



# City of Fresno

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

## Meeting Minutes City Council

***President - Mike Karbassi***

***Vice President - Miguel Angel Arias***

***Councilmembers:***

***Annalisa Perea, Tyler Maxwell, Brandon Vang,***

***Nick Richardson, Nelson Esparza***

***City Manager - Georgeanne A. White***

***City Attorney - Andrew Janz***

***City Clerk - Todd Stermer, MMC***

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**Thursday, November 6, 2025**

**9:00 AM**

**Council Chambers**

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### **Regular Meeting**

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

9:08 A.M. ROLL CALL

**Present** 7 - Council President Mike Karbassi  
Vice President Miguel Angel Arias  
Councilmember Annalisa Perea  
Councilmember Tyler Maxwell  
Councilmember Brandon Vang  
Councilmember Nick Richardson  
Councilmember Nelson Esparza

Invocation by Chaplain (Capt.) Joseph Rios from the US Army

*Chaplain (Capt.) Joseph Rios gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Richardson led the Pledge of Allegiance.*

### **APPROVE AGENDA**

**THE AGENDA WAS APPROVED WITH THE FOLLOWING CHANGES**

*Ceremonial item ID 25-1513 regarding - proclamation of "Central Unified School District" – recognizing "Braj Sekhon Day".*

9:25 A.M. Joint Meeting item (ID 25-1530) regarding City-owned property located at 815 Fulton Street (APN: 468-28-23T; 0.6 Acres) and Housing Successor Agency to the Redevelopment Agency – Section 3.1 of the DDA will also need to be revised to remove the following language:

- The title in Section 3.1 will be revised to remove “Revision of Project”
- Section 3.1 will be further revised to remove the following language:  
*However, the parties agree that in the event that Developer shall fail to receive all or any material portion of loans as contemplated by Developer, then the Project and Scope of Development contemplated by this Agreement shall may, in Owner’s sole discretion, be renegotiated. and redefined in a manner consistent with a scaled down Project and Scope of Development (and the related Performance Schedule) taking into account the amount of the loan funds not received by Developer. Any such change shall be set forth in a written amendment to this Agreement. If the parties cannot agree on a revised Project and Scope of Development within a reasonable period of time not to exceed 180 days following the Close of Escrow, the Purchase Price less the nonrefundable Initial Deposit and any other fees for required land use entitlements, permits or other approvals shall be refunded to the Developer, the purchase and sale of the Property shall be rescinded and this Agreement shall be cancelled and the real property shall be reconveyed to the Owner.*

- Exhibit D will be revised to change the following outside dates to February 28, 2026:
- Preliminary Limited Offering memorandum
- Provide evidence of commitment on all proposed and conditional funding
- Escrow Closes (Land and Project funding)

2-O (ID 25-1527) regarding the allocation of both harness and thoroughbred racing dates – Councilmember Vang has been added as a co-sponsor along with Councilmember Esparza, also Vice President Arias has registered a no vote for this item.

THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA

*2-J (ID 25-1538) regarding the sixth amendment to the services agreement with Orange Avenue Disposal Company – was tabled to November 20, 2025, by the office of the City Manager and City Attorney's Office.*

*2-M (ID 25-1466) regarding BILL B-46 (for reintroduction) amending sidewalk vending ordinance – was tabled to November 20, 2025, by the sponsors.*

*2-N (ID 25-1410) regarding an amendment to Fresno Municipal Code Section 15-2760(B)(6)(b) relating to Paved Temporary Parking Lots - was tabled to November 20, 2025 by Council President Karbassi.*

*3-D (ID 25-1544) regarding the plan amendment application no. P23-03006, rezone application no. P23-03006 and related Environmental Assessment pertaining to approximately 55.31 acres of property bounded by East Annadale Avenue to the north – was removed from the agenda with no return date by the City Attorney's Office.*

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

*2-C (ID 25-1539) regarding the suspension of the Supplemental Nutrition Assistance Program (SNAP) during the Federal government shutdown - was moved to General Administration by Vice President Arias.*

*2-O (ID 25-1527) regarding resolution to Support the Allocation of Both Harness and Thoroughbred Racing Dates at the Big Fresno Fair - was moved to Contested Consent by Vice President Arias.*

*Councilmember Maxwell requested to adjourn today's meeting in honor of Howard Foster Gibson.*

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

## **CEREMONIAL PRESENTATIONS**

[ID 25-1349](#) Proclamation of "Marine Corps 250th Anniversary"

*PRESENTED*

[ID 25-1389](#) Proclamation of "Athletic Hall of Fame Day"

*PRESENTED*

[ID 25-1513](#) Proclamation of "Central Unified School District"

*During approval of the agenda, City Clerk Stermer announced the proclamation is recognizing "Braj Sekhon Day"*

*PRESENTED*

[ID 25-1478](#) ASE Blue Seal of Excellence Recognition to the Maintenance Divisions of Department of Transportation

