



# City of Fresno

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

## Meeting Minutes City Council

***Council President - Nelson Esparza***

***Vice President - Tyler Maxwell***

***Councilmembers:***

***Annalisa Perea, Mike Karbassi, Miguel Angel Arias,***

***Brandon Vang,***

***Nick Richardson***

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

***City Attorney - Andrew Janz***

***Interim City Clerk - Amy K. Aller***

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**Thursday, May 21, 2026**

**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.

9:15 A.M. ROLL CALL

**Present:** 6 - Council President Nelson Esparza  
Vice President Tyler Maxwell  
Councilmember Annalisa Perea  
Councilmember Mike Karbassi  
Councilmember Miguel Angel Arias  
Councilmember Brandon Vang

**Absent:** 1 - Councilmember Nick Richardson

Invocation by Abbot Venerable Bunthon Say from the Fresno Cambodian Buddhist Society

*Abbot Venerable Bunthon Say gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Maxwell led the Pledge of Allegiance.*

### **APPROVE AGENDA**

*THE AGENDA WAS APPROVED WITH THE FOLLOWING CHANGES*

*We will adjourn today in memory of Mr. Rod Russell who is assistant director*

*Brian Russell's father.*

*9:20 AM (ID 26-428) regarding the plan amendment and rezone application no. P21-01960 - item 2 should read: RESOLUTION – to approve plan amendment application no. P21-01960, requesting authorization to amend the Fresno General Plan and Bullard Community Plan and item 7 should be read: RESOLUTION – to adopt the Fresno Municipal Code Findings pertaining to P21-01959, P21-01960, P21-03251, and P21-03252.*

*2-C (ID 26-590) regarding the first amendment to consultant services agreement with Hill International, Inc – the dollar amounts in the title and staff report are listed incorrectly. The title reads: in an amount not to exceed \$1,434,050.00, for a total contract value not to exceed \$4,745,566.00. The title has been corrected to read: in an amount not to exceed \$1,473,250.00, for a total contract value not to exceed \$4,784,766.00. In the staff report under RECOMMENDATION reads: in the amount not to exceed \$1,434,050.00. It has been corrected to read: in the amount not to exceed \$1,473,250.00. In the staff report under EXECUTIVE SUMMARY reads: Approval of this amendment in an amount not to exceed \$1,434,050.00. It has been corrected to read: Approval of this amendment in an amount not to exceed \$1,473,250.00.*

*2-T (ID 26-38) regarding establishing entertainment zones - the amendment made by Councilmember Arias that the Ordinance is revised: Entertainment Zones Ordinance, Section 9-3803 (c), to extend the eastern edge boundary to H Street, as well as to include the sidewalk along the east side of H Street.*

**THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA**

*Ceremonial Presentation (ID 26-626) regarding proclamation for “Mid Valley’s Recycler of the Year” - was removed with no return date by Council President Esparza.*

*9:45 A.M. (ID 26-656) regarding - appearance by Mary Padilla – was removed at the request of the speaker.*

*2-S (ID 26-642) regarding the twentieth amendment to the FY 2026 Salary Resolution No. 2025-177 - was removed with on return date by Councilmembers Perea, Karbassi, Arias, Maxwell, and Esparza.*

2-Q (ID 26-609) regarding the lease of the Fresno Water Tower located at 2444 Fresno Street between the City of Fresno and Downtown Development Group, LLC, DBA Frida Café – was tabled to June 4, 2026 by Councilmember Arias.

2-X (ID 26- 439) regarding the agreements with State of California Department of Transportation (Caltrans) – was tabled to June 4, 2026, by staff.

2-FF (ID 26-697) regarding directing the Administration to Identify a funding source for an Allocation of \$200,000 to the City Attorney’s Office – was removed with no return date by Councilmember Arias.

4-A (ID 26-655) regarding reimagining City-Owned land for economic activation, transparency & community growth – was removed at the request of the presenter.

5-E (ID 26-659) regarding - PUBLIC EMPLOYEE PERFORMANCE EVALUATION 1. Government Code Section 54957(b): consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee. Title: City Attorney – was tabled to June 4, 2026 by Councilmember Karbassi.

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

2-U (ID 26-643) regarding naming the “Arakelian Family Kennels” – was moved to Contested Consent by Councilmember Arias.

2-V (ID 26-290) regarding the first amendment to the consultant services agreement with Bodewell Group LLC - was moved to Contested Consent by Councilmember Arias.

