



City of Fresno

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

Meeting Minutes City Council

President - Mike Karbassi

Vice President - Miguel Angel Arias

Councilmembers:

Annalisa Perea, Tyler Maxwell, Brandon Vang,

Nick Richardson, Nelson Esparza

City Manager - Georgeanne A. White

City Attorney - Andrew Janz

City Clerk - Todd Stermer, MMC

Thursday, November 20, 2025

9:00 AM

Council Chambers

Regular Meeting

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

9:26 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 Fresno Christian Elementary School Students

Upper grade students from Fresno Christian Elementary School gave the invocation.

Pledge of Allegiance to the Flag

Upper grade students from Fresno Christian Elementary School led the Pledge of Allegiance.

APPROVE AGENDA

THE AGENDA WAS APPROVED WITH THE FOLLOWING CHANGES

Invocation was given by upper grade students from Fresno Christian

Schools.

Today's meeting will be adjourned in memory Kimberlee Jean Autry.

THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA

2-B (ID 25-1571) regarding the amendment of various ordinances – was tabled to December 4, 2025, Meeting by City Attorney's Office.

2-Y (ID 25-1583) regarding resolution directing City Manager to terminate agreement with Campbell Strategy & Advocacy LLC – was tabled with no return by Vice President Arias.

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

2-D (ID 25-1547) regarding the acquisition of fee title interest of portions of two parcels to benefit the H Street Parking Structure Project – was moved to contested consent by Vice President Arias.

2-J (ID 25-1566) regarding text amendment application no. P24-00794 and related environmental finding for environmental assessment no. P24-00794 - was moved to contested consent by Councilmember Esparza.

2-K (ID 25-1519) regarding the thirteenth amendment to the FY 2026 Salary Resolution No. 2025-177 amending Exhibit 12, Unit 12, Board and Commission Member - was moved to contested consent by Council President Karbassi.

2-L (ID 25-1554) regarding the sixth amendment to the services agreement with Orange Avenue Disposal Company - was moved to contested consent by Vice President Arias.

2-O (ID 25-1496) regarding bill - (for introduction) amending the uncodified ordinance to adopt changes and additions to the official list of designated special speed zones for various streets - was moved to contested consent by Council President Karbassi.

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

Aye: 6 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang and Councilmember Esparza

Absent: 1 - Councilmember Richardson

CEREMONIAL PRESENTATIONS

Morning Ceremonials

[ID 25-818](#) Fresno Animal Center presents "Pet of the Month"

PRESENTED

[ID 25-1548](#) Proclamation of "World Day of Remembrance"

PRESENTED

[ID 25-1549](#) Proclamation of "Cassie's Compass"

PRESENTED

[ID 25-1511](#) Proclamation of "Neng Chu Vang Day"

PRESENTED

Afternoon Ceremonials

[ID 25-1569](#) Proclamation of "Sikh Heritage Month"

PRESENTED

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Maxwell Reports and Comments. Announced the District 4 team will conduct and host the fifth annual Operation Gobble, a full Thanksgiving meal giveaway, and Six hundred families will receive everything needed to host a proper Thanksgiving dinner. The event will take place Sunday November 23, 2025. A drive thru will be held at Hoover High School, walkups will be held at El Dorado Park for the El Dorado Park neighborhood. The District 4 team stated it would be their honor to serve families who could benefit from receiving a full Thanksgiving meal.

Councilmember Vang Reports and Comments. Thanked the administration for the last Southeast Development Area Workshop and for providing additional documents to review. Stated he reviewed the information and appreciated the follow up workshop by the administration and directors.

Reiterated that if the Southeast Development Area Plan were presented today as is, his vote would be no, and that position has not changed. Noted that, as the newest councilmember, he has taken time to listen, learn, and hear directly from residents and stakeholders most impacted by the project. Reported that the council is still reviewing and working to ensure the Southeast Development Area Plan reflects what constituents want, not simply what is already on paper. Affirmed that his commitment remains the same: the Southeast Development Area must be shaped by the community and for the community. Announced that the District 5 office will host its first turkey giveaway this coming Saturday at Greenberg Elementary, and invited everyone, not only District 5 residents, to come by, say hello, and receive a Thanksgiving dinner with all the fixings. Reported having the honor of participating in the Central Valley Veterans Day Parade. Stated he was joined by members of the Special Guerilla Veterans, who fought in the secret war in Laos from 1961 through 1978. Noted that approximately 35,000 people fought and died in Laos, and that these soldiers were trained by the CIA to fight on behalf of the Americans for democracy and freedom against advancing communism. Expressed gratitude to the veterans, and also thanked the families who came to support them and all veterans. Reported that about two dozen students from Edison High joined the parade, and thanked Mr. Yang from Edison High for bringing his students.