*PRESENTED*

## **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Maxwell Reports and Comments. Expressed appreciation to Captain Don Groves, Phill Skei, Steve Montez, and the District 4 team for their support. Announced a town hall meeting was held the previous evening in the Wishon Elementary School neighborhood, where residents were provided with resources about programs available in their neighborhoods and informed about ongoing efforts to improve the area. Gratitude was extended to everyone who made the event possible and attended. Attended an event hosted by the Fresno Association of Realtors, the Fresno State Investors Exchangers Housing Symposium, where they collaborated with local developers and representatives from the City of Clovis Planning Department to discuss strategies for improving Fresno's housing stock. Thanks were given to realtors for the invitation to the symposium. Announced a press conference was held along with Mayor Dyer to unveil the Utility Art Box Initiative. It was noted that many*

*intersections in Fresno contain large, metallic boxes that house wiring and mechanisms for street signals, which are considered unsightly and blighted. To address this, the City will open bids to local artists to paint murals on these boxes throughout Fresno. Artists interested in participating may apply at [fresnogov.com/mayor/traffic-box-art](https://fresnogov.com/mayor/traffic-box-art).*

*Councilmember Vang Reports and Comments. Announced a Turkey Giveaway will be hosted on Saturday, November 22, 2025 at Greenberg Elementary School. The event will feature both drive-thru and walk-through lines to accommodate residents. Announced two long-awaited grand openings in Southeast Fresno Sprouts Farmers Market at the Fancher Creek Shopping Center on Clovis and Tulare Avenues will officially open tomorrow at 6:00 AM. Following that, the much-anticipated In-N-Out Burger at the same intersection will open on Wednesday, November 12, 2025, with expectations of heavy traffic and foot traffic in the area. Invited all to attend the Central Valley Veterans Day Parade in downtown Fresno, which will honor veterans for their service and sacrifice, including recognition of the Special Guerilla Units Veterans who fought in Laos between 1961 and 1975.*

*Councilmember Richardson Reports and Comments. Expressed appreciation to Fire Station 11 in District 2 for hosting two staff members on a ride-along and demonstrating their water rescue capabilities. Announced Fire Station 17 will soon be receiving a new Lucas device. Noted that November 10, 2025, marked the 250th birthday of the United States Marine Corps, and a public cake-cutting ceremony was scheduled at 11:00 a.m. at the Veterans Memorial Auditorium. Attendees were encouraged to participate in this tradition. Gratitude was extended to residents who have been actively engaging and asking thoughtful questions about the Vehicle Miles Traveled (VMT) program, showing strong community involvement and interest in the subject. Announced that the next quarterly Town Hall will be held at Mountain View Elementary School in District 6, with more details on the date and time to be shared soon, and all residents were invited to attend.*

*Councilmember Esparza Reports and Comments. Reported over the past weekend, attendance at the Veterans' Walk of Honor ceremony at the VA*

was a moving experience, shared alongside Councilmember Vang. The event paid tribute to the courageous men and women who have served the country, and standing with veterans and their families served as a powerful reminder of the gratitude owed to those who defend freedom. Appreciation extended to all who made the ceremony possible. Invited all to participate in the upcoming Veterans Day Parade on Tuesday, November 11, 2025, beginning in front of City Hall. This parade is recognized as the largest Veterans Day parade west of the Mississippi. Announced a roundtable discussion with Congressman Costa and the Mayor took place to address the importance of supporting food banks and nonprofits in assisting families facing food insecurity. From that discussion, item 2C on the Council agenda emerged, proposing the allocation of \$250,000 in City funds to the Central California Food Bank to help meet urgent community needs. Gratitude was expressed to colleagues for their anticipated support and to the administration for quickly assembling the proposal.

Councilmember Perea Reports and Comments. Announced a crosswalk painting event was hosted at Echo and Weldon Avenues in partnership with the Fresno Arts Council. This effort followed the District 1's first-ever Día de los Muertos celebration at Trolley Park, organized with Dulce Upfront and the Big Red Church, which concluded with a special screening of "Coco". Expressed gratitude to the volunteers, artists, dancers, and vendors who contributed to the success of the event. The celebrations continued Sunday with a community block party in Van Ness Village, where businesses, families, and volunteers gathered to honor loved ones and support one another in the Tower District. Appreciation extended to Casita Feliz for recognizing the Councilmember as one of their community champions. Announced the ribbon cutting for Sequoia Brewery in the Tower District this Friday, and invited the community to attend. Announced a partnership with the Fresno Animal Center and SFSPCA to host a countywide K9 vaccination and microchip clinic, with details available on social media or through the District 1 office. Appreciation extended to military service members, veterans, and their families for their sacrifice and dedication, with anticipation expressed for joining the Veterans Day Parade on November 11, 2025.

Vice President Arias Reports and Comments. Congratulated the voters of

*California, Fresno County, and the City of Fresno for approving Proposition 50 in defense of democracy. Appreciation expressed to the City Attorney for ensuring accountability during the election process and to Council colleagues who supported the measure. Addressed Assembly Member David Tangipa and allegations of gerrymandering districts.*

*Council President Karbassi Reports and Comments. Appreciation expressed to Public Works and the Administration for their quick efforts to ensure flags would be displayed along Veterans Boulevard in honor of veterans. Gratitude extended to past and current generations of service members for their sacrifices at home and abroad, which allow Americans to celebrate democracy. Highlighted the busy week of constituent services and acknowledged the dedication of staff in meeting residents' needs. A heartfelt tribute offered to longtime city employee Adrienne Kinney, who recently lost her father, Howard Foster Gibson. The Council committed to honoring his memory, and words of comfort and solidarity were shared, emphasizing that Adrienne is valued, supported, and that her father would be proud of her. Expressed gratitude for her contributions and reassurance of the Council's collective support.*