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

## **CEREMONIAL PRESENTATIONS**

[ID 26-664](#) Proclamation of “Older Americans Month”

PRESENTED

[ID 26-626](#) Proclamation for “Mid Valley’s Recycler of the Year”

*During approval of the agenda, Council President Esparza announced this item was tabled with no return date.*

TABLED

[ID 26-604](#) Proclamation for “Vietnam Veterans of America William G. Camp Chapter 933 Memorial Day”

PRESENTED

[ID 26-644](#) Proclamation of “National Bike Month”

PRESENTED

[ID 26-452](#) Proclamation for “National Public Works Week”

PRESENTED

[ID 26-573](#) Proclamation “Honoring Kehinde Solwazi on His Retirement”

PRESENTED

[ID 26-605](#) Proclamation “Celebrating 70 Years at KFSN-TV”

PRESENTED

[ID 26-695](#) Proclamation of the “Central High School Wrestling Team”

PRESENTED

[ID 26-709](#) Proclamation of the “Fresno City College Beach Volleyball Team”

PRESENTED

## **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Karbassi Reports and Comments. Reported partnering with Councilmembers Vang and Arias on the Lao Hmong American War Memorial and noted the event was important in honoring refugees that defended American values. Announced the Summit Physical Therapy had a grand opening at Bullard and Marks and stated that the facility would*

*especially benefit seniors. Stated that he attended Hmong American Day and thanked the Fresno Center for hosting the event. Recognized ABC30 Day and praised their staff for professional work and timely reporting. Offered condolences to the Mayor for the passing of Anna Lea Dyer and stated that the service was beautiful. Commented on a disturbing incident at the City Attorney's home and stated that political violence had no excuse and expressed support for the City Attorney and his family. Invited the City Attorney to comment.*

*CITY ATTORNEY JANZ REPORTS AND COMMENTS. Stated he appreciated the rapid response from law enforcement, including Sheriff Zanoni and Chief Casto.*

*Councilmember Arias Reports and Comments. Advised residents that the Jensen sewer main repair project would begin the following week and asked the public to avoid the area. Presented budget related comments, stating that City staffing had increased significantly compared to population growth. Stated that discussions of revenue problems and potential tax increases were premature and emphasized that government growth could be reduced before raising rates or taxes on residents. Noted that budget projections had consistently shown sufficient revenue to support positions and services. Expressed concern over raising taxes during a time of high inflation and utility rate increases and urged caution as the upcoming budget process begins.*

*Councilmember Vang Reports and Comments. Reported attending the unveiling of additional names added to the Lao Hmong American War Memorial, noting the personal significance as the son of a veteran. Thanked Councilmembers Karbassi and Arias for sponsoring the effort. Reported participating in the City's annual bike ride and thanked staff, the Active Transportation Advisory Committee (ATAC), and the Black Chamber of Commerce for supporting the event. Announced that repaving work had begun on Winery Avenue, thanked Public Works staff for their efforts, and thanked residents for their patience.*

*Vice President Maxwell Reports and Comments. Reported attending a community meeting in Melody Park and thanked residents for sharing concerns. Stated that he and the Mayor unveiled the Utility Box Art Project and recognized City staff and artist Kayla Castile for their contributions. Announced additional utility box murals were being installed and that artist applications remained open, with a stipend available.*

*Council President Esparza Reports and Comments. Thanked Public Works staff and volunteers for their contributions to the Webster neighborhood Beautify Blitz. Reported his team attended Hmong American Day at the Fresno Center and acknowledged the significance of recognizing the Hmong community. Announced attending a Property-Based Improvement District (PBID) community open house with the economic development department. Attended the City bike ride event but did not participate in the ride. Expressed support for the City Attorney following recent incidents and extended well wishes to Councilmember Richardson and his family due to health issues.*

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

*Mayor Dyer Reports and Comments. Thanked Council Vice President Maxwell for collaborating on the Utility Box Art Project and announced funding allocations for the project. Announced the launch of the paving season and thanked Public Works staff and contractors for their work on street and sidewalk improvements. Described the City's preparations for America's 250th Anniversary, including street side flag installations, planned uplighting of civic structures, and Independence Day festivities. Invited the public to the dedication of the Henry Thompson Gallery at Fresno Yosemite International Airport.*

*City Manager White Reports and Comments. Expressed disagreement with statements made earlier by Councilmember Arias. Requested the Council adjourn the meeting in memory of Rod Russell, former Fresno Firefighter and father of Assistant Director Brian Russell.*

