



# City of Fresno

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

## Meeting Minutes City Council

***President - Mike Karbassi***

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

***Councilmembers:***

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

***Nick Richardson, Nelson Esparza***

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

***City Attorney - Andrew Janz***

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

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**Thursday, August 28, 2025**

**9:00 AM**

**Council Chambers**

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### **Regular Meeting**

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

9:15 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 Pastor Linear Akines from Harvest Connection Church

*Pastor Linear Akines gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Richardson led the Pledge of Allegiance.*

### **APPROVE AGENDA**

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

*The September 11, 2025, City Council meeting will begin at 10:00 A.M.*

*The start time is noted on the current agenda under the 2025 City Council*

*Meeting Schedule.*

*The Upcoming Scheduled Council Hearings and Matters section of the agenda states that the hearing to Consider Environmental Assessment No. P21-00989 for approximately 3.7 acres of property located on the northeast corner of West Herndon and North Prospect Avenues will be heard on September 11, 2025, at 9:20. AM, however, the hearing has not yet been noticed and will be heard on a later date. The Planning and Development Department will publish a public hearing notice once a date certain has been determined.*

*One of the webpages listing City Council meeting dates had incorrect information for October. The webpage has been updated to correctly reflect meeting dates on the 16th and 30th of October.*

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

*2-C (ID 25-1144) regarding the land lease and license agreement with the Department of Air Force for Fresno Air National Guard Base (CANG) at Fresno Yosemite International Airport – moved to contested consent by Councilmember Richardson and Vice President Arias*

*2-K (ID 25-1092) regarding the addition of notice of funding availability to the list of procurement methods included in the regulated communications ordinance - moved to contested consent by Vice President Arias*

*2-Q (ID 25-1015) regarding authorizing application to and participation in the Prohousing Designation Program - moved to contested consent by Vice President Arias*

*2-Y (ID 25-1102) regarding annexing Assessor's parcel no. 458-121-20 as annexation no. 66 to the City of Fresno Community Facilities District No. 9 - moved to contested consent by Vice President Arias*

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

**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

## **CEREMONIAL PRESENTATIONS**

[ID 25-815](#) Fresno Animal Center presents "Pet of the Month"

*PRESENTED*

[ID 25-1173](#) Proclamation of "John Gliatta Day"

*PRESENTED*

[ID 25-1112](#) Proclamation of "All American Award Winner Me'Kala James"

*PRESENTED*

[ID 25-1146](#) Proclamation of "California Fresh Farmers Market Association - River Park Farmers Market"

*PRESENTED*

## **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Maxwell Reports and Comments. Welcomed Celeste Guirola as District 4's new Community Engagement Director, highlighting her experience and upcoming involvement in holiday events like Operation Gobble. Announced a ribbon-cutting event at Vision View, a business incubator supporting predominantly black and minority owned businesses, especially women entrepreneurs. Thanked Lynisha Senegal and Kina McFadden for their contributions to small business development in District 4. Acknowledged the success of a Beautify Fresno cleanup near Pyle Elementary School, where 81 volunteers collected more than 700 pounds of trash. Announced the office participated in Fresno State's Welcome Week, engaging students with coffee and information about city internships and job opportunities. Expressed condolences for the passing of Dr. Joseph Castro, recognizing his significant impact on Fresno State and the broader community, and requested that the meeting be adjourned in memory of Dr. Castro and the children killed in the Annunciation Catholic School shooting.*

*Councilmember Vang Reports and Comments. Announced more than 100 backpacks were distributed to students, in collaboration with Familias en*

*Acción, during an event at Sequoia Middle School. Discussed meeting with constituents near Armstrong Avenue and Kings Canyon Road to discuss mail theft and student safety at intersections. Attended a ribbon-cutting ceremony and toured the Central California Food Bank, noting their annual distribution of approximately \$125 million in food, with a significant portion benefiting Fresno residents. Celebrated the 10th anniversary of Birrieria El Taco Solito and encouraged community support for the local business. Announced a meeting coordinated by District 5 to discuss activation delays for the traffic signal at Church and Fowler avenues - the signal is now expected to be operational within the next two weeks. Addressed the non-operational traffic signal at César Chávez Boulevard and 10th Avenue, clarifying that school districts, not the city, were responsible for building the infrastructure. Wished all students in District 5's three school districts, Fresno Unified, Sanger Unified, and Clovis Unified, a safe and successful 2025–2026 school year.*