Councilmember Richardson Reports and Comments. Noted It was a beautiful day in District 6. Reported having a great time at the Veterans Day parade, which was two days of non stop excitement. Announced the location for the next quarterly Town Hall has changed. The Town Hall will now be held at Clovis Community College on Willow and International. District 6 residents were advised to stay tuned on social media for more information. Residents in the immediate vicinity will receive a text message. Happy birthday was wished to Grandma Cordy, who celebrated yesterday.

Councilmember Esparza Reports and Comments. Announced this past Saturday, the District 7 team helped at a food distribution event to feed Fresno families at the Fresno Center. Thanks were extended to volunteers, Nick, the District 7 team, the Fresno Center, Congressman Costa, and other neighbors for their help in making the food distribution successful in partnership with the Central California Food Bank. Appreciation was expressed to everyone who came out to support District 7 during the Beautify Fresno event hosted at Ewing Elementary. Despite the rain, over 100 volunteers joined to clean and refresh the Ewing neighborhood, and the event went well. Participated in a panel for a Blackstone Town Hall hosted

by Every Neighborhood Partnership. Community members and Fresno State students shared input as safety and ways to strengthen the Blackstone corridor were discussed. Thanks were given to all participants for their time and contributions during the Town Hall. Congratulations were extended to Coast Aluminum on their groundbreaking that occurred yesterday. The project represents new investment, new jobs, and continued economic growth within the city and the region. The expansion is expected to have a positive impact in District 7 and the greater city.

Councilmember Perea Reports and Comments. Thanks were extended to Director Torres and her team at the Fresno Animal Center for the vaccination and microchip event at Roeding Park. Over 300 animals in the City were successfully vaccinated and microchipped. The event resulted in healthier dogs and the ability to reunite approximately 300 pets with their rightful owners if they get loose. An annual Thanksgiving meal giveaway was highlighted where thousands of turkeys were set aside specifically for District 1 families. An additional 500 turkeys were set aside this year for families who are SNAP recipients impacted by federal program pauses. The 500 meals will be given away to families at Steinbeck Elementary School on Saturday, November 22, 2025. The World Day of Remembrance was acknowledged. The name of Corday Brown, a 10 year old from District 1 who was struck by a truck and passed away, was read by the Council President. Attendance at Corday Brown's viewing was reported, with emphasis on the grief experienced by his parents. Residents were asked to be diligent while driving, especially during the holiday season and in unpredictable weather. It was emphasized that speeding may save only a few minutes, but slowing down could save a life. Residents were reminded that running red lights and speeding are never worth the risk.

Vice President Arias Reports and Comments. Thanks were extended to the Public Works staff. The neighborhoods in the Tower District areas were walked and the repaving improvements were of good quality. Repaving was completed at the same time as Operation Cleanup, requiring coordination to pick up trash. As indicated by the Mayor, new homes were opened last week. The housing project took six years to complete after funding and permitting were secured. More than 30 families now own homes in West Fresno in a neighborhood that includes a large park, a college campus, and a new medical clinic. These amenities were noted as things residents had been requesting for decades. Announced the downtown ice rink will officially open this upcoming month. The public was invited to begin purchasing tickets online at fresnoahf.org. The downtown ice rink will be named

Mariposa Winter Village this year. Work will be done with Council offices and the PARCS Department to acquire tickets for the neediest families. Efforts will ensure Fresno residents and children can utilize the ice rink for free, given that it is partially funded and sponsored by the City of Fresno.

