task Force Five (RTF 5) training (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2024-292 ADOPTED***APPROVED ON CONSENT CALENDAR**

- 2.-M. [ID 24-1572](#) Approve the award of a cooperative purchase agreement with Locality

Media, Inc. dba First Due for the purchase of a Records Management System (RMS) software license for a term of three years, for the total amount not to exceed \$354,000.

**APPROVED ON CONSENT CALENDAR**

- 2.-N. [ID 24-1583](#) \*\*\*RESOLUTION - A Resolution of the Council of the City of Fresno, California, Adopting the 25th Amendment to the Annual Appropriation Resolution 2024-122 to appropriate \$57,000 for the Joint Training Program between Fresno City College (State Center Community College) and the Fresno Fire Department. (Requires 5 votes) (Subject to Mayor's Veto)

*During the approval of the agenda, Councilmember Esparza read the following disclosure:*

*Give my role as a faculty member at the State Center Community College District, the district is a source of income for me, but according to the city attorneys I am still allowed to vote on this item given that it does not impact my income in any kind of way.*

**RESOLUTION 2024-293 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-O. [ID 24-1593](#) Actions pertaining to a Facility Condition Assessment of the City of Fresno owned parking garage structures and surface parking lots located in the Downtown and Tower District areas (Council Districts 1 and 3):
1. Approve a Consultant Agreement with Kitchell/CEM, Inc. in the total amount of \$137,500 plus a not-to-exceed contingency amount of \$10,000 to conduct a facility condition assessment of the five parking garage structures and eleven surface lots located throughout the Downtown and Tower District areas
  2. Authorize the Director of General Services or designee to execute all related documents

**APPROVED ON CONSENT CALENDAR**

- 2.-Q. [ID 24-1595](#) Approve the third amendment to the lease agreement between the City of Fresno and Tutelian Holdings I, LLC, for office space at 2440 Tulare Street, Suite 430, Civic Center Square, extending the lease term for an additional six months through February 28, 2026, in the amount of \$47,243 for rent plus the proportionate share of building operating costs estimated with this extension is \$27,201 for the Planning and Development Department, Housing Production, Housing Finance, and Community Development Divisions (District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-R. [ID 24-1573](#) \*\*\*RESOLUTION - Adopting the 28th Amendment to the Annual Appropriation Resolution (AAR) No. 2024-122 to appropriate \$10,000 from the Pacific Gas and Electric Company (PG&E) Better Together Giving Program for Senior Programming (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2024-294 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-S. [ID 24-1607](#) Actions pertaining to the Parks Master Plan technical amendment and related environmental finding:
1. Adopt Environmental Assessment No. P24-03198, an addendum to the Mitigated Negative Declaration for environmental assessment No. A-17-06, prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.
  2. RESOLUTION - Adopting the Parks Master Plan technical amendment to incorporate Measure P and reflect updated census data, and park and facility inventory.

*RESOLUTION 2024-295 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-T. [ID 24-1587](#) Actions pertaining to allocation of One Fresno Youth Jobs Corps program funding to two organizations to provide wraparound services:
1. \*\*\* RESOLUTION - Granting Authority to the City Manager or his or her designee to enter into agreements with Community Based Organizations in the amount of \$730,875 to provide wraparound services to be funded by the One Fresno Youth Jobs Corps program.(Subject to Mayor's Veto)
  2. Approve two (2) Service Agreements allocating One Fresno Youth Jobs Corps grant program funding to local Community Based Organizations (CBOs) totaling \$730,875 (RFP 12500142) to the following organizations: (1) CASA of Fresno and Madera Counties \$130,875; and (2) Fresno Area Workforce Investment Corp \$600,000.

*RESOLUTION 2024-296 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-V. [ID 24-1419](#) Actions pertaining to a State and Local Fiscal Recovery Funds Grant Agreement between the City of Fresno and Fresno Rescue Mission, Inc. and Fresno City Center, Inc. for the development of a new Transitional Age Youth shelter facility (Council District 4):
1. Adopt a Categorical Exemption per staff determination pursuant to

Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines

2. Approve a State and Local Fiscal Recovery Funds (Part of the American Rescue Plan Act) Grant Agreement with Fresno Rescue Mission, Inc. and Fresno City Center, Inc., in the amount of \$1,500,000.00 for the development of a new shelter facility for Transitional Age Youth