*Councilmember Richardson Reports and Comments. Congratulated Supri Coffee & Boba on their ribbon-cutting event held on August 15, 2025, at the northwest corner of Copper and Maple avenues. Thanked Valley Oak Elementary for the opportunity to serve as a crossing guard on the first day of school. Acknowledged the Northeast Policing District for their recent efforts and quick response addressing business concerns along Blackstone Avenue. Announced Public Works landscaping on Bond Street had begun and that median work on Nees Avenue between Fresno and First streets would start soon. Highlighted strong attendance at recent quarterly town hall and announced the next would be held the second week of September at Valley Oak Elementary School.*

*Councilmember Esparza Reports and Comments. Thanked the Fresno Center for hosting a backpack and laptop giveaway event and recognized AT&T for its investment in local students, emphasizing the importance of closing the digital divide. Acknowledged the transformative impact of technology on education and expressed appreciation for all community partners involved in supporting student success. Recognized Steven Lewis as the new CEO of Fresno Economic Opportunities Commission, highlighting his experience and dedication to equity and community empowerment. Announced his attendance at a University of California (UC)*

*alumni event that celebrated the impact of UC education and thanked the UC Office of the President for continued investment in the region.*

*Vice President Arias Reports and Comments. Announced the Fiestas Patrias event was scheduled for September 14, 2025, in downtown Fresno, and would begin with a parade and feature local vendors. Thanked Caltrans for installing freeway signage recognizing César Chávez Boulevard, which began appearing last week. Announced a ribbon-cutting ceremony for the new cricket field at the Regional Sports Complex on September 4, 2025. Announced the groundbreaking of the pickleball courts at Roeding Park would take place on September 24, 2025. Expressed appreciation to the PARCS Department and Capital Projects team for keeping district construction projects on schedule. Invited the new Central Unified School District Superintendent, Dr. Mark Marshall, to introduce himself.*

*Council President Karbassi Reports and Comments. Remembered Dr. Joseph Castro, former Fresno State President and California State University chancellor, for his dedication to student success at Fresno State. Discussed the Annunciation Catholic School shooting and commented on the lack of compromise at the federal level that prevents reasonable reforms on numerous issues. Thanked Councilmember Perea for collaborating on a letter to the immigration court in support of Sam "Psalm" Behpoor, a local resident facing detention - he highlighted his contributions to the community and advocated for his continued presence in the U.S.*

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

*Mayor Dyer Reports and Comments. Provided an update on Measure "C", noting that, despite some media coverage, progress was being made through weekly facilitation team meetings and steering committee sessions and funding categories and subcategories were approved for recommendation to the Council of Governments (COG). Stated that allocation discussions will continue on September 11, 2025, with final recommendations expected by September 18, 2025, followed by implementation guidelines and COG review. Acknowledged challenges in the process but expressed optimism about moving forward. Emphasized the importance of protecting and expanding public transit services, especially for residents without access to personal vehicles. Reaffirmed support for*

*improving road conditions and reducing deferred maintenance across the city.*

*City Manager White Reports and Comments. Announced the Draft Environmental Impact Report (EIR), Specific Plan, and Design Standards for the Tower District Specific Plan Update have been released for a 45-day public comment period. Reminded the public the annual Greek Fest event was scheduled for September 19 thru 21 and encouraged attendees to check the official website for updated event hours.*

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

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

[ID 25-1103](#) HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District Number 11, Annexation Number 158 (Final Tract Map Number 6246) (Located on the north side of North Alicante Drive and North Faldo Lane) (Council District 6)

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 158 (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 2025-2026 and Future Tax Years Within and Relating to Community Facilities District No. 11, Annexation No. 158 (Subject to Mayor's Veto)

*The above item was called to order at 10:35 A.M. and was presented to Council by. Upon call, the following members of the public addressed Council: Public comment closed at 10:35 A.M.*

*There was no Council discussion*

**RESOLUTION 2025-236 ADOPTED**

**RESOLUTION 2025-237 ADOPTED**

**RESOLUTION 2025-238 ADOPTED**

**BILL B-35 INTRODUCED AND ADOPTED AS ORDINANCE 2025-35**

**On motion of Councilmember Richardson, seconded by**

**Councilmember Esparza, that the above Action Item be ADOPTED.**

**The motion carried by the following vote:**

**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

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

**ID 25-965**

HEARING for consideration of Text Amendment Application No. P25-00974 and related Environmental Finding for Environmental Assessment No. P25-00974, amending Table 15-1102 and Section 15-2728 of the Fresno Municipal Code, related to Drive-In and Drive-Through Facilities in Mixed-Use Districts.