Council President Karbassi Reports and Comments. Announced a lot of constituent service work has been completed lately, especially with the rain. Thanks were extended to the different departments that have been helpful, especially the Public Works Department. Ongoing help from Scott, Brian, and Jill was recognized as terrific for the residents of Northwest Fresno. Alongside the Mayor and Director Aaron Aguirre, the groundbreaking for the new park at the Milburn Overlook was kicked off. In February 2020, a death from a shooting in that area started a conversation with neighbors about reclaiming the park and ensuring it is a safe space. The park is being rebuilt to add more trees and accessibility, transforming it from a parking lot into a usable neighborhood park. Thanks were given to the administration for their work over the last couple of years to bring the project to fruition. The park will open by May 2026, returning Measure "P" dollars to Northwest Fresno and the rest of the City. The park will offer unique views of the San Joaquin River and Milburn Pond, providing more access points for the river for all of Fresno. Noted the Veterans Day Parade went very well, and thanks were extended to the organizers. Emphasized that honoring veterans and those who sacrificed their lives for safety reflects positively on the community, and Fresno should be proud. Thanks were extended to colleagues, noting that four councilmembers have their own version of Operation Gobble, all serving the same purpose. Rising food prices and difficult family situations were acknowledged, with this year described as unprecedented due to federal government infighting that left families without food aid. Noted that families, especially mothers and children, were put in limbo due to the government shutdown. Plenty of boxes with complete dinners will be available, focused around Pinedale and Nelson Elementary, but open to anyone. Thanks were extended to sponsors, staff, the Fresno Police and Fire Chaplaincy, and the Assistance League of Fresno for their support of Operation Gobble. An agenda item regarding a substance was noted on the consent calendar. It was reported that expired products had been sold in Pinedale earlier this year and reported to the City Attorney's Office. Laws did not allow action to be taken at the time, with San Diego being the only place regulating the item. Appreciation was expressed that the County and City are now coming together to regulate the item and protect children and the public from unscrupulous vendors selling expired and dangerous products.

MAYOR/MANAGER REPORTS AND COMMENTS

Mayor Dyer Reports and Comments. Announced he will be attending Kimberlee Autry's funeral. Former Mayor Autry requested a speech at the funeral and is honored to do so. Kimberlee Autry was remembered as someone loved, admired, and with whom a great relationship existed over the years, as with Alan. Thanks were extended to all councilmembers for attending the Veterans Day Parade and noted it was an incredible event to honor veterans, and the largest Veterans Day Parade west of Washington, D.C. Thanks were extended to all City departments, especially the Police Department, for making the event safe. The parade lasted about four hours and included over 3,000 participants. Reported attending Heritage Estates with Council Member Arias. Thirty three families were blessed with homes on the west side of Fresno with down payment assistance. The City invested over \$4 million in the Heritage Estates project. A speech was given Friday night at Table Mountain Event Center for the Fresno Center's "Giving Thanks" annual event. The event was well attended and focused on giving thanks to community members who contributed greatly. Welcoming remarks were given Tuesday for the Governor's Office of Service and Community Engagement at an event in Fresno hosted with various nonprofits. Coast Aluminum, a company in Fresno since 1993, was recognized at a groundbreaking event yesterday. Coast Aluminum operates six companies in Mexico and eleven in the United States. Attended the groundbreaking of a 163,000 square foot facility on Home Avenue in Fresno, along with Councilmember Esparza.

City Manager White Reports and Comments. An annual Thanksgiving reflection was shared as this was the last meeting before the holiday. Thanks were expressed to family, including husband Bill, and daughters Katie and Grace, who have sacrificed attention over the years. Appreciation was extended to the City family of 4,700 employees who carry out the work initiated by Council. Department directors were recognized for their daily commitment and responsibility. Thanks were given to the Mayor for his leadership and sacrifices to push the City forward and provide a clear vision. The Mayor's team and administration were acknowledged for keeping the City focused on goals. Councilmembers were thanked for their passion in representing their districts and for advancing both district specific and citywide initiatives. Assistant City Managers T.J., Nick, and Ruthie were thanked for overseeing departments and keeping initiatives moving forward. Support staff were recognized for their critical role in supporting the team, despite limited daily interaction. Toni Machado was acknowledged as "city hall mom" for guiding departments, assisting with agendas, and keeping processes moving forward. Gratitude was expressed to everyone for their

contributions and collaboration. Noted that the new year is approaching quickly and thanks were extended to all. A wish was shared for everyone to enjoy Thanksgiving with family and friends.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

9:10 A.M.