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

### **9:10 A.M.**

- [ID 26-610](#) HEARING to Adopt Resolutions and Ordinance to Annex Territory and Levy a Special Tax Regarding City of Fresno Community Facilities District No. 9, Annexation No. 74 (Territory known as Assessor's Parcel No. 427-171-25) (East side of North Blackstone Avenue and East Rialto Avenue): (Council District 4)
1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 9 and Authorizing the Levy of a Special Tax for Annexation No. 74 (Subject to Mayor's Veto)
  2. \*\*\*RESOLUTION - Calling Special Mailed-Ballot Election (Subject to Mayor's Veto)
  3. \*\*\*RESOLUTION - Declaring Election Results (Subject to Mayor's

Veto)

4. \*\*\*BILL - (for Introduction and Adoption) - Levying a Special Tax for the Property Tax Year 2026-2027 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 74 (Subject to Mayor's Veto)

*The above item was called to order at 10:37 A.M. and there was no presentation to Council by. Upon call, no members of the public addressed Council. Public comment closed at 10:38 A.M.*

*There was no Council Discussion.*

**RESOLUTION 2026-98 ADOPTED**

**RESOLUTION 2026-99 ADOPTED**

**RESOLUTION 2026-100 ADOPTED**

**BILL B-15 INTRODUCED / ORDINANCE 2026-16 ADOPTED**

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

**Aye:** 4 - Maxwell, Karbassi, Arias and Vang

**Absent:** 3 - Esparza, Perea and Richardson

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

[ID 26-612](#) HEARING to Adopt Resolutions and Ordinance to Annex Territory and Levy a Special Tax Regarding City of Fresno Community Facilities District No. 9, Annexation No. 73 (Territory known as Assessor's Parcel No. 479-050-20) (Southwest corner of South MLK Jr Boulevard and East Church Avenue): (Council District 3)

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 9 and Authorizing the Levy of a Special Tax for Annexation No. 73 (Subject to Mayor's Veto)
2. \*\*\*RESOLUTION - Calling Special Mailed-Ballot Election (Subject to Mayor's Veto)
3. \*\*\*RESOLUTION - Declaring Election Results (Subject to Mayor's Veto)
4. \*\*\*BILL - (For Introduction and Adoption) - Levying a Special Tax for the Property Tax Year 2026-2027 and Future Tax Years Within and Relating to Community Facilities District No. 9, Annexation No. 73 (Subject to Mayor's Veto)

*The above item was called to order at 10:59 A.M. and was presented to Council by Utility Manager Mata. Upon call, the following members of the public addressed Council: Brunette. Public comment closed at 11:00 A.M.*

*Council discussion was held.*

*RESOLUTION 2026-101 ADOPTED*

*RESOLUTION 2026-102 ADOPTED*

*RESOLUTION 2026-103 ADOPTED*

*BILL B-16 INTRODUCED / ORDINANCE 2026-17 ADOPTED*

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

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

[ID 26-428](#)

HEARING to Consider Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252 and related 2026 Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443 pertaining to ±22.4 acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive (Council District 2) - Planning & Development Department.

1. RESOLUTION - CERTIFYING the 2026 Final Environmental Impact Report (SCH No. 2021100443), for the proposed Costco Commercial Center Project;
  - 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. APPROVE Plan Amendment Application No. P21-01960, requesting authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,
3. BILL (for introduction and adoption) to approve Rezone Application No. P21-01960, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the CC/EA/UGM/cz (Community Commercial/Expressway Overlay/Urban Growth Management) zone district to the CG/UGM/cz (Commercial General/Urban

- Growth Management/conditions of zoning) zone district in accordance with the Plan Amendment Application; and,
4. APPROVE Conditional Use Permit Application No. P21-01959, requesting authorization to construct a ±219,216 square-foot Costco warehouse retail building, with a ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps, subject to compliance with the Draft Conditions of Approval (Exhibit H); and
  5. APPROVE Conditional Use Permit Application No. P21-03251, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold, subject to compliance with the Draft Conditions of Approval (Exhibit H); and,
  6. APPROVE Planned Development Permit Application No. P21-03252, requesting authorization to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot-tall fixtures.
  7. ADOPT the Fresno Municipal Code Findings pertaining to P21-01959, P21-01960, P21-03251, and P21-03252 (Exhibit G).