#### **APPROVED ON CONSENT CALENDAR**

- 2.-W.** [ID 24-1476](#) Approve a State and Local Fiscal Recovery Funds (SLFRF) Grant Agreement (Part of the American Rescue Plan Act-ARPA) with Fresno Housing Authority for construction improvements at Promesa Commons, in an amount not to exceed \$300,000. (Council District 3)

#### **APPROVED ON CONSENT CALENDAR**

- 2.-X.** [ID 24-1628](#) Actions pertaining to a State and Local Fiscal Recovery Funds Grant Agreement between the City of Fresno and Central California Land Trust:
1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines; and
  2. Approve a State and Local Fiscal Recovery Funds Grant Agreement in the amount of \$800,000 with Central California Land Trust for the acquisition and rehabilitation of two single-family homes to be sold and preserved as affordable housing.

#### **APPROVED ON CONSENT CALENDAR**

- 2.-Y.** [ID 24-1579](#) Actions pertaining to the Rotary East Pickleball Courts Project (Bid File No. 12500848) (Council District 6):
1. Adopt a finding of Categorical Exemption per staff's determination, pursuant to section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines for the Rotary East Pickleball Courts Project;
  2. Award a construction contract in the amount of \$854,126.40 for the Base Bid only, with Harris Development Corp. dba HBC Enterprises of Clovis, California as the lowest responsive and responsible bidder for the Rotary East Pickleball Courts Project.

#### **APPROVED ON CONSENT CALENDAR**

- 2.-Z.** [ID 24-1609](#) Actions pertaining to the Senior Activity Center Project: (Council District 4)
1. Adopt a Mitigated Negative Declaration as prepared for Environmental Assessment No. P24-00678 and P24-00214 (SCH 2024101319) dated October 28, 2024, for the proposed project pursuant to California Environmental Quality Act (CEQA)

Guidelines;

2. \*\*\*RESOLUTION - Adopt the 27th Amendment to the Annual Appropriation Resolution (AAR) No. 2024-122 appropriating \$502,000.00 for the Senior Activity Center Project (Requires 5 Affirmative Votes) (Subject to Mayor's Veto);
3. Approve Design-Build Contract Amendment No. 1 for Phase Two of a Progressive Design-Build Agreement with Integrated Community Development of Woodland Hills, California to provide design and construction services related to the Senior Activity Center Project in an amount not to exceed \$30,014,208.00, bringing the total contract amount to \$30,536,376.00.

*During the approval of the Consent Calendar, Councilmember Bredefeld Recused himself due to campaign contributions. As such, this item was approved 6-0 by the following vote:*

*Aye: 6 - Perea, Karbassi, Arias, Maxwell, Chavez, and Esparza  
Recused: 1 - Bredefeld*

*RESOLUTION 2024-297 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-AA. [ID 24-1584](#) Approve an invoice from AT&T in the amount of \$115,207.63 as the balance due for City-requested relocation of telecommunication facilities in connection with the Fresno Street Corridor Improvement Project. (Council Districts 3, 4, 6, and 7)

**APPROVED ON CONSENT CALENDAR**

- 2.-BB. [ID 24-1610](#) RESOLUTION - Of Intention to Annex Final Tract Map Number 6360 as Annexation Number 152 to the City of Fresno Community Facilities District Number 11 and to Authorize the Levy of Special Taxes; and setting the public hearing for Thursday, January 9, 2025, at 9:10 am (Located on the northeast corner of East McKinley Avenue Alignment and North Armstrong Avenue). (Council District 7)

*RESOLUTION 2024-298 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-CC. [ID 24-1620](#) \*\*\*BILL B-41 - (Intro'd November 21, 2024)(For Adoption) - Amending the uncodified ordinance to adopt changes and additions to the official list of designated special speed zones for various streets within the City of Fresno pursuant to Section 14-1501 of the Fresno Municipal Code. (Citywide)(Subject to Mayor's Veto)



*ORDINANCE 2024-041 ADOPTED***APPROVED ON CONSENT CALENDAR**

- 2.-DD. [ID 24-1621](#) \*\*\*Bill B-42 - (Intro'd November 21, 2024)(For Adoption) - Adding Chapter 10, Article 26 To The Fresno Municipal Code, Entitled "The Sidewalk Vending Ordinance" (Subject to Mayor's Veto)

*During the approval of the Consent Calendar, Councilmember Maxwell registered a NO vote. As such, this item was approved 6-1 by the following vote:*