[ID 25-1086](#) HEARING to consider the adoption of the Tower District Specific Plan, the Tower District Design Standards and Guidelines, and related Environmental Impact Report (EIR), State Clearinghouse (SHC) No. 2025050309. The following applications have been filed by the Planning and Development Director and pertain to approximately 1,869 acres in the Tower District Specific Plan Area:

1. RESOLUTION - Certifying Environmental Impact Report (EIR SCH No. 2025050309), as related to the Tower District Specific Plan and Related Plan Amendments P25-03196, P25-03197, P25-03198, P25-03200 and P25-03201 and related Rezone P25-03202; (see Exhibits M, N, O and P).
 - a. ADOPT Findings of Fact as required by Public Resources Code Section 21081(A) and CEQA Guidelines Section 15091;
 - b. APPROVE Mitigation Monitoring Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and,
 - c. ADOPT 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 Tower District Specific Plan, the Tower District Specific Plan Design Standards and Guidelines, and related Plan Amendments and Rezones.
2. BILL (for Introduction and Adoption) - Approving Plan Amendment Application P25-03196 to repeal the 1991 Tower District Specific Plan (Exhibit Q)
3. BILL (for Introduction and Adoption) - Approving Plan Amendment Application P25-03197 to repeal the Tower District Design Guidelines (2005) (Exhibit R)
4. ***RESOLUTION - to Adopt the Tower District Specific Plan (Plan Amendment Application No. P25-03198) (Exhibit B), including the revisions set forth in Exhibit D (Subject to Mayor's veto)
5. ***RESOLUTION - Approving Plan Amendment No P25-03201, to Adopt the Tower District Design Standards and Guidelines (Exhibit C), including the revisions set forth in Exhibit D (Subject to Mayor's veto)
6. RESOLUTION - Updating the Land Use Map (Figure LU-1) of the Fresno General Plan and incorporating the Tower District Specific Plan (Plan Amendment P25-03200)

7. BILL (for Introduction and Adoption) - Approving Rezone Application P25-03202 to amend the Official Zoning Map to rezone approximately 138 acres of property within the Tower District Specific Plan area to be consistent with the adopted Specific Plan Planned land use Map and expand the Apartment House Overlay District (Exhibit H), including the zoning-related revisions set forth in Exhibit D
8. RESOLUTION - Authorizing the Planning and Development Department Director or her designee to update the text, policies, maps, tables and exhibits contained in the Tower District Specific Plan, the Tower District Design Standards and Guidelines, and the Fresno General Plan to reflect the final action taken by the Council, to the extent that such updates are necessary to maintain consistency (Exhibit W).

The above item was called to order at 10:35 A.M. and was presented to Council by Planning Manager Pagoulatos. Upon call, the following members of the public addressed Council: Soledad Freeman, Kiel Lopez Schmidt, Chris Johnson, German Quinonez, Brooke Payton, and Elliot Bailey. Public comment closed at 11:20 A.M.

Council discussion was held.

RESOLUTION 2025-326 ADOPTED

BILL B-50 INTRODUCED / ORDINANCE 2025-50 ADOPTED

BILL B-51 INTRODUCED / ORDINANCE 2025-51 ADOPTED

RESOLUTION 2025-327 ADOPTED

RESOLUTION 2025-328 ADOPTED

RESOLUTION 2025-329 ADOPTED

BILL B-52 INTRODUCED / ORDINANCE 2025-52 ADOPTED

RESOLUTION 2025-330 ADOPTED

Prior to the start of the hearing City Clerk Stermer announced several councilmembers had a conflict with this item, and a random drawing would take place so one of the conflicted councilmembers could participate in the vote.

Councilmember Perea recused due to owning and living within the confines of the Tower District specific.

Vice President Arias recused due to living within the boundaries of the Tower Specific Plan.

Council President Karbassi recused due to owning property within the plan

area.

Councilmember Esparza noted a conflict due to owning property and live within the boundaries. He also won the drawing to participate in this item.

Councilmember Esparza motioned to approve staff's recommendation in full; specifically, the proposed plan, the proposed land use changes, and the entire package of five items that were presented.

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

Aye: 4 - Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

Recused: 3 - Council President Karbassi, Vice President Arias and Councilmember Perea

9:15 A.M.

[ID 25-1565](#) PUBLIC MEETING to allow public testimony concerning the proposed renewal of the Fresno-Clovis Tourism Business Improvement District.

The above item was called to order at 2:02 A.M. and was presented to Council by. Upon call, no members of the public addressed Council. Public comment closed at 2:05 P.M.

Testimony received. Council discussion was held.

9:20 A.M. (REMOVED FROM THE AGENDA)

[ID 25-1489](#) HEARING to Consider Annexation Application No. P21-05778; Pre-zone Application No. P21-05870; Development Permit Application No. P23-00149; and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 for ±80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues (Council District 3)

1. ADOPT - Mitigated Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City

of Fresno.