*During approval of the agenda, Interim City Clerk Aller announced item 2 should read: RESOLUTION – to approve plan amendment application no. P21-01960, requesting authorization to amend the Fresno General Plan and Bullard Community Plan and item 7 should be read: RESOLUTION – to adopt the Fresno Municipal Code Findings pertaining to P21-01959, P21-01960, P21-03251, and P21-03252.*

*The above item was called to order at 11:16 A.M. and was presented to Council by Planning Manager Siegrist. Upon call, the following members of the public addressed Council: Daniel Bran, Doug Jensen, and David Burkhart. Public comment closed at 2:05 P.M.*

*Council discussion was held.*

**RESOLUTION 2026-104 ADOPTED**

**RESOLUTION 2026-105 ADOPTED**

**BILL B-17 INTRODUCED / ORDINANCE 2026-18 ADOPTED**

**RESOLUTION 2026-106 ADOPTED**

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

**Aye:** 5 - Esparza, Maxwell, Perea, Karbassi and Vang

**Absent:** 2 - Arias and Richardson

**9:25 A.M.**

[ID 26-148](#)

Actions pertaining to the 2026-2027 Annual Action Plan

1. HEARING to obtain public comments regarding the Draft 2026-2027 Annual Action Plan
2. \*\*\*RESOLUTION - Adopting the 2026-2027 Annual Action Plan; approving submission to the U.S. Department of Housing and Urban Development (HUD) for application of \$6,907,129 in Community Development Block Grant (CDBG), \$2,766,057.28 in HOME Investment Partnerships (HOME), \$623,922 in Emergency Solutions Grant (ESG), and \$1,268,358 in Housing Opportunities for Persons with AIDS/HIV (HOPWA) program funds; providing for subrecipient agreements; and authorizing the City Manager to sign all implementing documents required by HUD as approved to form by the City Attorney (Subject to Mayor's Veto)

*The above item was called to order at 11:04 A.M. and there was no presentation to Council. Upon call, the following members of the public addressed Council: Brandi N., Lady Diana, Kiel Lopez Schmidt, Ashley, and Dallas Blanchard. Public comment closed at 11:08 A.M.*

*Council discussion was held.*

**RESOLUTION 2026-97 ADOPTED**

*Council member Arias motioned to reallocate a total of \$150,000 to the South Tower Community Land Trust who did respond to our NOFA, 75,000 would come from community medical centers and 75,000 from West Care California. the motion FAILED do to no second.*

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

**Aye:** 5 - Esparza, Maxwell, Perea, Arias and Vang

**Absent:** 2 - Karbassi and Richardson

**9:30 A.M.**

[ID 26-472](#)

Actions pertaining to the dedication of portions of City-owned property for public street easements, and acquisition of a permanent easement and right-of-way from private property to support the construction of the Senior Activity Center TOD Housing Street Improvements Project

(Council District 4):

1. Adopt an Addendum to the Senior Center and Affordable Housing Project Mitigated Negative Declaration (SCH No. 2024101319), pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines
2. RESOLUTION - Dedicating those portions of City-owned property for public street purposes to accommodate construction of the Senior Activity Center Transit Oriented Development (TOD) Housing Street Improvements Project
3. HEARING to consider a Resolution of Necessity for acquisition of a permanent easement and right-of-way for public street purposes on a portion of Assessor's Parcel Number 428-090-33, owned by Mike Saadeldin, Mohammad T. Saadeldin, and Masad Inc., a California corporation, for the construction of the Senior Activity Center TOD Housing Street Improvements Project
4. \*\*\*RESOLUTION - Determining that public interest and necessity require acquisition of a permanent easement and right-of-way for public street purposes through and across a portion of Assessor's Parcel Number 428-090-33, owned by Mike Saadeldin, Mohammad T. Saadeldin, and Masad Inc., a California corporation, for the construction of the Senior Activity Center TOD Housing Street Improvements Project, and authorizing eminent domain proceedings for public use and purpose (Requires Five Affirmative Votes) (Subject to Mayor's Veto).

*The above item was called to order at 11:02 A.M. and there was no presentation to Council. Upon call, no members of the public addressed Council. Public comment closed at 11:02 A.M.*

*There was no Council Discussion.*

**RESOLUTION 2026-107 ADOPTED**

**RESOLUTION 2026-108 ADOPTED**

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

### **9:35 A.M.**

[ID 26-446](#)

HEARING to consider adoption of a Resolution rescinding the Heritage Property Designation of the Haruji Ego Family Building (HR #008) Located at 956 China Alley Due to Loss of Applicability.

1. RESOLUTION - Rescinding the Heritage Property Designation of the Haruji Ego Family Building (HR #008) Located at 956 China Alley Due to Loss of Applicability (Council District 3)

*The above item was called to order at 11:03 A.M. and there was no presentation to Council. Upon call, the following members of the public addressed Council: Kathleen, Omachi. Public comment closed at 11:04 A.M.*

*There was no Council Discussion.*

**RESOLUTION 2026-109 ADOPTED**

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

**9:40 A.M.**

[ID 26-536](#) Actions pertaining to the California Municipal Finance Authority (“CMFA”) Bond Opportunities for Land Development (BOLD) Program (Citywide)

