



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 27, 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.

9:09 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 Pastor Brad Liebe, Executive Pastor of Peoples Church

Pastor Marcus Marshall of Peoples Church gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Esparza led the Pledge of Allegiance.

APPROVE AGENDA

CITY CLERK STERMER ANNOUNCED THE FOLLOWING CHANGES TO THE AGENDA:

The invocation was given by Pastor Marcus Marshall of Peoples Church.

2-S (ID 25-1) regarding the Parkview Apartments affordable rental housing project located along the Parkway Drive Corridor, Fresno, CA (Council District 3) - On the staff report, under RECOMMENDATION, there will be a change to the wording since the item is not subject to CEQA at this time. The following sentence shall be removed "adopt a Categorical Exemption pursuant to Section 15301 (Class 1) and Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines and a"And will be replaced with " Staff recommends City Council Approve a Resolution in support of a \$6,000,000 contribution of City funds..."

Council President Karbassi would like to adjourn the meeting in memory of Fresno Police Officer Ryan Torres who passed away March 21, 2025 after a valiant battle with cancer.

THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA:

2-Q (ID 25-312) regarding the lease of city-owned agricultural land at the Fresno-Clovis Regional Wastewater Reclamation Facility (Bid File #101824DN) (District 3) - tabled to April 10, 2025 by Vice President Arias.

5:30 P.M. (ID 25-294) Previously Scheduled for 9:15 A.M. regarding consideration of text amendment application no. P24-00794 and related environmental finding for environmental assessment No. P24-00794 - tabled to April 24, 2025, at 5:30 P.M. by Councilmember Perea.

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

2-F (ID 25-345) regarding the declaration of surplus personal property in support of the Blackstone McKinley BNSF Grade Separation Project - was moved to the contested consent by Vice President Arias.

2-L (ID 25-325) regarding the disposition of City owned, undeveloped right of way situated on the west side of South Golden State Boulevard, north of East Jensen Avenue - was moved to the contested consent by Vice President Arias.

2-T (ID 25-144) regarding the South Central Community Benefits Fund and Expenditure Plan (related to the development project located at 971 E. North Avenue, Fresno CA 93725) - was moved to the contested consent by Vice President Arias.

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

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

CEREMONIAL PRESENTATIONS

[ID 25-185](#) Proclamation for “Cesar Chavez” Day presented to El Concilio de Fresno

PRESENTED

[ID 25-200](#) Proclamation for “National Crime Victims' Right Week”

PRESENTED

[ID 25-339](#) Proclamation for “Women’s History Month”

PRESENTED

[ID 25-45](#) Fresno Animal Center presents “Pet of the Month”

PRESENTED

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Richardson Reports and Comments: Acknowledged the great turnouts at neighborhood meetings and roundtables in District 6. Announced the next neighborhood meeting in the Riverview neighborhood. Announced the application period for speed bumps is now open, and invited residents who want speed bumps to submit applications as soon as possible.

Councilmember Maxwell Reports and Comments: Announced the upcoming Spring Fest at Einstein Park, and encouraged families, with children to attend.

Vice President Arias Reports and Comments: Announced the Measure “P” Parks Initiative is accepting applications for Arts and Culture grants. Acknowledged PARCS staff and the Council for funding the new cricket courts at JSK Park. Announced the annual community budget meetings at various locations in District 3, and invited residents to attend.

Councilmember Esparza Reports and Comments: Announced the Clean California Community Day, with a focus on community service, and invited

volunteers to participate.

Council President Karbassi Reports and Comments: Attended the wedding of Councilmember Maxwell. Announced the first Finance and Audit Committee meeting of the year was held, and expressed gratitude to staff for their work. Announced the opening of Wildwood Native Park on the Madera side of the San Joaquin River highlighting its accessibility and serene environment. Acknowledged the Women of the Year event honoring executive assistants Marisol Sanchez and Adrienne Kinney, as well as Melinda Marks Mehlhoff for her contributions and collaborative leadership. Acknowledged District 2, and District 1 staff for their hard work in organizing the event. Announced adjourning the meeting in honor of Fresno Police Officer Ryan Torres and requested thoughts and prayers for his family.