3. BILL - (for Introduction and Adoption) - Approving Pre-zone Application No. P21-05870, requesting authorization to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district (±51.72 acres) to the City of Fresno IH (*Heavy Industrial*) zone district (±15.95 acres) and ; and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*) zone district (±35.77 acres).
4. APPROVE - Development Permit Application No. P23-00149, requesting authorization to construct a long-term regional facility for the purpose of providing less-than-truckload freight services, subject to compliance with the Conditions of Approval dated June 18, 2025, and contingent upon approval of Annexation No. P21-05778, Pre-zone Application No. P21-05870 and the related environmental assessment.

REMOVED AS NOTED

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: Joseon, Dennis Nard, Tom Griffen, Debbie Nard, Alfred Luis Aldrete, Allison Smith, Ryan Sherman, Pedro Martinez, and Kikki Rodriguez.

Vice President Arias motioned to approve the consent calendar with a revision to Item 2-X (ID25-1561) with the downtown loop corridor amended to encompass the area from H Street and the Divisadero to Echo Avenue, between De Pizarro and Vermont.

APPROVAL OF THE CONSENT CALENDAR

On motion of Councilmember Maxwell, seconded by Councilmember Perea, 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 25-1509](#) Approval of the Regular and Special Meeting Minutes for October 30, 2025

APPROVED ON CONSENT CALENDAR

2.-B. [ID 25-1571](#)

Actions pertaining to the amendment of various ordinances:

1. BILL - (For Introduction) - Amending Chapter 9 Article 31 Section 9-3104 of the Fresno Municipal Code, relating unlawful possession and abandonment of carts
2. BILL - (For Introduction) - Amending Chapter 9 Article 25 Section 9-2507 of the Fresno Municipal Code relating to exposure of minors to tobacco products
3. BILL - (For Introduction) - Amending Sections 10-2101 of the Fresno Municipal Code relating to the prohibition of camping in public places
4. BILL - (For Introduction) -Adding Chapter 9, Article 37 of the Fresno Municipal Code, Relating to unauthorized possession and use of a City, an Authorized Cart/Bin Collection Agent, or Authorized Roll-Off Collector owned trash containers
5. BILL - (For Introduction) - Adding Chapter 9, Article 38 of the Fresno Municipal Code, Relating to criminal prosecution of wage theft

During approval of the agenda, City Clerk Stermer announced this item was tabled to December 4, 2025, by City Attorney's Office.

TABLED

2.-C. [ID 25-1456](#)

Actions pertaining to the Grant Agreement with Marjaree Mason Center to support the Domestic Violence Crisis Response Team

1. Adopt a finding of Categorical Exemption per Staff determination, pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines
2. Approve a Grant Agreement with the Marjaree Mason Center allocating \$300,000 to support the Center's Domestic Violence Crisis Response Team Services

APPROVED ON CONSENT CALENDAR**2.-E. [ID 25-1536](#)**

Actions pertaining to the North Fulton Parking Structure Project (Council District 3):

1. Adopt a Consistency Determination for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, confirming that the North Fulton Parking Structure is consistent with and supported by the Environmental Impact Report prepared for the Downtown Neighborhoods Community Plan, Fulton Corridor Specific Plan, and Downtown Development Code;
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 North Fulton Parking

Structure Project in an amount not to exceed \$35,323,776, bringing the total contract amount to \$37,278,435.

APPROVED ON CONSENT CALENDAR

- 2.-F. [ID 25-1533](#) Actions pertaining to the disposition of City owned, undeveloped portions of right of way situated at the eastern intersection of Tuolumne Street and Fulton Street, and the southern intersection of Tuolumne Street and Van Ness Avenue (Council District 3):
1. RESOLUTION - Adopt the attached Resolution of Intent Number 1161-D to vacate two portions of City-owned right of way located at the eastern intersection of Tuolumne Street and Fulton Street, and the southern intersection of Tuolumne Street and Van Ness Avenue;
 2. ***RESOLUTION - Adopt the attached Resolution declaring two portions of City-owned right of way, totaling approximately 0.64-acre (27,900 square feet), located at the eastern intersection of Tuolumne Street and Fulton Street, and the southern intersection of Tuolumne Street and Van Ness Avenue to be exempt surplus land (Council District 3) (Subject to Mayor's Veto);
 3. Approve the execution of the Agreement for Purchase and Sale of Real Property and Escrow Instructions for the sale of two portions of City-owned right of way, totaling a combined 0.64-acre (27,900 square feet), located at the eastern intersection of Tuolumne Street and Fulton Street, and the southern intersection of Tuolumne Street and Van Ness Avenue;
 4. Set the required public hearing at 9:10 a.m. on December 18, 2025.