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

*Mayor Dyer Reports and Comments. Appreciation expressed for Councilmember's tribute in memory of Adrienne's father. Announced the successful Beautify Fresno Youth Services Day, which brought together 900 youth from 22 schools across the City to clean neighborhoods. Visited Roosevelt High School to witness the students' enthusiasm and noted his upcoming attendance at the early morning ribbon cutting for new businesses in Southeast Fresno, including Target, Sprouts, and In-N-Out Burger, which will bring much-needed services to an underserved area. Highlighted the Fresno Box Art Project, describing its educational and cultural impact, and shared a personal anecdote about how it resonated with his daughter. Announced upcoming including participation in the Marine Corps Ball in Southern California, the Veterans Day Parade, and the Hall of Fame Awards Presentation. Announced the reopening of Sequoia Brewery in the Tower District, with gratitude expressed to those who stepped up after its sudden closure. Emphasized the importance of partnering with the Council to provide critical funds to the Central California Food Bank, especially in light*

*of government funding delays that threaten support for seniors, veterans, children, and vulnerable populations. Urged continued support for this initiative to ensure the City can help meet urgent community needs.*

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

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

[ID 25-1529](#) HEARING to Consider adoption of the Vehicle Miles Traveled (VMT) Reduction Program and Nexus Study and Vehicle Miles Traveled Mitigation Fee; and related Environmental Impact Report SCH No. 2024091129.

1. RESOLUTION - Certifying Environmental Impact Report SCH No. 2024091129, adopting Findings of Fact as required by Public Resources Code Section 21081(A) and CEQA Guidelines, Section 15091, Approving a Mitigation Monitoring and Reporting Program as Required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, Adopting the Findings of Fact and Statement of Overriding Considerations as Required by Public Resources Code Section 21081(B) and CEQA Guidelines Section 15093, as Related to the Adoption of the Vehicle Miles Traveled Reduction Program and Nexus Study.
  - a. ADOPT the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15091; and
  - b. ADOPT the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines Section 15097; and
2. \*\*\*RESOLUTION - Adopting a Vehicle Miles Traveled Nexus Study, Reduction Program, and Capital Improvement Plan as described in the Vehicle Miles Traveled Reduction Program and Nexus Study document dated September 2025, prepared pursuant to the requirements of California Public Resources Code Section 21099, CEQA Guidelines Sections 15064.3(B), 15064.7, and 15126.4, and the Mitigation Fee Act (Subject to Mayor's Veto)
  - a. ADOPT the Nexus Study based on the Council's determination that the Vehicle Miles Reduction Program and Nexus Study was prepared in compliance with the Mitigation Fee Act and meets all requirements for a nexus study
  - b. ADOPT the Capital Improvement Plan (CIP) based on the Council's determination that the CIP was prepared pursuant to the requirements of the Mitigation Fee Act.
  - c. ADOPT the Program inclusive of the VMT Mitigation Fee based on the Council's determination that the public facilities, services, and amenities contemplated are individually and collectively necessary to contribute to the



reduction of VMT Citywide, and that the VMT Mitigation Fee is in compliance with the Mitigation Fee Act and is supported by the Nexus Study.

3. \*\*\*BILL B-43 (Introduced October 16, 2025)(For Adoption) - Adding Article 4.17 to Chapter 12 of the Fresno Municipal Code, relating to the Vehicle Miles Traveled Mitigation Fee (Subject to Mayor's Veto)
4. \*\*\*RESOLUTION - Adopting the 593rd Amendment to the Master Fee Schedule Resolution No. 80-420 to add a Vehicle Miles Traveled Mitigation Fee in the Planning Section for Planning and Development Department (Subject to Mayor's Veto)

*The above item was called to order at 3:28 P.M. and there was no presentation to Council. Upon call, the following members of the public addressed Council: Darren Rose, Carolaine Demetreos, Dennis Gaab, Bobby Basra, Prisceilla Presto, Kanual Singh, Jay Virk, Darius Assemi, Rajdeep Singh, Nikki Real, and Harry. Public comment closed at 3:52 P.M.*

*Council discussion included: residential development; commercial development concerns; master planning vs housing subdivision impacts; Vehicle Miles Traveled (VMT) modeling and mitigation; project evaluation using the tool (prospective and ongoing); implementation necessity in Fresno; fee exemptions through mitigation; VMT fees tied to projects; review cycle length (five-year vs three-year); timing of fee payment (entitlements vs occupancy); phased or progressive fee payment options; land use basis for fee assessment; public communication and outreach effectiveness; local business development (Station Barbecue in District 6); Vehicle Miles Traveled (VMT) purpose and community benefits; pollution and traffic reduction; streamlining the building process and shortening project timelines; large building permits exceeding 50,000 square feet; implementation timeline (60 days); review cycle length (five-year vs three-year); project exemptions from VMT (vesting rights, tentative maps); treatment of projects already in the pipeline and deemed complete; CEQA restart implications; three-year vs five-year review cycles and legal risks; SB743 and AB130 legislative context; land use and master planning to mitigate VMT; optionality of VMT compliance and environmental work; exemptions for projects already in process; 60-day implementation timeline; determining VMT fees for vacant parcels and commercial development; uncertainty of fee predictability for investors; financing challenges due to unknown upfront costs; need for further process before fee clarity; \$295 fee debate and calculation; City attorney's recommended options; five-year*