1. ADOPTION of a finding set forth in Environmental Assessment No. P25-00974, that Text Amendment Application No. P25-00974 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).
2. Bill (for introduction) - Text Amendment Application No. P25-00974, to amend Table 15-1102 and Section 15-2728 of the Fresno Municipal Code (FMC), relating to existing establishments with drive-through facilities that are required to relocate as a result of a taking by eminent domain.

*The above item was called to order at 10:36 A.M. and was presented to Council by Planning Manager Siegrist. Upon call, no members of the public addressed Council. Public comment closed at 11:51 A.M.*

*Council discussion included: Tower District exclusions to the proposed changes; allowing more flexibility through adjustments to the drive-through distance rules; staff recommendation to eliminate that parcels be tied to eminent domain and allow for any public work of improvement; suggestions to apply the exceptions citywide; that original restrictions were based on environmental concerns less relevant due to cleaner transit and increased electric vehicle use; a lack of evidence of accidents or congestion linked to drive-throughs near Bus Rapid Transit Stations (BRT); the possibility of utilizing physical barriers or plants to mitigate safety concerns; how the amendment encourages investment and job creation; development permit costs; the possibility of including Punjabi and Hmong translated public hearing notices; support from Districts 1 and 7 Project Review Committees; drive-through impacts to mixed-use zones; the benefits of zoning consistency and uniform regulations across BRT corridors over piecemeal exemptions, and; potentially expanding the one-mile relocation buffer to*

*include areas like Manchester Center with existing transit access.*

**BILL B-36 INTRODUCED AND LAID OVER**

*Councilmember Perea motioned to approve the text amendment as presented, with the staff-recommended amendment to broaden eligibility from only projects impacted by eminent domain to include all projects required to relocate due to a public work of improvement.*

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

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

**No:** 1 - Karbassi

**10:00 A.M.**

[ID 25-1129](#) Appearance by Tyrone Roderick Williams regarding "Fresno Housing Projects" (District 3 Resident)

*APPEARED*

**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: Pedro Martinez (2-Q), and Brandi N. (2-S, 2-Q).*

**APPROVAL OF THE CONSENT CALENDAR**

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

**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

**2.-A.** [ID 25-1152](#) Approval of the Minutes for August 14, 2025, Regular Meeting

**APPROVED ON CONSENT CALENDAR**

**2.-B.** [ID 25-1126](#) Actions related to the Lease Agreement with Flight Café, LLC a California Limited Liability Company inside the Administration/Terminal Building at Fresno Chandler Executive Airport (FCH). (Council District 3)



1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 (Existing Facilities), under of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approve the Lease Agreement with Flight Line Café, LLC., a California Limited Liability Company (Lessee), at FCH inside the Administration/Terminal Building for a term of three (3) years, with the Ending Date of May 31, 2028. The minimum amount of potential revenue generated by this Lease is approximately \$8,400 (in monthly land rent) per year, in addition to annual rent adjustments based on the Consumer Price Index (starting on June 1, 2026) with a maximum of 2%, and the implementation of percentage rent with a rate of eight and one-half percent (8.5%) fee, during Year 2 of this Lease, and ten percent (10%) fee, during Year 3 of this Lease, for its total monthly Gross Receipts (which refers to the total amount of monies earned by Lessee before deduction of any expenses, in its operations at FCH). The minimum total anticipated revenue during the life of this Lease is approximately \$25,200, including annual Consumer Price Index rental adjustments with a maximum of 2%, plus eight and one-half percent (8.5%) fee, during Year 2, and ten percent (10%) fee, during Year 3, Lessee's monthly gross revenues from all its operations at FCH. (Council District 3)