1. HEARING to consider the City of Fresno’s (City) participation in the BOLD Program and to receive public comment regarding the proposed financing of public capital improvements and/or development impact fees for new development within the City’s jurisdiction
2. \*\*\*RESOLUTION - Authorizing use of the bond opportunities for land development program and authorizing the California Municipal Finance Authority to accept applications from property owners, conduct proceedings and levy special taxes within the City of Fresno pursuant to the Mello-Roos Community Facilities Act of 1982, as amended; and authorizing related actions (Subject to Mayor’s Veto)

*The above item was called to order at 2:36 P.M. and there was no presentation to Council. Upon call, the following members of the public addressed Council: Darren Rose. Public comment closed at 2:37 P.M.*

*Council discussion was held.*

**RESOLUTION 2026-110 ADOPTED**

**On motion of Vice President Maxwell, seconded by Councilmember**

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

**Aye:** 5 - Esparza, Maxwell, Perea, Karbassi and Vang

**No:** 1 - Arias

**Absent:** 1 - Richardson

## **9:45 A.M.**

[ID 26-656](#) Appearance by Mary Padilla regarding "Who is the King of the Nation"  
(District 2 Resident)

*During approval of the agenda, Interim City Clerk Aller announced this item was removed at the request of the speaker.*

*TABLED*

## **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: Anthony Molina, Kahliha Lee, Joseph R., Joe Martinez, and Alfred Aldrete.*

### APPROVAL OF THE CONSENT CALENDAR

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

**2.-A.** [ID 26-652](#) Approval of the Minutes for May 7, 2026, Regular Meeting, May 12, 2026, Special Meeting, and May 14, 2026, Mayor's Budget Presentation and Special Meetings

### APPROVED ON CONSENT CALENDAR

**2.-B.** [ID 26-679](#) \*\*\*RESOLUTION - Authorize the Police Department to accept an in-kind donation of retrofit at the Fresno Police Department's gymnasium from the Fresno Police Officers Association in excess of \$25,000 pursuant to Fresno Municipal Code (FMC) section 7-105, and authorize the City Manager, or designee, to execute all documents on behalf of the City (Council District 3) (Subject to Mayor's Veto)

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*RESOLUTION 2026-111 ADOPTED***APPROVED ON CONSENT CALENDAR**

- 2.-C. [ID 26-590](#) Approve the First Amendment to Consultant Services Agreement with Hill International, Inc., to provide additional professional construction management services for capital improvement projects at Fresno Yosemite International Airport (FAT) and Fresno Chandler Executive Airport (FCH) in an amount not to exceed \$1,434,050.00, for a total contract value not to exceed \$4,745,566.00. (Council Districts 3 and 4)

*During approval of the agenda, Interim City Clerk Aller announced the dollar amounts in the title and staff report are listed incorrectly. The title reads: in an amount not to exceed \$1,434,050.00, for a total contract value not to exceed \$4,745,566.00. The title has been corrected to read: in an amount not to exceed \$1,473,250.00, for a total contract value not to exceed \$4,784,766.00. In the staff report under RECOMMENDATION reads: in the amount not to exceed \$1,434,050.00. It has been corrected to read: in the amount not to exceed \$1,473,250.00. In the staff report under EXECUTIVE SUMMARY reads: Approval of this amendment in an amount not to exceed \$1,434,050.00. It has been corrected to read: Approval of this amendment in an amount not to exceed \$1,473,250.00.*

**APPROVED ON CONSENT CALENDAR**

- 2.-D. [ID 26-606](#) Approve a Consultant Services Agreement with Harris, Miller, Miller, & Hanson, Inc. (HMMH) to provide professional noise abatement related consultant services for the Development of a 14 CFR Part 150 Airport Noise Compatibility Planning Noise Exposure Map (NEM) Update at Fresno Yosemite International Airport (FAT) in an amount not to exceed \$768,200.00 (Council District 4), and authorize the Director of Aviation to execute the agreement.

**APPROVED ON CONSENT CALENDAR**

- 2.-E. [ID 26-592](#) Actions pertaining to the H Street Parking Structure Project (Council District 3)
1. Adopt a finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Class 32/Section 15332 of the CEQA Guidelines, and that none of the exceptions to exemptions set forth in Section 15300.2 apply
  2. Approve Design-Build Contract Amendment No. 2 for Phase Two of a Progressive Design-Build Agreement with Bomel Construction Company Inc. of Irvine, California, to provide design and construction services related to the H Street Parking Structure Project in an amount not to exceed \$45,123,776.00,