*policy commitment and limitations; option to certify EIR and refer resolution back to staff; equity concerns between commercial and residential fee collection; timing of fee collection (occupancy vs entitlement); impact on commercial development and job creation; impact fee allocation to citywide infrastructure (bus routes, sidewalks, trails); and, pressure from residential developers and housing unit backlog; .*

RESOLUTION 2025-313 ADOPTED

RESOLUTION 2025-314 ADOPTED

BILL B-43 INTRODUCED / ORDINANCE 2025-43 ADOPTED

RESOLUTION 2025-315 ADOPTED

*Motion to approve the item with Councilmember Maxwell's amendment to continue a 5 year cycle, and visit this again after 3 years have lapsed.*

**On motion of Councilmember Esparza, seconded by Councilmember Perea, that the above Action Item be APPROVED AS AMENDED. The motion carried by the following vote:**

**Aye:** 4 - Councilmember Perea, Councilmember Maxwell,  
Councilmember Vang and Councilmember Esparza

**No:** 2 - Council President Karbassi and Councilmember Richardson

**Absent:** 1 - Vice President Arias

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

[ID 25-1530](#) Actions pertaining to the City-owned property located at 815 Fulton Street (APN: 468-28-23T; 0.6 Acres) and Housing Successor Agency to the Redevelopment Agency owned properties located at 829 & 835 Fulton Street (APN(s): 468-282-05T (0.08 Acres) & 468-282-22T (0.09 Acres)), near the West corner of Fulton and Inyo (Council District 3):

1. \*\*\*RESOLUTION - Declaring property located at 815 Fulton Street (APN: 468-28-23T) to be exempt surplus land (Subject to Mayor's Veto) (City Action Only); and
2. \*\*\*RESOLUTION - Finding good cause and clear and convincing benefit to the public pursuant to Fresno Municipal Code Section 4-204 relating to the disposition of real property identified as Assessor's Parcel Number 468-28-23T (815 Fulton Street) for an affordable housing development. (Requires 5 Affirmative Votes)

(Subject to Mayor's Veto) (City Action Only); and

3. \*\*\*RESOLUTION - Finding good cause and clear and convincing benefit to the public pursuant to Fresno Municipal Code Section 4-204 relating to the disposition of real property identified as Assessor's Parcel Number(s) 468-28-05T & 468-28-22T (829 & 835 Fulton Street) for an affordable housing development. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto); and
4. Approve a Disposition and Development Agreement between the City of Fresno, the City of Fresno in its capacity as Housing Successor, and The Park Partners, LLC.

*During approval of the agenda, City Clerk Stermer announced Section 3.1 of the DDA will also need to be revised to remove the following language:*

- *The title in Section 3.1 will be revised to remove "Revision of Project"*
- *Section 3.1 will be further revised to remove the following language:*  
*However, the parties agree that in the event that Developer shall fail to receive all or any material portion of loans as contemplated by Developer, then the Project and Scope of Development contemplated by this Agreement shall may, in Owner's sole discretion, be renegotiated. and redefined in a manner consistent with a scaled down Project and Scope of Development (and the related Performance Schedule) taking into account the amount of the loan funds not received by Developer. Any such change shall be set forth in a written amendment to this Agreement. If the parties cannot agree on a revised Project and Scope of Development within a reasonable period of time not to exceed 180 days following the Close of Escrow, the Purchase Price less the nonrefundable Initial Deposit and any other fees for required land use entitlements, permits or other approvals shall be refunded to the Developer, the purchase and sale of the Property shall be rescinded and this Agreement shall be cancelled and the real property shall be reconveyed to the Owner.*

- *Exhibit D will be revised to change the following outside dates to February 28, 2026:*
  - *Preliminary Limited Offering memorandum*
  - *Provide evidence of commitment on all proposed and conditional funding*
  - *Escrow Closes (Land and Project funding)*

*The above item was called to order at 10:23 A.M. and was presented to Council by Assistant Director Skei. Upon call, the following members of the*

*public addressed Council: Elliott Balch. Public comment closed at 10:23 A.M.*

*Council discussion included: support for modifications made by Council Member Aris; recognition of past mistakes with development agreements being extended beyond their useful life; establishment of a firm deadline of February 28, 2026, for project completion; the urgent need for downtown housing, both market rate and restricted income; long-term efforts to bring student housing downtown; alignment of the project with \$300 million in infrastructure investments including parking garages, water, and sewer mains; consideration of a potential revolving loan fund for homeowners; importance of creating vibrancy in downtown beyond weekday business hours; and, the Council's collective commitment to building up downtown with housing.*

*FRESNO JOINT POWERS FINANCE AUTHORITY VOTE: On motion of Member Dyer, seconded by Member Esparza, the above item was ADOPTED. The motion carried by the following vote:*

*Aye: 8 - Perea, Karbassi, Arias, Maxwell, Vang, Richardson, Esparza, Dyer*

*RESOLUTION 2025-316 ADOPTED*

*RESOLUTION 2025-317 ADOPTED*

*RESOLUTION 2025-318 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: 7 -** Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

## **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: Justin Classen.*

## APPROVAL OF THE CONSENT CALENDAR

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

- 2.-A.** [ID 25-1458](#) \*\*\*RESOLUTION - Adopting the 591st Amendment to the Master Fee Schedule Resolution No. 80-420 to add a per package Tobacco Retail Prohibited Products Fine in the City Attorney's Office/Code Enforcement Section (Subject to Mayor's veto).