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

- 2.-D. [ID 25-1073](#) Actions pertaining to the First Amendment for the Capital Projects Department's On-Call Consultant Service Agreements for professional engineering design services on City of Fresno water, wastewater, and recycled water capital improvement projects (Citywide):
1. Approve the First Amendment to the On-Call Consultant Services Agreement with AECOM Technical Services, Inc., of Fresno, California, increasing the maximum amount payable for all Task Orders by an amount not to exceed \$2,000,000.00, for a total maximum Agreement value of \$3,000,000.00;
  2. Approve the First Amendment to the On-Call Consultant Services Agreement with Blair, Church, & Flynn Consulting Engineers, Inc., of Clovis, California, increasing the maximum amount payable for all Task Orders by an amount not to exceed \$2,000,000.00, for a total maximum Agreement value of \$3,000,000.00;
  3. Approve the First Amendment to the On-Call Consultant Services Agreement with Carollo Engineers, Inc., of Fresno, California, increasing the maximum amount payable for all Task Orders by an amount not to exceed \$2,000,000.00, for a total maximum Agreement value of \$3,000,000.00;
  4. Approve the First Amendment to the On-Call Consultant Services Agreement with Michael K. Nunley & Associates, Inc., of Fresno, California, increasing the maximum amount payable for all Task

Orders by an amount not to exceed \$2,000,000.00, for a total maximum Agreement value of \$3,000,000.00;

5. Approve the First Amendment to the On-Call Consultant Services Agreement with Provost & Pritchard Consulting Group, of Clovis, California, increasing the maximum amount payable for all Task Orders by an amount not to exceed \$2,000,000.00, for a total maximum Agreement value of \$3,000,000.00.

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

- 2.-E. [ID 25-1120](#) Approve Design-Build Contract Amendment No. 1 to the Progressive Design-Build Agreement with Bomel Construction Company Inc. of Irvine, California to increase the design fee by an amount not to exceed \$341,890.00, for a total revised contract value not to exceed \$1,954,659.00, and increase contingency by an amount not to exceed \$35,000.00, for a total revised contingency amount not to exceed \$195,000.00 for the North Fulton Parking Structure Project. (Council District 3)

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

- 2.-F. [ID 25-1132](#) \*\*\*RESOLUTION - Finding Good Cause and Clear and Convincing Benefit to the public pursuant to Fresno Municipal Code Section 4-204 relating to the disposition of real surplus properties located at the corner of Brix Avenue and Swift Avenue, east of Cornelia Avenue (Requires 5 Affirmative Votes) (Subject to Mayor's Veto). (Council District 1)

#### **RESOLUTION 2025-239 ADOPTED**

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

- 2.-G. [ID 25-1109](#) Approve Contract Change Order No. 01 with Katch Environmental Incorporated dba Katch General of Fresno, California in the amount of \$203,438.20 with fourteen additional working days for the Garage 9 Renovation Project - Project ID HG00020. (Bid File 12500982) (Council District 3)

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

- 2.-H. [ID 25-1111](#) Approve Contract Change Order No. 02 with West Valley Construction Company, Incorporated, of Fresno, California in the amount of \$0.00 with seventy-seven additional working days for the Calwa Townsite Phase II Water Main Replacement Project bound by Orange, Church, Cedar and Jensen Avenues - Project ID WC00005. (Bid File 12401802) (Council District 5 and Fresno County)

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

- 2.-I. [ID 25-1113](#) Approve the Second Amendment to the Consultant Services Agreement with Michael K. Nunley & Associates, Inc., of Fresno, California, to increase the total contract by an amount not to exceed \$126,754.00, paid on a time and materials basis with an additional contingency amount not to exceed \$19,013.00, for a revised total contract amount not to exceed \$229,277.00, and a revised contingency amount not to exceed \$34,392.00, and to extend the term of the Agreement to December 31, 2027, for the Design of Booster Pump Replacements at Pump Stations 89A, 150, and 176 Project. (Council District 6)

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 25-1148](#) Actions pertaining to the City of Fresno Pave More Now - Bid Package A Project (Bid File No. 12600087) at various locations (Citywide):
1. Adopt Environmental Assessment No. CP00017, dated August 19, 2025, a determination that the proposed project qualifies for categorical exemption as set forth in the California Environmental Quality Act (CEQA) Guidelines, Sections 15301/Class 1 and 15302/Class 2;
  2. Award a Construction Contract in the amount of \$5,723,199 to Cal Valley Construction, Inc. of Fresno, CA, as the lowest responsive and responsible bidder for pavement construction relating to the City of Fresno "Pave More Now" - Bid Package A Project (Bid File No. 12600087).

**APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 25-1123](#) Approve the award of a Cooperative Purchase Agreement to Quinn Company of Fresno, California, for the purchase of one Caterpillar 430 backhoe in the amount of \$181,707 for the Department of Public Works, Street Maintenance Division

**APPROVED ON CONSENT CALENDAR**

- 2.-M. [ID 25-1125](#) Approve an Amendment to the existing Enterprise Agreement for a three-year extension with Environmental Systems Research Institute, Inc. (Esri), for GIS licensing and services, in the amount of \$1,791,000.

**APPROVED ON CONSENT CALENDAR**

- 2.-N. [ID 25-1142](#) \*\*\*RESOLUTION - Adopting the 8th Amendment to the Annual Appropriation Resolution No. 2025-179 Appropriating \$5,700 for Costs Associated with the Fiscal Year 2026 Senior Hot Meals Program (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

*RESOLUTION 2025-240 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-O. [ID 25-1134](#) \*\*\*RESOLUTION - Adopt the Fifth Amendment to the FY 2026 Salary Resolution No. 2025-177 amending Exhibit 13-1, Unit 13, Exempt Supervisory and Professional (CFPEA), by adding the new classification of Cybersecurity Specialist and the respective salary step plan range of \$9,105 - \$11,070 monthly, effective September 8, 2025; and amending Section 14, Professional Certificate and License Pay, to include Doctor of Veterinary Medicine license, effective September 1, 2025 (Subject to Mayor's Veto)

*RESOLUTION 2025-241 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-P. [ID 25-1013](#) Approve a service agreement with Poverello House (Poverello) to provide homeless street outreach and diversion services through October 17, 2025 to October 16, 2026, in the total amount of \$382,000 funded with Homeless Housing, Assistance, and Prevention (HHAP) program. (Bid File 12501983).

**APPROVED ON CONSENT CALENDAR**

- 2.-R. [ID 25-1061](#) Actions pertaining to the City-owned 10.27 acre property located at the southwest corner of S. Willow Avenue and E. Byrd Avenue (APN: 481-110-42T) (City Council District 5):
1. \*\*\*RESOLUTION - Revoking the declaration of Assessor's Parcel Number (APN) 481-110-42T, as exempt surplus land (Subject to Mayor's Veto)
  2. \*\*\*RESOLUTION - Declaring the vacant 10.24-acre of Assessor's Parcel Number (APN) 481-110-42T to be surplus and directing staff to comply with the Surplus Land Act (Subject to Mayor's Veto)

*RESOLUTION 2025-243 ADOPTED*

*RESOLUTION 2025-244 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-S. [ID 25-1097](#) \*\*\*RESOLUTION - Adopt a Resolution in support of a contribution of City funds in the amount of \$6,000,000 and a contribution of three City-owned parcels along the Parkway Drive Corridor to Cesar Chavez Foundation for the development of the Parkview Apartments affordable rental housing project, and authorizing the City Manager, or designee, to execute all necessary documents on behalf of the City (Subject to Mayor's Veto) (Council District 3)

*RESOLUTION 2025-235 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-T. [ID 25-4](#) Actions pertaining to the acquisition, demolition, and future construction of up to 100 new mixed-use affordable housing units at 937- 945 F St and 942 Fagan Alley, APN 467-074-02, a 12,568 square foot mixed-use commercial and residential building (Project). (City Council District 3)
1. Adopt the Mitigated Negative Declaration prepared by SWCA Environmental Consultants dated July 9, 2025 for the Project pursuant to California Environmental Quality Act (CEQA) Guidelines.
  2. Approve the Purchase and Sale Agreement with Wilson Wong, Yolanda Wong, and Stephanie Wong for an amount of \$503,000.