Councilmember Perea Reports and Comments: Acknowledged Adrienne Kinney, and Marisol Sanchez for their contributions to Councilmembers, staff, the Mayor's office, and the City Manager's office. Acknowledged Livingstone Restaurant, Tower District, and Tower District Business Association for hosting a pop-up event to help local restaurants apply for the Energy Efficiency Grant Program (in partnership with the Mayor's office and PG&E). Recognized Mary with Neighborhood Watch for organizing a series of neighborhood watch events in District 1. Acknowledged Easterseals Central California in District 1 as Business of the Month for its work supporting individuals with autism and disabilities. Announced the annual series of Town Hall Meetings in District 1, and encouraged residents to contact District 1 for questions about upcoming Town Hall events.

[ID 25-478](#)

Photos Shared During Council Reports and Comments

MAYOR/MANAGER REPORTS AND COMMENTS

Mayor Dyer Reports and Comments: Acknowledged the Women of the Year event. Attended Councilmember Maxwell's wedding. Attended the Fire Symposium, which drew over 500 firefighters from across California. Announced the groundbreaking for Fresno's first pickle ball courts at Rotary East expected to be completed by mid-June with additional courts coming to Woodward Park and Roding Park. Announced the groundbreaking of new cricket pitch fields will be built at JSK Park, and the Regional Sports Complex. Announced the Energy Efficiency Grants launched in partnership with PG&E for small restaurants to upgrade appliances. Recognized Councilmember Perea for spearheading PG&E's generous \$100,000 contribution toward acquiring chest compression devices for firefighters.

City Manager White Reports and Comments: Attended the Finance and Audit Committee Meeting and acknowledged the exceptional work of the City's Finance team, including City Controller Santino Denisi, Assistant Controller Kaleb Neufeld, and Assistant City Manager Ruthie Quinto.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

9:10 A.M.

ID 25-282

Hearing to consider Vesting Tentative Tract Map No. 6397 for approximately 4.72 acres of property located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues (Council District 3) - Planning and Development Department.

1. DENY the appeal and UPHOLD the action of the Planning Commission in the approval of Vesting Tentative Tract Map No. 6397, proposing to subdivide approximately 4.72 acres of property into a 26-lot single-family residential development, subject to the following:
 - a. Development shall take place in accordance with the Conditions of Approval for Vesting Tentative Tract Map No. 6397 dated February 5, 2025.

The above item was called to order at 10:08 A.M. and was presented to Council by Planning Manager Trejo. Upon call, no members of the public addressed Council. Public comment closed at 10:18 A.M.

Council discussion included: Traffic infrastructure issues in new development areas. Conditions for infrastructure improvements in new housing developments. Challenges in traffic planning and funding. Future housing development in the area. City's need for better infrastructure planning.

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

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

9:15 A.M. ID 25-294 (CONTINUED - WILL BE HEARD AT 5:30 P.M.)

9:20 A.M.

ID 25-247

HEARING to receive public comment on the 2024 Housing Element Annual Progress Report

The above item was called to order at 10:19 A.M. and was presented to

Council by Housing & Neighborhood Revitalization Manager Cambron. Upon call, the following members of the public addressed Council: Marisa Moraza, Jovana Morales, and Brandi N. Public comment closed at 10:48 A.M.

Council discussion included: Housing element compliance, and updates. Affordable housing initiatives. Homeless shelters transition. Mobile home park inspections, sustainability, and improvement program. ADU (Accessory Dwelling Units) development. Public engagement and challenges. Progress and action on housing element. Councilmember accountability. Ministerial approval and housing crisis. Public participation and notification. Inconsistencies within development policies. Down payment assistance program. Availability of funds. Restrictions and parameters on funding. State and federal funding for housing. General fund allocation for housing. Caution regarding state relations.