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

*Aye: 6 - Perea, Karbassi, Arias, Maxwell, Vang, Esparza  
No: 1 - Richardson*

**RESOLUTION 2025-319 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-B.** [ID 25-1522](#) \*\*\*BILL B-48 (Introduced October 30, 2025)(For Adoption) - Adding Chapter 9, Article 37 to the Fresno Municipal Code, Entitled "Tobacco Retailer Ordinance" (Subject to Mayor's Veto)

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

*Aye: 6 - Perea, Karbassi, Arias, Maxwell, Vang, Esparza  
No: 1 - Richardson*

**ORDINANCE 2025-48 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-D. [ID 25-1449](#) Approve Contract Change Order No. 2 with West Valley Construction Company Incorporated, of Fresno, California in the amount of \$0.00 with thirty (30) additional working days for the Van Ness Avenue Transmission Grid Main Project between Divisadero Street and Stanislaus Street. (Bid File 12401958) (Council District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-E. [ID 25-1450](#) Approve the substitution of listed Subcontractor, Anderson Striping & Construction Incorporated of Kingsburg, California for signage and striping work with T&T Pavement Markings and Products Incorporated of Fresno, California for the ITS Clovis Avenue Adaptive Traffic Signal Synchronization Project - CML 5060 (398) - Project ID PW01005. (Bid File 12500629) (Council Districts 4,5,7)

**APPROVED ON CONSENT CALENDAR**

- 2.-F. [ID 25-1493](#) Approve Contract Change Order No. 2 in the amount of \$188,137.20, with no additional working days, for bid item overruns in Hot Mix Asphalt paving with Avison Construction, Incorporated, of Madera, California, for the Herndon Avenue Overlay from Valentine Avenue to Marks Avenue - Project ID PW01003 (Bid File 12500989) (Council District 2)

**APPROVED ON CONSENT CALENDAR**

- 2.-G. [ID 25-1474](#) \*\*\*RESOLUTION - Adopting the 21st Amendment to the Annual Appropriation Resolution No. 2025-179 Appropriating \$500,000 for Costs Associated with the Youth Community Access (YCA) Grant (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2025-320 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-H. [ID 25-1490](#) RESOLUTION - Authorizing the City Manager or Designee to Apply for a Grant of up to \$500,000 from the Sierra Nevada Conservancy's (SNC) Sustainable Recreation, Tourism, and Equitable Outdoor Access Grant Program to Increase Access to Camp Fresno by Funding Cabin Replacements and Improving Promotional and Communications Activities for Camp Fresno (Citywide)

*RESOLUTION 2025-321 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-I. [ID 25-1518](#) Actions pertaining to the Fresno Airports Public Safety Officers' Association (FAPSOA) for Unit 11
1. \*\*\*Adopt a successor Memorandum of Understanding between the City of Fresno and Fresno Airports Public Safety Officers'

Association (FAPSOA - Unit 11) (Subject to Mayor's veto)

2. \*\*\*RESOLUTION: Adopt the Twelfth Amendment to FY 2026 Salary Resolution No. 2025-177, amending Exhibit 11, Unit 1 - Fresno Airports Public Safety Officers' Association (FAPSOA), to provide a salary increase for respective classes as required by the Memorandum of Understanding between the City of Fresno and Fresno Airports Public Safety Officers' Association (FAPSOA - Unit 11) (Subject to Mayor's veto)

*RESOLUTION 2025-322 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 25-1538](#) Approve the Sixth Amendment to the Services Agreement with Orange Avenue Disposal Company, Inc., (OAD) to extend the term of the Agreement by one year to February 25, 2035, and to allow OAD to make future requests to materially alter the Agreement or to increase costs to the City under the Agreement which are occasioned by changes in law, legal mandates, or other legally required programs (Citywide)

*During approval of the agenda, City Clerk Stermer announced this item was tabled to November 20, 2025, by the office of the City Manager and City Attorney's Office.*

- 2.-K. [ID 25-1442](#) The actions pertaining to the dedication of that portion of City-owned property for a public street easement on the east side of North Armstrong Avenue, between East McKinley Avenue and East Clinton Avenue: (Council District 7)
1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines, Wellhead Treatment and Site Improvements at Pump Station 347;
  2. RESOLUTION - Dedicating that portion of City-owned property for a public street easement on the east side of North Armstrong Avenue, between East McKinley Avenue and East Clinton Avenue.

*RESOLUTION 2025-323 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 25-1441](#) Actions pertaining to the summary vacation of a portion of a public street easement and a public pedestrian easement on the west side of North Blythe Avenue, south of West Cornell Avenue (Council District 1):
1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15301 and Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment Number P24-03975;

2. RESOLUTION - Approving the summary vacation of a portion of a public street easement and a public pedestrian easement on the west side of North Blythe Avenue, south of West Cornell Avenue.