**APPROVED ON CONSENT CALENDAR**

- 2.-U. [ID 25-1143](#) Approve the FY 25 Annual Participation Agreement for the Federal Equitable Sharing Agreement and Certification Program for the disposition \$132,505.44 in funds, including interest, forfeited in connection with a crime and authorize the City Manager and the Chief of Police to execute related documents, effective through June 30, 2026

**APPROVED ON CONSENT CALENDAR**

- 2.-V. [ID 25-1127](#) Approve the Second Amendment to the Consultant Services Agreement with Akel Engineering Group, Inc., to extend the term of the Consultant Services Agreement by 366 calendar days to June 30, 2026 to complete the project and to allocate \$50,000 from the total approved contingency amount of \$64,000, and to increase the contract amount by \$29,492 for a total contract amount of \$737,492 for the professional engineering services for the Sanitary Sewer Master Plan; and authorize the Director of Public Utilities, or designee, to sign the Second Amendment on behalf of the City of Fresno. (Citywide)

**APPROVED ON CONSENT CALENDAR**

- 2.-W. [ID 25-1128](#) Approve the Second Amendment to the Consultant Services Agreement with AECOM Technical Services, Inc., to extend the Agreement to June 30, 2027, with no additional funding, and authorize the Director of Public Utilities, or designee, to execute the Second Amendment to the Consultant Services Agreement. (Council Districts 2 and 6)

**APPROVED ON CONSENT CALENDAR**

- 2.-X. [ID 25-1100](#) \*\*\*RESOLUTION - Authorizing the Public Works Director to execute an Operating Agreement with the San Joaquin River Conservancy for the San Joaquin River Parkway (Council District 2 and 6) (Subject to Mayor's Veto).

*RESOLUTION 2025-245 ADOPTED***APPROVED ON CONSENT CALENDAR**

- 2.-Z. [ID 25-1106](#) \*\*\*RESOLUTION - Adopting the 4th Amendment to the Annual Appropriation Resolution No. 2025-179 to appropriate \$200,000 for Highway Litter Control Services in the Public Works Department. (Citywide) (Requires 5 Votes) (Subject to Mayor's Veto)

*RESOLUTION 2025-247 ADOPTED***APPROVED ON CONSENT CALENDAR**

- 2.-AA. [ID 25-1110](#) RESOLUTION - Approving the Final Map of Tract No. 6246, and 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 Alicante Drive west of Willow Avenue (Council District 6)

*RESOLUTION 2025-248 ADOPTED***APPROVED ON CONSENT CALENDAR****CONTESTED CONSENT CALENDAR**

- 2.-C. [ID 25-1144](#) Actions related to the Land Lease and License Agreement with the Department of Air Force for Fresno Air National Guard Base (CANG) at Fresno Yosemite International Airport. The total anticipated revenue is nominal for the forty (40) year term of the Agreement. (Council District 4)
1. Adopt a finding of Exemption pursuant to Section 15061(b)(3) (Common Sense) and Class 1/Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines; and
  2. Approve the new Land Lease Agreement to Department of Air Force for Fresno Air National Guard Base (CANG) for a lease term of forty years with an annual nominal revenue of \$3.00. (Council District 4)

*Councilmember Richardson and Vice President Arias moved the above item to Contested Consent for clarification on the lease agreement with the Air Force.*

*Council discussion included: confirmation the lease was a nominal fee agreement established nationally, and not a revenue-generating lease like those with traditional tenants; whether the City was pursuing federal funding or grants, given that the federal government will significantly benefit from the runway and terminal improvements at the airport; whether the current*

*joint-use agreement amount of approximately \$280,000 annually was fixed or subject to increase with the new runway improvements; confirmation the agreement had been under negotiation for three years and whether new conditions had been imposed on the federal government during that time; whether the City has imposed any local values or unrelated conditions, such as DEI requirements or event mandates, on the federal government as part of the lease, and; confirmation the lease was voluntary and not legally required to be entered into by the City.*

**APPROVED**

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

**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

- 2.-K.** [ID 25-1092](#) Actions pertaining to the addition of Notice of Funding Availability to the list of procurement methods included in the Regulated Communications ordinance:
1. BILL - (For Introduction) Amending Sections 4-603, 4-604, 4-605, 4-607, and 4-608 of the Fresno Municipal Code, relating to Regulated Communications in the City Procurement Process