PRESENTED

9:35 A.M.

[ID 25-369](#) HEARING for consideration of Text Amendment Application No. P23-03472 and related environmental determination, amending Section 15-6703 and Article 68 of the Fresno Municipal Code (FMC) relating to Hospitals and Sub-Acute Care Facilities and Terms and Definitions.

1. ADOPTION of the environmental determination that Text Amendment Application No. P23-03472 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.
2. BILL (for introduction) amending Section 15-6703 and Article 68 of the FMC to define a Sub-Acute Care Facility and to include Sub-Acute Care Facilities in the description for Hospitals.

The above item was called to order at 10:54 A.M. and was presented to Council by Planning Manager Siegrist. Upon call, no members of the public addressed Council. Public comment closed at 11:22 A.M.

Council discussion included: Text amendment initiated by private citizens. Definition of subacute care facility. Purpose of the amendment. Zoning and land use concerns. Potential unintended consequences. Comparison to other cities. Regulations and restrictions. Alternative solutions. Public and council concerns. Applicant's justification.

BILL B-9 INTRODUCED AND LAID OVER

On motion of Councilmember Perea, seconded by Councilmember

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

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

10:00 A.M.

[ID 25-331](#) Appearance by Brian Calhoun regarding “Audubon Avenue traffic safety study and Republic Services garbage trucks” (District 2 Resident)

Council President Karbassi provide a brief response.

APPEARED

10:03 A.M.

[ID 25-378](#) Appearance by Amilca Sandoval regarding “Nonprofit organization for citizens with disabilities” (District 7 Resident)

APPEARED

10:06 A.M.

[ID 25-379](#) Appearance by Lori Wiley regarding “Nonprofit organization for citizens with disabilities” (District 7 Resident)

DID NOT APPEARED

10:09 A.M.

[ID 25-405](#) Appearance by America E Cabrales Garcia regarding “New Property Owner Concerns” (District 1 Resident)

DID NOT APPEARED

5:30 P.M. (PREVIOUSLY SCHEDULED FOR 9:15 A.M.)

[ID 25-294](#) 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.

During approval of the agenda, City Clerk Stermer announced this item was tabled to April 24, 2025, at 5:30 P.M. by Councilmember Perea.

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: Ivanka Sanders (2-V, 2-W).

APPROVAL OF THE CONSENT CALENDAR

On motion of Councilmember Maxwell, seconded by Councilmember Richardson, the CONSENT CALENDAR was hereby adopted by the following vote:

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

- 2.-A.** [ID 25-406](#) Approval of the minutes for March 13, 2025

APPROVED ON CONSENT CALENDAR

- 2.-B.** [ID 25-368](#) Approve and authorize the Mayor to execute the Fresno Regional Workforce Development Board's (FRWDB's) application through the California Workforce Development Board (State Board) for Local Board Certification for the period of July 1, 2025, to June 30, 2027.

APPROVED ON CONSENT CALENDAR

- 2.-C.** [ID 25-303](#) Approve the First Amendment to Consultant Services Agreement with Group Delta, Inc. for Environmental Consulting Services for unspecified Fresno Yosemite International Airport (FAT) and Fresno Chandler Executive Airport (FCH) Non-Federal and Federal Funded Capital Projects in an amount not to exceed \$172,000 and authorize the Director of Aviation or designee to execute the Amendment on behalf of

the City (Council Districts 3 and 4).