*RESOLUTION 2025-324 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-M. [ID 25-1466](#) BILL B-46 (For Reintroduction) - Amending Sidewalk Vending Ordinance, sections 10-2603 and 10-2606, amending the citation structure

*During approval of the agenda, City Clerk Stermer announced this item was tabled to November 20, 2025, by the sponsors.*

*TABLED*

- 2.-N. [ID 25-1410](#) RESOLUTION - Initiating an Amendment to Fresno Municipal Code Section 15-2760(B)(6)(b) relating to Paved Temporary Parking Lots

*During approval of the agenda, City Clerk Stermer announced this item was tabled to November 20, 2025 by Council President Karbassi.*

*TABLED*

**CONTESTED CONSENT CALENDAR**

- 2.-O. [ID 25-1527](#) \*\*\*RESOLUTION - to Support the Allocation of Both Harness and Thoroughbred Racing Dates at the Big Fresno Fair (Subject To Mayor's Veto)

*During approval of the agenda, City Clerk Stermer announced Councilmember Vang has been added as a co-sponsor along with Councilmember Esparza, also Vice President Arias has registered a no vote for this item.*

*Councilmember Arias moved the above item to Contested Consent to confirm any additional precautions or actions that the fairgrounds has taken or intends to take to safeguard the horses.*

*Council discussion included: absence of horse racing at the Big Fresno Fair; effort to bring horse racing back to Fresno; anticipated economic benefits for the city; upcoming California Horse Racing Board meeting, role of the board, and oversight authority; petition for 2026 season approval;*



*City's influence on the decision-making process; call for public and council support; economic benefits of returning horse racing to Fresno; ethical concerns over horse deaths at the fairgrounds; lack of clarity on investigation outcomes and safety measures; request for evidence of improved animal care practices; City support without fairground commitments; implications of expanding horse racing beyond the fair; call for transparency and reform before reinstating horse racing; City's limited role in horse racing decisions; economic development and job creation as City priorities; comparison to equestrian events in Clovis; horse owners prioritizing animal safety; City's role in evaluating veterinary standards; alternative fair events (e.g., monster trucks) as economic drivers; tradition of horse racing in Fresno; call to avoid discouraging investment and cultural events; City's core responsibilities like land use planning; being asked to weigh in without jurisdiction or sufficient information; lack of transparency from the fairgrounds regarding horse deaths and safety measures; accountability and evidence before supporting horse racing; setting precedent without oversight; disclosure of Councilmember Perea's role on the Big Fresno Fair Board; defense of the fair's past actions and adaptability; letter of support limited to fair dates; and, future decisions require more scrutiny and answers from the fair board.*

*During approval of the Consent Calendar, Vice President Arias reregistered a NO vote for the above item.*

#### **RESOLUTION 2025-311 ADOPTED**

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

**Aye:** 5 - Council President Karbassi, Councilmember Perea, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

**No:** 2 - Vice President Arias and Councilmember Maxwell

### **3. GENERAL ADMINISTRATION**

#### **3.-A. [ID 25-1436](#) WORKSHOP - Southeast Development Area**

*The above item was presented to Council by Director Clark.*

*Council discussion included: Annexation not included in SEDA plan; development of 9,000 acres without SEDA leading to leapfrog growth; comparison to West Area Neighborhood Specific Plan; Differences between previous map and current South SEDA map; removal of residential areas in South SEDA; alternatives presented in map 17; health and environmental concerns near Calwa Elementary; concerns about Lone Star Elementary being surrounded by research and development; request for buffer zone around Lone Star Elementary; historical progression of SEDA planning since 1960s; flip-flop of residential and research/development areas between maps; desire for smart growth aligned with residents' wishes; suggestion for a workshop to review feasibility of buffer zone; definition and permitted uses of flexible research and development zoning; concerns about industrial-type uses; resident concerns about city growth versus maintaining existing infrastructure; need for a clear financing plan for SEDA expansion; map designations not guaranteeing permanent land use; opposition to SEDA and skepticism about revenue impacts; consideration of South SEDA alternatives focused on commercial activity; potential economic benefits of commercial development versus residential; requirement for net revenue generation or fiscal neutrality; conditional openness to limited housing and commercial-focused alternatives; need for responsible growth to address housing crisis; avoiding infrastructure expansion in northern SEDA; parameters for responsible growth with flexibility; Community Facilities Districts (CFDs) and benefits for future neighborhoods; self-sustaining infrastructure funding for new developments; use of tax revenue from research and development to reinvest in surrounding neighborhoods; opposition to ballot initiatives restricting city growth; housing as the top need in Fresno and California; importance of tax revenue to maintain City services; historic tax sharing agreement with the county; public misinformation and anti-growth sentiment from past administrations; negative impacts of leapfrog development and vehicle miles traveled; rejecting false choice between existing neighborhoods, west area, or SEDA; unique industry and job opportunities in SEDA; encouraging growth to create jobs and opportunities; and, council sensitivity to community needs and commitment to public input.*

*Presented*

- 3.-B. [ID 25-930](#) Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-6702, 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 allow residential uses in the Office District.
1. ADOPTION of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.
  2. \*\*\*BILL B-23 (Reintroduced as Amended June 19, 2025) (For Adoption), amending Sections 15-1302, 15-4907, 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 office-to-dwelling conversions and new residential uses on vacant or underutilized parcels located in the Office District, except when the vacant or underutilized parcel is within 500 feet of a school. (Subject to Mayor's Veto).