bringing the total contract amount to \$47,516,755.00

**APPROVED ON CONSENT CALENDAR**

- 2.-F. [ID 26-527](#) Reject all bids for the Repairs and Rehabilitation of Structural Components at the Fresno-Clovis Regional Wastewater Reclamation Facility Headworks Building - Phase 2 (Bid File 12601031) (Council District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-G. [ID 26-589](#) Actions pertaining to the Dewatering Cake Pump Improvement Project (Bid File No. 12600757): (Council District 3)
1. Adopt a finding of Categorical Exemption, pursuant to Section 15301/Class 1 and Section 15302/Class 2 of the California Environmental Quality Act Guidelines
  2. Approve the Second Amendment to the Consultant Services Agreement with Black & Veatch Corporation, to increase the total contract by an amount not to exceed \$207,758.00, for a revised total contract amount not to exceed \$834,205.00 with \$11.239.00 in remaining contingency
  3. Award a Construction Contract in the amount of \$8,800,000.00 to W.M. Lyles Co., of Fresno, California, as the lowest responsive and responsible bidder

**APPROVED ON CONSENT CALENDAR**

- 2.-H. [ID 26-594](#) Award a Construction Contract to Alpha1 Engineering, P.C. of Fresno, California, in the amount of \$1,718,112.50, for construction of the Well Site Improvements at Pump Station 372 Project (Bid File 12601633). (Council District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-I. [ID 26-596](#) Actions pertaining to the Wellhead Treatment Improvements at Pump Station 177 Project (Bid File 12601613) (Council District 6):
1. Adopt a finding of Categorical Exemption pursuant to Sections 15301/Class 1 (Existing Facilities) and 15303/Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines
  2. Award a Construction Contract in the amount of \$3,944,000 to W. M. Lyles Co., as the lowest responsive and responsible bidder

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 26-599](#) Actions pertaining to the Wellhead Treatment Improvements at Pump Station 185 Project (Bid File 12601614) (Council District 6):
1. Adopt a finding of Categorical Exemption pursuant to Sections 15301/Class 1 (Existing Facilities) and 15303/Class 3 (New

Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines

2. Award a Construction Contract in the amount of \$2,272,653 to W. M. Lyles Co. as the lowest responsive and responsible bidder

**APPROVED ON CONSENT CALENDAR**

- 2.-K. [ID 26-574](#) Approve Contract Change Order No. 7 in the amount not to exceed \$107,830.69, with fifty (50) additional working days, for the installation of two (2) Pacific Gas and Electric Company vaults and the reimbursement of the renewal of the State Water Board Annual Permit Fee with Avison Construction Company, Inc. of Madera, CA for the Transformative Climate Communities Park at MLK Magnet Core (Les Kimber Park) Project - Project ID PW00857 (Bid File 12302905). (Council District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 26-583](#) Actions pertaining to the Cedar Overlay Roadway Improvements from Herndon Avenue to Alluvial Avenue: (Council District 6)
1. Adopt a finding of Categorical Exemption, pursuant to Section 15301, Existing Facilities (Class 1) of the California Environmental Quality Act Guidelines
  2. Award a Construction Contract in the amount of \$1,469,234.00 to Agee Construction Corporation of Clovis, California - Bid File No. 12600669

**APPROVED ON CONSENT CALENDAR**

- 2.-M. [ID 26-628](#) RESOLUTION - Authorizing a Reciprocal Data Exchange Agreement with the California Franchise Tax Board for the City/County Business Tax Program to exchange of business license tax data

*RESOLUTION 2026-112 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-N. [ID 26-607](#) RESOLUTION - Adopting the May 2024 Fresno County Multi-Jurisdictional Hazard Mitigation Plan, and City of Fresno Local Hazard Mitigation Plan Annex

*RESOLUTION 2026-113 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-O. [ID 26-629](#) Approve the Award of a Cooperative Purchase Agreement with L.N. Curtis & Sons for firefighting personal protective equipment with related equipment cleaning for a term of two years, not to exceed \$2,400,000

**APPROVED ON CONSENT CALENDAR**

2.-P. [ID 26-602](#)

**APPROVED ON CONSENT CALENDAR**

- 2.-Q. [ID 26-609](#) Actions related to the lease of the Fresno Water Tower located at 2444 Fresno Street between the City of Fresno and Downtown Development Group, LLC, DBA Frida Café (District 3):
1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines
  2. Approve a Lease Agreement between the City of Fresno and Downtown Development Group, LLC, a California limited liability corporation, DBA Frida Café, to lease the Fresno Water Tower property located at 2444 Fresno Street for three years with options to extend for two additional one-year terms, starting at \$9,252 in year one and increasing 3% annually, totaling \$49,120.12 over five years in rent

*During approval of the agenda, Interim City Clerk Aller announced this item was tabled to June 4, 2026.*

*TABLED*

- 2.-R. [ID 26-608](#) Approve the Cooperative Purchase Agreement with The Drala Project, Inc., dba The Redesign Group, for the purchase of enterprise-grade technology equipment in an amount not to exceed \$388,801.00, through California Participating Addendum No. 7-23-70-55-01 under NASPO ValuePoint Master Agreement No. 23026.