APPROVED ON CONSENT CALENDAR

2.-D. [ID 25-302](#)

Actions related to the Third Amendment to the Consultant Services Agreement with Landry Consulting LLC:

1. Adopt a finding of Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environment Quality Act Guidelines.
2. Approve the Third Amendment to the Consultant Services Agreement for an additional \$100,000 with Laundry Consulting, LLC., for the implementation of the Airport Safety Management Systems (SMS) program at Fresno Yosemite International Airport (FAT). The total contract value is not to exceed \$480,000. (Council District 4)

APPROVED ON CONSENT CALENDAR

2.-E. [ID 25-374](#)

Actions pertaining to professional On-Call Right of Way Consultant (Bid File 12501020) and Appraisal Services (Bid File 12500832) for the Capital Projects Department on City of Fresno capital improvement projects (Citywide):

1. Approve an On-Call Right of Way Consultant Agreement with Continental Acquisition Services, Inc., a California corporation DBA Continental Field Services of Fresno, California in the amount of \$1,500,000.00;
2. Approve an On-Call Right of Way Consultant Agreement with Beacon Integrated Professional Resources, Inc., a California S-Corporation, DBA Hamner, Jewell & Associates of San Luis Obispo, California in the amount of \$1,500,000.00;
3. Approve an On-Call Right of Way Consultant Agreement with Paragon Partners Consultants, Inc., a Delaware corporation of Cypress, California in the amount of \$1,500,000.00;
4. Approve an On-Call Right of Way Consultant Agreement with Universal Field Services, Inc., an Oklahoma corporation of Fresno, California in the amount of \$1,500,000.00;
5. Approve an On-Call Appraisal Consultant Agreement with CBRE, Inc., a Delaware corporation of Fresno, California in the amount of \$1,500,000.00;
6. Approve an On-Call Appraisal Consultant Agreement with James G. Palmer Appraisals, Inc., a California corporation of Fresno, California in the amount of \$1,500,000.00;
7. Approve an On-Call Appraisal Consultant Agreement with RPA Wakefield & Hopper, Inc., a California corporation DBA Real Property Analysts of Fresno, California in the amount of \$1,500,000.00;
8. Approve an On-Call Appraisal Consultant Agreement with The Dore Group, Inc., a California corporation of San Diego, California

in the amount of \$1,500,000.00.

APPROVED ON CONSENT CALENDAR

- 2.-G. [ID 25-182](#) Approve Contract Change Order No. 01 for Year No. 3 in the amount of \$189,820.50, with no additional working days, for adjustments of all bid item unit costs to compensate for additional traffic control requirements with National Plant Services Incorporated, of Long Beach, California, for the Requirements Contract for Closed Captioned Television Inspection Services of Large Sewer Mains - Year No. 3. (Bid File 9602) (Council Districts - Various, City Wide)

APPROVED ON CONSENT CALENDAR

- 2.-H. [ID 25-358](#) Approve the First Amendment to the Consultant Services Agreement with Electrical Power Systems, Inc., of Fresno, California, to increase the total contract by an amount not to exceed \$57,310.00, paid on a time and materials basis for a revised total contract amount not to exceed \$106,760.00, for the Emergency Backup Generators at the B-Side Switchgear and Headworks Buildings at the Fresno-Clovis Regional Wastewater Reclamation Facility Project. (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-I. [ID 25-330](#) Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to acquire fee interest of a 0.43-acre (18,730 square feet) improved parcel, identified as Assessor's Parcel Number 451-134-05, owned by Joseph E. Alanis, Trustee of the Joseph E. Alanis Revocable Trust dated April 8, 2009, for an amount of \$2,027,950.00, for the construction of the Blackstone McKinley BNSF Grade Separation Project (Council Districts 1 and 7).

APPROVED ON CONSENT CALENDAR

- 2.-J. [ID 25-352](#) Approve Amendment No. 3 to Measure C Cooperative Project Agreement for the widening of the Herndon Avenue Burlington Northern Sante Fe overpass between Polk Avenue and Milburn Avenue (Urban Project, K-11), in the amount of \$4,055,000.00, with the Fresno County Transportation Authority; and authorize the Public Works Director or designee to execute the amendment on behalf of the City (Council District 2).