RESOLUTION 1161-D ADOPTED

RESOLUTION 2025-331 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-G. [ID 25-1562](#) ***RESOLUTION - Adopting the 22nd Amendment to the Annual Appropriation Resolution No. 2025-179 appropriating \$5,600 for the Local Immigrant Integration and Inclusion Grant Program from the State of California Governor's Office of Business and Economic Development (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

RESOLUTION 2025-332 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-H. [ID 25-1542](#) Award a Contract to TargetSolution Learning, LLC d.b.a. Vector Solutions for the Learning Management System (LMS) Software Solicitation for five years in a total amount not to exceed \$164,750 (Bid File 12501076)

APPROVED ON CONSENT CALENDAR

- 2.-I. [ID 25-1561](#) Approve the Award of a Cooperative Purchase Agreement to AMS.Net/MGT for Cisco FLEX licensing, maintenance, and support services for the City's phone system in the annual amount of \$161,630.64 and authorize the Chief Information Officer or designee to execute the agreement. The total contract value over five years will be \$808,153.20. This agreement is in accordance with Administrative Order 3-1 and the Merced County FOCUS Agreement 2021092 (FOCUS)

APPROVED ON CONSENT CALENDAR

- 2.-M. [ID 25-1491](#) Award a Service Contract to Lone Star Blower Inc., a Texas corporation, to provide maintenance and reconditioning services for six KA66SV-GL400 Turblex Blowers at the Fresno-Clovis Regional Wastewater Reclamation Facility for an amount not to exceed \$154,950, and authorize the Director of Public Utilities, or designee, to sign the agreement on behalf of the City of Fresno (Bid File 12502017). (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-N. [ID 25-1534](#) Actions pertaining to Hadronex, Inc., dba SmartCover Systems, to provide access to a web-based remote monitoring dashboard, remote calibration support, and warranty coverage of all system parts for City-owned SmartCover units (Citywide):
1. Affirm the City Manager's determination that Hadronex, Inc., dba SmartCover Systems, is uniquely qualified;
 2. Award a service agreement with Hadronex, Inc., dba SmartCover Systems, in the total fee amount not to exceed \$120,290 for a three-year term, for access to a web-based remote monitoring dashboard, remote calibration support, and warranty coverage of all system parts for City-owned SmartCover units;
 3. Authorize the Interim Director of Public Utilities or their designee to execute a service agreement with Hadronex, Inc., dba SmartCover Systems, in the total fee amount not to exceed \$120,290 for a three-year term.

APPROVED ON CONSENT CALENDAR

- 2.-P. [ID 25-1510](#) Active Transportation Advisory Committee (ATAC) Biannual Report (April 2025 through September 2025) (Citywide)

APPROVED ON CONSENT CALENDAR

- 2.-Q. [ID 25-1523](#) ***RESOLUTION - Authorizing the Submission of a Sustainable Transportation Planning Grant Application to the California 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 (Citywide) (Subject to Mayor's Veto).

RESOLUTION 2025-334 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-R. [ID 25-1552](#) ***RESOLUTION - Adopting the 27th Amendment to the Annual Appropriation Resolution (AAR) No. 2025-179 to appropriate \$11,500 in developer contributions for the acquisition of right-of-way for public street and public utility easements for the Final Map of Tract No 6379 at the northwest corner of South Peach Avenue and East Florence Avenue. (Council District 5) (Requires Five affirmative votes) (Subject to Mayor's Veto)

RESOLUTION 2025-335 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-S. [ID 25-1531](#) Award an Architect and Engineering Contract to Provost & Pritchard Engineering Group, Inc. to be in effect upon approval through December 31, 2030, in an amount not to exceed \$219,623.21, for full design services for eighty (80) Fresno Area Express (FAX) Standard Bus Stops Phases E-H for construction to remediate Americans with Disability Act (ADA) deficiencies (Bid File #12600127)

APPROVED ON CONSENT CALENDAR

- 2.-T. [ID 25-1507](#) Actions pertaining to a Sole Source Agreement for the purchase of compressed natural gas:
1. Approve an agreement with Trillium Transportation Fuels, LLC, dba Love's Alternative Energy for an amount not to exceed \$35,000,000 for up to five years
 2. ***RESOLUTION - Adopt a resolution authorizing an exception to formal bidding procedures and award the sole source agreement with Trillium Transportations Fuels, LLC DBA Love's Alternative Energy for up to five years to purchase compressed natural gas (subject to mayor's veto)
 3. Authorize the City Manager or designee to execute the agreement and all related documents