**APPROVED ON CONSENT CALENDAR**

- 2.-S. [ID 26-642](#) \*\*\*RESOLUTION - Adopt the Twentieth Amendment to the FY 2026 Salary Resolution No. 2025-177 amending Exhibit 2, Unit 2, Non-Represented Management and Confidential Classes, by adding the new classification of Deputy Chief Investment Officer and the respective E5 salary range, effective May 18, 2026 (Subject to Mayor's Veto)

*During approval of the agenda, Interim City Clerk Aller announced this item was removed with no return date.*

*TABLED*

- 2.-T. [ID 26-38](#) Actions pertaining to establishing Entertainment Zones
1. ADOPTION of a finding that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3)
  2. BILL (for Introduction) Adding Section 9-3801 and Amending Section 9-2503 of the Fresno Municipal Code relating to

Establishing Entertainment Zones.

*During approval of the agenda, Interim City Clerk Aller announced the amendment made by Councilmember Arias that the Ordinance is revised: Entertainment Zones Ordinance, Section 9-3803 (c), to extend the eastern edge boundary to H Street, as well as to include the sidewalk along the east side of H Street.*

**BILL B-18 INTRODUCED AND LAID OVER**

**APPROVED ON CONSENT CALENDAR**

- 2.-W.** [ID 26-587](#) Actions pertaining to the Rebid - Fresno-Clovis Regional Wastewater Reclamation Facility Training Building Roof Abatement and Replacement (Bid File 12601180) (Council District 3):
1. Adopt a finding of Categorical Exemption pursuant to Sections 15301/Class 1 and 15302/Class 2 of the California Environmental Quality Act (CEQA) Guidelines;
  2. Award a Construction Contract to United Restorations, LLC, of Fresno, California, in the amount of \$256,312.50, and authorize the Director of Public Utilities, or designee, to sign and execute all related documents on behalf of the City.

**APPROVED ON CONSENT CALENDAR**

- 2.-X.** [ID 26-439](#) Actions pertaining to agreements with State of California Department of Transportation (Caltrans) (Council Districts 1, 2, and 3)
1. Approve the revised State Route 99 Freeway Maintenance Agreement
  2. Approve the Non-Vehicular Overcrossing Maintenance Agreement

*During approval of the agenda, Interim City Clerk Aller announced this item was tabled to June 4, 2026*

**TABLED**

- 2.-Y.** [ID 26-572](#) RESOLUTION - Approve the Final Map of Tract No. 6463, accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the north side of McKinley Avenue just east of Armstrong Avenue. (Council District 7)

**RESOLUTION 2026-115 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-Z.** [ID 26-582](#) \*\*\*RESOLUTION - Authorizing the Submission of Grant Applications to the California Department of Transportation's Active Transportation

Program Cycle 8 Call for Projects that Support Active Transportation and Authorizing the Execution of Grant Applications and Acceptance of Grant Funds, and Execution of Grant Agreement Documents by the Public Works Director or Designee (Citywide) (Subject to Mayor's Veto)

*RESOLUTION 2026-116 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-AA. [ID 26-584](#) \*\*\*RESOLUTION - Authorizing the Submission of a Safe Streets and Roads for All Implementation Grant Application to the United States Department of Transportation and Authorizing the Public Works Director or Designee to Accept and Execute All Application and Grant Agreement Documents on Behalf of the City of Fresno (Council Districts 3 and 7) (Subject to Mayor's Veto)

*RESOLUTION 2026-117 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-BB. [ID 26-593](#) Actions pertaining to Initiating Proceedings and Declaring Intention to Levy the Annual Assessment for the City of Fresno Landscaping and Lighting Maintenance District No. 1 and setting the public hearing for June 18, 2026, at 9:10 a.m. (Citywide)
1. RESOLUTION - Initiating proceedings for the annual levy of assessment for Landscaping and Lighting Maintenance District No. 1
  2. RESOLUTION - To levy and collect the annual assessment for Landscaping and Lighting Maintenance District No. 1

*RESOLUTION 2026-118 ADOPTED*

*RESOLUTION 2026-119 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-CC. [ID 26-638](#) RESOLUTION - To Adopt the City of Fresno Vision Zero Action Plan (Citywide)