APPROVED ON CONSENT CALENDAR

- 2.-K. [ID 25-357](#) Actions pertaining to the Southbound Polk Avenue Widening Project from Gettysburg Avenue to Shaw Avenue (Council District 1):
1. Adopt Environmental Assessment No. P18-02753, an addendum to the Negative Declaration for Environmental Assessment No. P18-02753, prepared in accordance with Section 15164 of the

California Environmental Quality Act (CEQA) Guidelines;

2. Approve a Facilities Maintenance Agreement between the City of Fresno and the Fresno Irrigation District, and authorize the Director of Public Works or designee to sign the Facilities Maintenance Agreement on behalf of the City.

APPROVED ON CONSENT CALENDAR

- 2.-M. [ID 25-397](#) Approve banking services agreement with Wells Fargo in the amount of \$173,915 per year for five years for a total contract value of \$869,575 (Bid File 12500077).

APPROVED ON CONSENT CALENDAR

- 2.-N. [ID 25-423](#) ***RESOLUTION - Adopting the 49th Amendment to the Annual Appropriation Resolution No.2024-122 Appropriating \$250,000 from HHAP State Grant to City Attorney/Code Department. (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

RESOLUTION 2025-76 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-O. [ID 25-402](#) Submission and Acceptance of the City of Fresno Annual Comprehensive Financial Report (ACFR) and Annual Comprehensive Dept Report (ACDR) for Fiscal Year 2024

APPROVED ON CONSENT CALENDAR

- 2.-P. [ID 25-272](#) Approve the First Amendment to the Consultant Agreement with Provost & Pritchard Engineering Group, Inc. expanding services to incorporate the Santa Fe Phase II ADA Parking Lot and Path of Travel Upgrades, for an increased contract amount of \$177,500 plus a contingency amount not to exceed \$15,000, revising the total contract amount to \$310,000 plus a revised contingency amount not to exceed \$30,000 and authorize the General Services Director or designee to execute all related documents (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-Q. [ID 25-312](#) Actions pertaining to the lease of city-owned agricultural land at the Fresno-Clovis Regional Wastewater Reclamation Facility (Bid File #101824DN) (District 3):
1. Adopt a finding of Categorical Exemption per staff determination pursuant to Sections 15301/Class 1 and 15304/Class 4 of the California Environmental Quality Act (CEQA) Guidelines
 2. Approve a Lease Agreement between the City of Fresno and James F. Cook in the amount of \$243,200 annually

for lease of approximately 400 acres of City-owned agricultural land at the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) for an initial term through December 31, 2028, plus one optional four-year extension; and authorize the Director of General Services or designee to execute the Lease Agreement and subsequent extensions on the City's behalf

During approval of the agenda, City Clerk Stermer announced this item was tabled to April 10, 2025 by Vice President Arias.

TABLED

- 2.-R.** [ID 25-361](#) Actions pertaining to the substantial rehabilitation of the former Parkside Inn Motel site, located at 1075 N. Warren Avenue, into a 63-unit affordable multifamily housing project (District 3):
1. Approve a First Amendment to the Community Development Block Grant (CDBG) Agreement - Exhibit B: II Project Schedule, with Silvercrest, Inc. (Silvercrest), to extend the Commencement of Construction, Completion of Construction, and Lease Up Schedule dates; and
 2. ***RESOLUTION - To support Silvercrest, Inc. Non-Profit Public Benefit Corporation's Low-Income Housing Tax Credit (LIHTC) application and/or Homekey+ application for the substantial rehabilitation of the Parkside Inn Motel site; and provide a conditional commitment of available housing loan funding to the project in an amount not to exceed \$3,858,000 for eligible rehabilitation costs (Subject to Mayor's Veto).