RESOLUTION 2025-336 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-U. [ID 25-1454](#) Award a two-year contract, with options for three one-year extensions, to Eppler Towing & Recovery (Eppler), for towing services for the FAX bus fleet, in the amount of \$335,500 for the initial two-year base term. Service and product costs for the option years will adjust in accordance

with the relevant Consumer Price Index (CPI), with a total for all five years not to exceed \$1,100,000. (Bid File 12600085)

APPROVED ON CONSENT CALENDAR

- 2.-V. [ID 25-1363](#) Actions pertaining to the Department of Transportation Fresno Area Express (FAX) Bus Maintenance Facility HVAC and Roof Replacement project (Bid File No. 12501683):
1. Adopt Environment Assessment No. P25-1363, dated October 1, 2025, a determination that the proposed project qualifies for categorical exemption as set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15301/Class 1 and Section 15302/Class 2, of the State of California CEQA Guidelines.
 2. Approve a Construction Contract in the amount of \$5,104,862 with Katch Environmental, for construction services to implement the Department of Transportation Fresno Area Express (FAX) Bus Maintenance Facility HVAC and Roof Replacement project.
 3. Authorize the City Manager or designee to sign and execute all related documents.

APPROVED ON CONSENT CALENDAR

- 2.-W. [ID 25-1579](#) Approve the reappointment of Chuck Riojas and Chris Zeitz to the Fresno Regional Workforce Development Board for a term ending November 1, 2027

APPROVED ON CONSENT CALENDAR

- 2.-X. [ID 25-1567](#) RESOLUTION - Repealing Resolution 2025-099 and Approving Three Corridors for Thirty Percent Engineering with Modifications to the Downtown Loop Corridor

Vice President Arias motioned to approve the resolution with the Downtown Loop corridor amended to encompass the area from H Street and Divisadero to Echo between Divisadero to Belmont.

RESOLUTION 2025-337 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-Y. [ID 25-1583](#) ***RESOLUTION - Directing City Manager to Terminate Agreement with Campbell Strategy & Advocacy LLC (Subject to Mayor's Veto)

During approval of the agenda, City Clerk Stermer announced this was tabled with no return by Vice President Arias.

TABLED

- 2.-Z. [ID 25-1556](#) BILL B-46 (For Reintroduction) - Amending Sidewalk Vending Ordinance, sections 10-2603 and 10-2606, amending the citation structure

During approval of the Consent Calendar, Councilmembers Karbassi, Richardson, and Esparza reregistered a NO vote for the above item. As such, this item was approved 4-3 by the following vote:

*Aye: 4 - Perea, Arias, Maxwell, Vang
No: 3 - Karbassi, Richardson, Esparza*

BILL B46- REINTRODUCED AND LAID OVER

APPROVED ON CONSENT CALENDAR

- 2.-AA. [ID 25-1568](#) BILL - (For Introduction) Adding Chapter 10 of Article 28 of the Fresno Municipal Code, relating to the regulation of the sale and distribution of kratom products within the City limits

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*

BILL B-54 INTRODUCED AND LAID OVER

APPROVED ON CONSENT CALENDAR

CONTESTED CONSENT CALENDAR

- 2.-D. [ID 25-1547](#) Actions pertaining to the acquisition of fee title interest of portions of two parcels to benefit the H Street Parking Structure Project: (Council District 3)
1. Adopt a finding that the acquisition of portions of Assessor's Parcel Numbers 467-040-20S and 467-040-22S is exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption in that it can be seen with certainty that there is no possibility the proposed changes will have a significant effect on the environment pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines;
 2. Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to acquire fee title interest of a

combined 2.39-acre (104,029.60 square feet) portion of Assessor's Parcel Numbers 467-040-20S and 467-040-22S, owned by Fresno Sports & Events Partners LLC, a Colorado limited liability company and Fresno Sports & Events LLC, a Colorado limited liability company, for an amount of \$3,862,000.

Vice President Aras moved the above item to Contested Consent to discuss the acquisition of the parcels.

Council discussion was held.