*RESOLUTION 2026-120 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-DD. [ID 26-595](#) Active Transportation Advisory Committee (ATAC) Biannual Report (October 2025 through March 2026) (Citywide)

**APPROVED ON CONSENT CALENDAR**

- 2.-EE. [ID 26-566](#) Actions pertaining to the Parking Lot Solar and Energy Storage at Fresno Yosemite International Airport (FAT): (Council District 4)

1. Approve the First Amendment to the Energy Services Agreement-Solar with ForeFront Power (FFP) BTM Solar, LLC, for the design, financing, construction, installation, operation, maintenance of a 2,970 kW (DC) (estimated) solar photovoltaic system;
2. Approve the First Amendment to the Energy Services Agreement-Energy Storage with FFP BTM Solar, LLC, for the design, financing, construction, installation, operation, maintenance of a 2,000 kW/3,828 kWh (estimated) energy storage system;
3. Authorize the Director of Airports or designee to execute the Amended Energy Service Agreements on behalf of the City of Fresno.

### **APPROVED ON CONSENT CALENDAR**

- 2.-FF. [ID 26-697](#) \*\*\*RESOLUTION - Directing the Administration to Identify a Funding Source for an Allocation of \$200,000 to the City Attorney's Office to Fund the Eviction Protection Program. (Subject to Mayor's Veto)

*During approval of the agenda, Interim City Clerk Aller announced this item was removed with no return date.*

*TABLED*

### **CONTESTED CONSENT CALENDAR**

- 2.-U. [ID 26-643](#) \*\*\*RESOLUTION - Naming the "Arakelian Family Kennels" (Subject to Mayor's Veto)

*Councilmember Arias moved the above item to Contested Consent to discuss the donations and facility.*

*Council discussion was held.*

*RESOLUTION 2026-114 ADOPTED*

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

- 2.-V. [ID 26-290](#) Approve the First Amendment to the Consultant Services Agreement with Bodewell Group LLC for stakeholder engagement and public education support services to increase the compensation by

\$1,156,632, for a total contract amount not to exceed \$2,494,632 (Citywide)

*Councilmember Arias moved the above item to Contested Consent to discuss the agreement.*

*Council discussion was held.*

APPROVED

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

**Aye:** 6 - Esparza, Maxwell, Perea, Karbassi, Arias and Vang

**Absent:** 1 - Richardson

### **3. GENERAL ADMINISTRATION**

3.-A. [ID 26-654](#) WORKSHOP - Transparency Portal Presentation

*The above item was presented to Council by Interim City Clerk Aller and Senior Programmer Analyst Braz.*

*Council discussion was held.*

PRESENTED

### **UNSCHEDULED COMMUNICATION**

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

### **4. CITY COUNCIL**

4.-A. [ID 26-655](#) Presentation - Reimagining City-Owned Land for Economic Activation, Transparency & Community Growth

*During approval of the agenda, Interim City Clerk Aller announced this item was removed at the request of the presenter.*

TABLED

### **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 3:32 P.M.*

5.-A. [ID 26-653](#)

CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

City Negotiators: 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, Airports Public Safety Assistant 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 Esparza), City Attorney Investigator, City Clerk (City Negotiator, Council President Esparza), 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, Special Assistant City Attorney, 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 26-711](#)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code Section 54956.9, subdivision (d)(2)  
*Lionel Puig, et al. v. City of Fresno*, Risk File No. 2026047426

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

*DISCUSSED*

**5.-C.** [ID 26-712](#)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code Section 54956.9, subdivision (d)(2)  
*David Rose v. City of Fresno*; Risk File No. 2025047316

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

*DISCUSSED*

**5.-D.** [ID 26-658](#)

PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
1. Government Code Section 54957(b): consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee.  
Title: City Clerk  
2. Government Code Section 54957.6: conference with labor negotiator.  
City Negotiator: Council President Nelson Esparza.  
Unrepresented Employee: City Clerk

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

*DISCUSSED*

**5.-E.** [ID 26-659](#)

PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
1. Government Code Section 54957(b): consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee.

- Title: City Attorney
2. Government Code Section 54957.6: conference with labor negotiator.  
City Negotiator: Council President Nelson Esparza.  
Unrepresented Employee: City Attorney

*During approval of the agenda, Interim City Clerk Aller announced this item was tabled to June 4, 2026.*

*TABLED*

## **ADJOURNMENT**

*The Council meeting adjourned from closed session at 4:26 P.M. in memory of Rod Russell, and Anna Lea Dyer.*

**The above minutes were approved by unanimous vote of the City Council during the June 4, 2026 regular meeting.**