*The above item was presented to Council by Director Clark. Upon call, the following members of the public addressed Council: Pedro Martinez, Debbie Nard, Bruce Kalashian, and Robert.*

*Council discussion included: urban sprawl opposition; infill housing policy; office-to-residential conversions; ministerial approval process; housing affordability crisis; transit-oriented development, and height standards; height limit amendments; zoning flexibility (RM1, RM2, RM3); neighborhood impact concerns; Council authority and discretion; community input and safeguards; policy bifurcation proposal; Council debate on amendments; future Council implications; resident appeal rights; balancing density with neighborhood sensitivity; reverting to original policy language; geographic concentration of office zoning; concerns about exclusionary zoning and equity; legal defensibility of height restrictions; financial viability of infill housing; ministerial approvals and streamlining; withdrawal of height-related amendments; Council voting procedures and motion outcomes; policy baseline reset for future amendments; introduction of new hybrid motion; height limit adjustments (40 ft vs. 45 ft); and, clarification of original zoning allowances (RM3 only).*

*Councilmember Perea motioned to approve the item. Adding back in ministerial approval of office to dwelling conversions in the office zone district. Ministerial approval of multi-unit residential development in the*

*RM1, RM 2 and RM 3 zone districts on parcels within one half mile of an existing bus stop. Ministerial approval of a multi-unit residential use in the NMX CMX, RMX, CMS, and CR zone districts on parcels within the city's infilled priority area. Ministerial approval of new multi-unit residential development in the office zone district. And then the new part, of my motion: I would like to include the maximum height of new residential development will be limited to 45 feet unless the project is located within a half mile of the intersection of 2 or more major transit stops as defined in Appendix M of the CEQA guidelines, seconded by Vice President Arias.*

*Council President Karbassi motioned to approve housing policy item allowing residential conversions in office-zoned parcels to establish 40 ft maximum height limit for new residential developments in office-zoned parcels, except within half a mile of intersections of two or more major transit stops (where taller buildings are permitted), and to diversify allowable densities for office-to-residential conversions, permitting RM1 and RM2 in addition to RM3.*

*Council President Karbassi withdrew the amendments previously made to Councilmember Perea regarding height limitation and related provisions.*

*Councilmember Esparza motioned to propose to bifurcate the housing policy item into two separate text amendments for voting. One text amendment would contain the original language as presented in the agenda. The second text amendment would contain all additional amendments introduced (ministerial approvals, height limits, zoning flexibility). The motion failed do to not receiving a second.*

*Councilmember Esparza motioned to amend the current housing policy motion to revert back to the original language presented in today's agenda (removing all previously added amendments), none beyond the core amendment itself (reverting to original agenda language), seconded by Councilmember Richardson. The motion carried by the following vote:*

*Aye: 4 - Karbassi, Vang, Richardson, Esparza*

*No: 3 - Perea, Arias, Maxwell*

*FINAL MOTION: Councilmember Perea motioned to approve the item.*

*Adding back in ministerial approval of office to dwelling conversions in the office zone district. Ministerial approval of multi-unit residential development in the RM1, RM 2 and RM 3 zone districts on parcels within one half mile of an existing bus stop. Ministerial approval of a multi-unit residential use in the NMX CMX, RMX, CMS, and CR zone districts on parcels within the city's infilled priority area. Ministerial approval of new multi-unit residential development in the office zone district. And then the new part, of my motion: I would like to include the maximum height of new residential development will be limited to 45 feet unless the project is located within a half mile of the intersection of 2 or more major transit stops as defined in Appendix M of the CEQA guidelines.*

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

**Aye:** 4 - Council President Karbassi, Vice President Arias, Councilmember Perea and Councilmember Maxwell

**No:** 3 - Councilmember Vang, Councilmember Richardson and Councilmember Esparza

**3.-C.** [ID 25-1521](#) Actions pertaining to compliance with Court order to decertify an Environmental Impact Report (EIR) and set aside approvals for a proposed Costco project at the northeast corner of West Herndon Avenue and North Riverside Drive (Project):

1. Adopt a finding that decertifying the Project EIR and setting aside Project approvals are exempt from 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. 2024-072 to Decertify Environmental Impact Report, Set Aside Project Approvals, and Rescind Resolution No. 2024-073 Amending the Fresno General Plan.
3. BILL - (for Introduction and Adoption) - Repealing Ordinance No. 2024-011 Amending the Official Zoning Map

*The above item was presented to Council by Director Clark. Upon call, no members of the public addressed Council.*

*There was no Council discussion.*

*RESOLUTION 2025-325 ADOPTED**BILL B-49 INTRODUCED / ORDINANCE 2025-49 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:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

- 3.-D.** [ID 25-1544](#) Consideration of Plan Amendment Application No. P23-03006, Rezone Application No. P23-03006 and related Environmental Assessment pertaining to approximately 55.31 acres of property bounded by East Annadale Avenue to the north, State Route 41 to the east, South Elm Avenue to the west, and East Chester/East Samson Avenue (alignment) to the south (Council District 3) - Planning and Development Department.
1. DENY - Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan, dated February 20, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.
  2. DENY - Plan Amendment Application No. P23-03006 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject properties from Neighborhood Mixed-Use to Employment - Light Industrial and amendment to Policy LU-8.1 of the Southwest Fresno Specific Plan.
  3. DENY - Rezone Application No. P23-03006 proposing to rezone the subject properties from the NMX (*Neighborhood Mixed-Use*) zone district to the IL/cz (*Light Industrial/conditions of zoning*) zone district.