APPROVED

On motion of Vice President Arias, seconded by Councilmember Maxwell, that the above Action Item be APPROVED. 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.-J.** [ID 25-1566](#) Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, repealing Section 15-1106, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 and adding Section 15-2742.5 of the Fresno Municipal Code, relating to additional standards.
1. ADOPTION of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.
 2. ***BILL B-23 (Reintroduced as Amended November 6, 2025) (For Adoption), repealing Section 15-1106, amending Sections 15-1302, 15-4907, 15-5102, 15-6702, 15-6802 and adding Section 15-2742.5 of the Fresno Municipal Code relating to additional standards (Subject to Mayor's Veto)

Councilmember Esparza moved the above item to Contested Consent to ask for the opportunity to split the bills into the ministerial and non-ministerial items.

Council discussion was held.

ORDINANCE 2025-23 ADOPTED

During approval of the Consent Calendar, Councilmember Richardson reregistered a NO vote for the above item, but was absent during the vote.

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

Aye: 6 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang and Councilmember Esparza

Absent: 1 - Councilmember Richardson

- 2.-K.** [ID 25-1519](#) ***RESOLUTION - Adopt the Thirteenth Amendment to the FY 2026 Salary Resolution No. 2025-177 amending Exhibit 12, Unit 12, Board and Commission Member, by adding the new classification of Building Standards Appeals Board Member and the respective stipend of \$100 Per Meeting Attended, not to exceed \$200 per month, effective October 16, 2025. (Subject to Mayor's Veto)

Council President Karbassi moved the above item to Contested Consent, and had all questions answered prior to the item being heard.

There was no Council discussion.

RESOLUTION 2025-333 ADOPTED

On motion of Council President Karbassi, seconded by Vice President Arias, 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.-L.** [ID 25-1554](#) Actions pertaining to the Sixth Amendment to the Services Agreement with Orange Avenue Disposal Company:
1. Adopt a finding of Categorical Exemption, per staff determination, dated November 20, 2025, pursuant to Section 15301/Class1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines;
 2. 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).

Vice President Aras moved the above item to Contested Consent to discuss the agreement.

Council discussion was held.

APPROVED

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

Aye: 6 - Council President Karbassi, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

No: 1 - Vice President Arias

- 2.-O.** [ID 25-1496](#) BILL - (For Introduction) Amending the Uncodified Ordinance to adopt changes and additions to the official list of designated special speed zones for various streets within the City of Fresno pursuant to Section 14-1501 of the Fresno Municipal Code (Citywide)

Council President Karbassi moved the above item to Contested Consent, and had all questions answered prior to the item being heard.

There was no Council discussion.

APPROVED

BILL B-53 INTRODUCED AND LAID OVER

On motion of Council President Karbassi, 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

3. GENERAL ADMINISTRATION

- 3.-A.** [ID 25-1578](#) WORKSHOP - SEDA Business Park Alternative

The above item was presented to Council by Planning & Development

Director Clark.

Council discussion was held.

Presented

UNSCHEDULED COMMUNICATION

Upon call, the following members of the public addressed the Council with unscheduled communication: Dez Martinez, Joe Sanders, and Amy Ronhar.

4. CITY COUNCIL

4.-A. [ID 25-1570](#) WORKSHOP - Downtown Fresno Partnership Annual Presentation

The above item was presented to Council by Elliott Balch President & CEO of the Downtown Fresno Partnership.

Council discussion was held.

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 3:47 P.M

5.-A. [ID 25-1564](#)

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, 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 25-1590](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1):
Stacie Szatmari v. City of Fresno, Fresno County Superior Court Case
No. 23CECG02688

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

DISCUSSED

- 5.-C. [ID 25-1582](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Government Code Section 54956.9, subdivision (d)(4): 1 potential case

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

DISCUSSED

- 5.-D. [ID 25-1592](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Government Code Section 54956.9, subdivision (d)(4): 1 potential case

NOT DISCUSSED

- 5.-E. [ID 25-1581](#) 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 Mike Karbassi.
Unrepresented Employee: City Clerk

The above item was discussed in closed session. During open session, Council President Karbassi announced: Today in close session the City Council voted unanimously to appoint Amy Aller as interim City Clerk. Ms. Aller currently serves as a Special Assistant City Attorney. Previously, she served as a Deputy District Attorney and Deputy County Council. She attended Fresno State where she obtained a degree in Political Science and she also holds a law degree from Georgetown University, and we thank Ms. Aller for taking on this role.

DISCUSSED

ADJOURNMENT

The Council meeting adjourned from open session at 5:44 P.M. in memory Kimberlee Jean Autry.

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