*Aye: 6 - Perea, Karbassi, Arias, Chavez, Bredefeld and Esparza  
No: 1 - Maxwell*

*ORDINANCE 2024-042 ADOPTED***APPROVED ON CONSENT CALENDAR****CONTESTED CONSENT CALENDAR**

- 2.-H. [ID 24-1586](#) Approve the Third Amendment to the Parking Lot Management Agreement (Agreement) between the City of Fresno and SP Plus Corporation (SP Plus). The Third Amendment reimburses SP Plus \$487,275.00 for the installation of a License Plate Recognition (LPR) system at Fresno Yosemite International Airport parking lots. (Council District 4)

*Councilmember Bredefeld moved the above item to Contested Consent for clarification on the license plate recognition system.*

*Council discussion included: an explanation of how the system works; the timeline for implementation; when a formal announcement would be made; and the deletion of user data following payment for parking.*

*APPROVED*

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

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

**Absent:** 1 - Maxwell

- 2.-P. [ID 24-1594](#) Actions pertaining to the Garage 7 High Priority Repairs project:

1. Adopt finding a Categorical Exemption pursuant to Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines
2. Award a construction contract to Capital Industrial Restoration Inc., of Rancho Cordova, California, in the amount of \$1,632,100.00 for the Garage 7 High Priority Repairs project located at 801 Van Ness (Bid File #12500449) (District 3)
3. Authorize the Director of General Services or designee to sign and execute all related documents

*Councilmember Arias moved the above item to Contested Consent to discuss the estimated cost for lighting.*

*City Manager White stated the estimated cost for the lighting was \$1.7 million.*

**APPROVED**

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

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

- 2.-U.** [ID 24-1618](#) Approve the Consultant Services Agreement between the City of Fresno and FCS International, Inc. (FCS), regarding environmental planning and consulting services for the Southeast Development Area (SEDA) Specific Plan Environmental Impact Report (EIR) through June 30, 2025, for an amount not to exceed \$153,636 and uphold the City Manager's determination that FCS International, Inc. is uniquely qualified.

*Councilmember Chavez moved the above item to Contested Consent for clarification on the cost of the consultant agreement.*

*Council discussion included: how much has been paid to the proposed consultant First Carbon Solutions (FCS); whether all contracted work has been completed; potential impacts due to legal challenges to the city's Programmatic Environmental Impact Report; concern about paying the consultant before the final work product is submitted; the number of approved tract maps where builders can immediately pull building permits; whether the city has enough available land for growth in the west; potential financing mechanisms like Community Facility Districts; and the consultant*

*being uniquely qualified to continue the project due to in-depth knowledge of the process.*

*APPROVED*

**On motion of Councilmember Chavez, 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

### **3. GENERAL ADMINISTRATION**

- 3.-A.** [ID 24-1407](#) WORKSHOP - Community Workforce Agreement (Project Labor Agreement) Annual Review.

*CONTINUED TO UNSPECIFIED FUTURE DATE*

**On motion of President Perea, seconded by Councilmember Arias, that the above Action Item be CONTINUED to a future date. The motion carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

### **UNSCHEDULED COMMUNICATION**

*Upon call, no one addressed Council with unscheduled communication:*

### **4. CITY COUNCIL**

- 4.-A.** [ID 24-1591](#) WORKSHOP - Fresno County Property Owner's Protection Alert

*CONTINUED TO AN UNSPECIFIED FUTURE DATE*

**On motion of President Perea, seconded by Councilmember Arias, that the above Action Item be CONTINUED to a future date. The motion carried by the following vote:**

**Aye:** 7 - Perea, Karbassi, Arias, Maxwell, Chavez, Bredefeld and Esparza

### **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 5:28 P.M.*

**5.-A.** [ID 24-1509](#)

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) Unit 10; 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. Fresno Airports Public Safety Officers Association (FAPSOA)

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

*DISCUSSED*

**5.-B.** [ID 24-1606](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

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

*City of Fresno Fire & Police Retirement System, et al. v. City of Fresno, Fresno Superior Court Case No.: 24CECG03835*

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

*DISCUSSED*

**5.-C.** [ID 24-1602](#)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Government Code Section 54956.9, subdivision (d)(2): 1 potential case

*The above item was continued to December 12, 2024.*

**5.-D.** [ID 24-1644](#)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

1 potential case

*The above item was continued to December 12, 2024.*

- 5.-E. [ID 24-1661](#) CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: 1 potential case

*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 5:47 P.M.*