RESOLUTION 2025-77 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-S.** [ID 25-1](#) Actions pertaining to the Parkview Apartments affordable rental housing project located along the Parkway Drive Corridor, Fresno, CA (Council District 3):
1. ***RESOLUTION - Adopt a Resolution in support of a contribution of City funds in the amount of \$6,000,000 and a contribution of three City-owned parcels along the Parkway Drive Corridor to Cesar Chavez Foundation for the development of the Parkview Apartments affordable rental housing project, and authorizing the City Manager, or designee, to execute all necessary documents on behalf of the City (Subject to Mayor's Veto)

During approval of the agenda, City Clerk Stermer announced - on the staff report, under RECOMMENDATION, there will be a change to the wording since the item is not subject to CEQA at this time. The following sentence shall be removed "adopt a Categorical Exemption pursuant to Section 15301 (Class 1) and Section 15332 (Class 32) of the California Environmental

Quality Act (CEQA) Guidelines and a"....And will be replaced with "Staff recommends City Council Approve a Resolution in support of a \$6,000,000 contribution of City funds..."

RESOLUTION 2025-78 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-U.** [ID 25-235](#) Approve a Service Agreement with Marjaree Mason Center (MMC) to operate a homeless emergency shelter, offering 12-beds serving families and individuals experiencing homelessness or at imminent risk of homelessness, located at Fresno Safe House, through June 30, 2026, in the total amount of \$140,000.00 funded with Homeless Housing, Assistance, and Prevention (HHAP) dollars. (Bid File No.12500851)

APPROVED ON CONSENT CALENDAR

- 2.-V.** [ID 25-337](#) Actions pertaining to the Orange and Central Avenues Homes Community Sewer Consolidation Project (Unincorporated Fresno County):
1. Adopt a finding of Categorical Exemption per staff determination pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines;
 2. ***RESOLUTION - Authorizing the Director of Public Utilities or designee(s) to prepare and submit grant applications, accept funds, and execute any financial assistance agreements and amendments with the California State Water Resources Control Board on behalf of the City of Fresno for the planning, design, and construction of the Orange and Central Avenues Homes Community Sewer Consolidation Project. (Subject to Mayor's veto)

RESOLUTION 2025-80 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-W.** [ID 25-338](#) Actions pertaining to the Orange and Central Avenues Water Consolidation Project (Unincorporated Fresno County):
1. Adopt a finding of Categorical Exemption per staff determination pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines;
 2. ***RESOLUTION - Authorizing the Director of Public Utilities or designee(s) to prepare and submit grant applications, accept funds, and execute any financial assistance agreements and amendments with the California State Water Resources Control Board on behalf of the City of Fresno for the planning, design, and construction of the Orange and Central Avenues Water

Consolidation Project. (Subject to Mayor's veto)

RESOLUTION 2025-81 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-X. [ID 25-359](#) Action pertaining to the summary vacation of a portion of the relinquishment of direct access rights on the southeast corner of East Belmont Avenue and North Fowler Avenue (Council District 5):
1. RESOLUTION - Approving the summary vacation of a portion of the relinquishment of direct access rights on the southeast corner of East Belmont Avenue and North Fowler Avenue.

RESOLUTION 2025-82 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-Y. [ID 25-389](#) RESOLUTION - Of Intention to Annex Final Parcel Map Number 2019-12 as Annexation Number 68 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, May 1, 2025, at 9:30 am (West side of North Harrison Avenue and West Alluvial Avenue) (Council District 2).

RESOLUTION 2025-83 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-Z. [ID 25-333](#) RESOLUTION - Of Intention to Annex Final Tract Map Number 6384 as Annexation Number 154 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, May 1, 2025, at 9:20 am (Southeast corner of East McKinley Avenue and North McKelvey Avenue) (Council District 7).

RESOLUTION 2025-84 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-AA. [ID 25-334](#) RESOLUTION - Of Intention to Annex Final Tract Map Number 6463 as Annexation Number 155 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, May 1, 2025, at 9:15 am (Northeast corner of East McKinley Avenue and North Redhaven Drive) (Council District 7).