*During approval of the agenda, City Clerk Stermer announced this item was removed from the agenda with no return date by the City Attorney's Office.*

*TABLED*

- 2.-C.** [ID 25-1539](#) Actions pertaining to the suspension of the Supplemental Nutrition Assistance Program (SNAP) during the Federal government shutdown:
1. Adopt a finding of Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA)

Guidelines.

2. \*\*\*RESOLUTION - Adopting the 26th Amendment to the Annual Appropriation Resolution No. 2025-179 to appropriate \$250,000 to fund the Central California Food Bank in the City of Fresno (Five Affirmative Votes) (Subject to Mayor's Veto)
3. Affirm the City Manager's finding that Central California Food Bank (CCFB) is Uniquely Qualified to perform the services outlined in the agreement
4. Approve a Service Agreement with Central California Food Bank for the provision of emergency food distribution to at-risk City of Fresno residents from October 31, 2025 through February 28, 2026 in the amount of \$250,000. (Citywide)

*Vice President Arias moved the above item to General Administration to discuss the details how the funds will be spent. Upon call, no members of the public addressed Council.*

*Council discussion included: allocation of funds to Central California Food Bank to combat hunger amid delayed SNAP benefits; court ruling requiring USDA to release emergency funds, but timeline uncertain and benefits incomplete; rising cost of living and Thanksgiving add urgency, making local support essential; funds reallocated from Councilmember's budget plus General City Purpose budget to cover costs; resolution developed rapidly in response to community need and federal delays; trust in Food Bank's ability to quickly distribute groceries to families; ongoing collaboration with Food Bank, openness to input on distribution sites, and recognition crisis may extend beyond November; neighbor's experience highlights gaps in food distribution due to early exhaustion and residency requirements; proposal for special emergency distribution sites to serve thousands outside normal partner networks; concern for homeless population in shelters needing targeted support; senior towers with disabled residents may require direct delivery; risk that membership-based sites exclude non-members from emergency food; recommendation to let Food Bank design plan to reach target audiences beyond usual networks; suggestion to invite County to contribute as part of social service safety net; call for federal congressional members to contribute campaign funds to address humanitarian crisis; emphasis on reaching underserved groups not part of weekly food bank sites; local government as frontline defense in addressing residents' struggles amid federal inaction; majority of SNAP recipients are hardworking Americans budgeting monthly expenses; Central*

*California Food Bank serves about 320,000 individuals monthly across multiple counties; longest federal shutdown in US history now at 37 days, impacting federal employees and SNAP recipients; Council acknowledges difficulty of covering federal failures but prioritizes immediate action over perfection; appreciation for Mayor, Administration, and Councilmember for reallocating funds; and, recognition that funds will not be recovered, but priority is feeding residents.*

**RESOLUTION 2025-312 ADOPTED**

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

**UNSCHEDULED COMMUNICATION**

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

**4. CITY COUNCIL**

**4.-A. [ID 25-1190](#) WORKSHOP - Fresno Chaffee Zoo: Community Engagement and Upcoming Projects**

*The above item was presented to Council by Fresno Chaffee Zoo Chief of Education and Engagement Sean Denbach, and Director of Community Partnerships Amy Avery.*

*Council discussion included: upcoming draft design for the new zoo entrance; the significance of the project as the next major exhibit funded by the Measure "C" tax initiative; a reminder that Fresno County residents receive discounted admission since they contribute to zoo operations and new exhibit construction; and, recognition of the zoo as a community jewel that reflects the diversity of California and the valley.*

*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 5:47 P.M.*

### **5.-A. [ID 25-1508](#)**

CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

City Negotiators: Anthony Garcia; Sumeet Malhi

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

Auditor, Principal Labor Relations Analyst, Project Liaison/Program Administrator, Public Affairs Officer, Public Works Director, Retirement Administrator, Retirement Benefits Manager, Retirement Office Manager, Senior Budget Analyst, Senior City Attorney Investigator, Senior Deputy City Attorney I, Senior Deputy City Attorney II, Senior Deputy City Attorney III, Senior Human Resources/Risk Analyst, Senior Law Clerk, Supervising Deputy City Attorney, Veterinarian

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

*DISCUSSED*

- 5.-B. [ID 25-1515](#) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
Case Name: Josephine Eva Dwelshauvers v. City of Fresno, et al.  
Fresno Superior Court Case No. 23CECG00756

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

*DISCUSSED*

## **ADJOURNMENT**

*The Council meeting adjourned from open session at 6:11 P.M. in honor of Howard Foster Gibson, and Dr. James E. Aldredge.*

**The above minutes were approved by unanimous vote of the City Council during the December 4, 2025, regular meeting.**