RESOLUTION 2025-85 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-BB. [ID 25-393](#) RESOLUTION - of Intention to annex Final Parcel Map Number 2022-03

as Annexation Number 003 to the City of Fresno Community Facilities District Number 18 and to authorize the levy of Special Taxes; and setting the public hearing for Thursday, May 1, 2025, at 9:25 am (Located on the south side of West Bullard Avenue, west of North Maroa Avenue) (Council District 4).

RESOLUTION 2025-86 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-CC.** [ID 25-370](#) Approve the award of a Cooperative Purchase Agreement to Complete Coach Works for the purchase of eleven (11) 40' refurbished compressed natural gas buses in the amount of \$3,939,787.39 (Bid File 12501922)

APPROVED ON CONSENT CALENDAR

- 2.-DD.** [ID 25-371](#) RESOLUTION - to Support Assembly Bill (AB) 394 (Wilson), a bill to enhance and expand the safety and security of FAX and other California public transit systems employees, passengers and contractors against assaults.

RESOLUTION 2025-74 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-EE.** [ID 25-398](#) ***Bill B-8 (Introduce March 13, 2025) (For Adoption) - Amending Sidewalk Vending Ordinance Violations, section 10-2606, to provide for immediate monetary citations in the Tower District (Subject to Mayor's Veto)

ORDINANCE 2025-8 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-FF.** [ID 25-408](#) Approve the appointment of Christina Garza to the Fresno Regional Workforce Development Board with a term ending November 1, 2025. Approve the reappointment of Amy Fuentes to the Women's Commission with a term ending March 30, 2027.

APPROVED ON CONSENT CALENDAR

CONTESTED CONSENT CALENDAR

- 2.-F.** [ID 25-345](#) Action pertaining to the declaration of surplus personal property in support of the Blackstone McKinley BNSF Grade Separation Project (Council Districts 1 and 7):
1. ***RESOLUTION - Declaring certain City-owned materials and equipment as surplus personal property and authorizing their sale at public auction to the highest bidder (Subject to Mayor's Veto).

Vice President Arias moved the above item to Contested Consent to get clarification on the public auction.

Council discussion included: City auction for excess property. City participation in the auction. Budget considerations. Funding source restrictions. Interdepartmental coordination. Procurement compliance. Heavy equipment acquisition. Auction date & notification. Post-auction report.

RESOLUTION 2025-73 ADOPTED

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

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

- 2.-L. [ID 25-325](#)** Actions pertaining to the disposition of City owned, undeveloped right of way situated on the west side of South Golden State Boulevard, north of East Jensen Avenue (Council District 3):
1. Adopt a finding of Categorical Exemption per Environmental Assessment Number TPM 2021-15, pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment Number TPM 2021-15 for Tentative Parcel Map No. 2021-15;
 2. RESOLUTION - Adopt the attached Resolution of Intention Number 1157-D to vacate a portion of the public street right of way located on the west side of South Golden State Boulevard, north of East Jensen Avenue;
 3. ***RESOLUTION - Adopt the attached Resolution declaring a 9,650.1 square foot portion of public street right of way located on the west side of South Golden State Boulevard, north of East Jensen Avenue, Fresno, California to be exempt surplus land (Council District 3) (Subject to Mayor's Veto);
 4. Approve the execution of the Agreement for Purchase and Sale of Real Property and Escrow Instructions to sell a 0.22-acre (9,650.1 square feet) City owned, undeveloped portion of land contiguous to Assessor's Parcel Number 479-071-36, located on the west side of South Golden State Boulevard, north of East Jensen Avenue in the amount of \$500.00 to California-Fresno Investment Company, a California corporation, and authorize the City Manager or designee to execute the purchase and Sale Agreement and associated Grant Deed for the transfer of the subject property;
 5. Set the required public hearing at 9:15 a.m. on April 24, 2025.

Vice President Arias moved the above item to Contested Consent to get clarification on the surplus properties.

Council discussion included: Proposed street vacation. Surplus Land Act compliance. Concerns about property use. Property ownership transfer. Planned improvements. Subdivision plan. Owner details. Project timeline. City control over transfer. Encampment & dumping concerns.

RESOLUTION 2025-75 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: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

- 2.-T.** [ID 25-144](#) Actions pertaining to amending the South Central Community Benefits Fund and Expenditure Plan (related to the development project located at 971 E. North Avenue, Fresno CA 93725):

1. RESOLUTION - Amending the Community Benefits Fund and Expenditure Plan

Vice President Arias moved the above item to Contested Consent to get clarification on the project.

Council discussion included: Community benefit fund overview. Extension of the fund's coverage. Reyes Coca-Cola Bottling Company project. Prioritization of city residences. Tax implications for recipients. Issuance of 1099 forms. Clear communication to participants.

RESOLUTION 2025-79 ADOPTED

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

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

3. GENERAL ADMINISTRATION

- 3.-A.** [ID 25-403](#) WORKSHOP - Progress of the Eviction Protection Program

The above item was presented to Council by Chief Assistant City Attorney Camarena, Inna Shankar, Ashley Emerzian from Emerzian Shankar Legal Inc, and Kristine Pfister from Borton Petrini.

Council discussion included: Tenant protection and eviction prevention. Housing choice voucher (Section 8) loss. Program effectiveness and budget justification. Increasing case complexity. Landlord retaliation and discrimination. Program funding in the city budget. Preventing homelessness vs. shelter costs. Rent increases and affordability crisis. Code enforcement and habitability issues. Past vs. present code enforcement strategies. Cost of eviction prevention cases. Slumlords and repeat offenders. Rental inspection program. Tenant rights and protections. Budget considerations. Accountability for landlords. Receivership for problematic properties. City Council's role in housing enforcement.

PRESENTED

- 3.-B.** [ID 25-375](#) RESOLUTION - Approve three (3) street corridors for thirty percent (30%) preliminary conceptual design as part of the Active Transportation Plan Update currently being developed (Citywide).

The above item was presented to Council by Chief Engineering Technician Aguilar.

Council discussion included: Time sensitivity of decision. Bike lane destinations. Route change concerns. Clinton Avenue as a truck route. Downtown loop considerations. Public opinions on bike lanes. First Street facilities & business impact. Friant Avenue safety issues. Inconsistency in bike lane types. Real estate & right-of-way limitations. Safety impact of bike facilities. Potential for custom bike lane standards. Ashlan Avenue bike lane design. Historical commitment to Palm Avenue. River access priority.

On motion of Council President Karbassi, seconded by Vice President Arias, that the above Action Item be CONTINUED to April 10, 2024. The motion carried by the following vote:

Aye: 6 - Karbassi, Arias, Perea, Maxwell, Richardson and Esparza

UNSCHEDULED COMMUNICATION

Upon call, the following people addressed Council with unscheduled communication: Hester Hensley, and Shelia Scott.

4. CITY COUNCIL

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 11:25 A.M. and again at 3:21 P.M.

5.-A. [ID 25-354](#)

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).

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

DISCUSSED

5.-B. [ID 25-394](#)

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

CMG Construction Management, Inc. v. City of Fresno, et al., Fresno Superior Court Case No. 22CECG00271

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

DISCUSSED

5.-C. [ID 25-400](#)

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

DISCUSSED

5.-D. [ID 25-437](#)

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.-E. [ID 25-401](#)

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

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

DISCUSSED

5.-F. [ID 25-443](#)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Government Code Section 54956.9, subdivision (d)(4)
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 4:27 P.M. in memory of Fresno Police Officer Ryan Torres who passed away March 21, 2025 after a valiant battle with cancer.