*Vice President Arias moved the above item to Contested Consent to amendment the item.*

*There was no Council discussion.*

*Vice President Arias motioned to introduce the item with an amendment to the regulated communication ordinance, allowing elected officials to communicate with bidders and proposers after the administration has determined a recommendation and the city council agenda has been published.*

**BILL B-37 INTRODUCED AS AMENDED AND LAID OVER**

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



**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

- 2.-Q.** [ID 25-1015](#) \*\*\*RESOLUTION - Authorizing Application to and Participation in the Prohousing Designation Program (Subject to Mayor's Veto)

*Vice President Arias moved the above item to Contested Consent for the status of the pro-housing designation.*

*Council discussion included: status of pro-housing designation requirements; update on the completion of the 31 required items to regain the city's pro-housing designation, and when a response was expected; clarification on Pro-Housing point system used for pro-housing designation, including how many points are needed to qualify and whether specific policy actions earn points individually or collectively; confirmation on whether the City was currently in a strong position to receive the pro-housing designation or if additional Council action was necessary to secure it, and; clarification on the implementation of the new application and updated point system for the pro-housing designation.*

**RESOLUTION 2025-242 ADOPTED**

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

**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

- 2.-Y.** [ID 25-1102](#) RESOLUTION - Of Intention to Annex the Territory Known as Assessor's Parcel No. 458-121-20 as Annexation No. 66 to the City of Fresno Community Facilities District No. 9 and to Authorize the Levy of Special Taxes; and setting the Public Hearing for Thursday, October 16, 2025, at 9:10 am (Located on the southwest corner of North Delno Avenue and West Belmont Avenue). (Council District 3)

*Vice President Arias moved the above item to Contested Consent to clarify the name of the applicant was Robert Golden, the sole proprietor of the LLC referenced in the disclosure included in the packet.*

**RESOLUTION 2025-246 ADOPTED**



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

**Aye:** 7 - Karbassi, Arias, Perea, Maxwell, Vang, Richardson and Esparza

### **3. GENERAL ADMINISTRATION**

#### **UNSCHEDULED COMMUNICATION**

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

[ID 25-1200](#) Public Comment Received

### **4. CITY COUNCIL**

#### **5. CLOSED SESSION**

*During open session, Chief Assistant City Attorney Collet announced each of the items that would be discussed in closed session.*

*Council withdrew to closed session at 1:40 P.M.*

##### **5.-A. [ID 25-1162](#)**

CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

City Negotiators: Anthony Garcia; Sumeet Malhi

Employee Organization(s): 1. International Union of Operating Engineers, Stationary Engineers, Local 39 (Local 39); 2. Fresno City Employees Association (FCEA); 3. Fresno Police Officers Association (FPOA Basic), Unit 4; 4. International Association of Firefighters, Local 202, Unit 5 (Fire Basic); 5. Amalgamated Transit Union, Local 1027 (ATU); 6. International Brotherhood of Electrical Workers, Local 100 (IBEW); 7. Fresno Police Officers Association (FPOA Management); 8. International Association of Firefighters, Local 202, Unit 10 (Fire Management); 9. City of Fresno Professional Employees Association (CFPEA); 10. City of Fresno Management Employees Association (CFMEA). 11. Employee Organization(s): Unrepresented Employees in Unit 2 (Non-Represented Management and Confidential Classes): Airport Public Safety Manager, Assistant City Attorney, Assistant City Manager, Assistant Controller, Assistant Director, Assistant Director of Personnel Services, Assistant Director of Public Utilities, Assistant Director of Public Works, Assistant Police Chief, Assistant Retirement Administrator, Background Investigator,

Budget Analyst, Budget Manager, Chief Assistant City Attorney, Chief Information Officer, Chief Labor Negotiator, Chief of Staff to Councilmember, Chief of Staff to the Mayor, City Attorney (City Negotiator, Council President Karbassi), City Attorney Investigator, City Clerk (City Negotiator, Council President Karbassi), City Engineer, City Manager (City Negotiator, Mayor Dyer), Community Coordinator, Community Outreach Specialist, Controller, Council Assistant, Deputy City Attorney II, Deputy City Attorney III, Deputy City Manager, Director, Director of Aviation, Director of Development, Director of Personnel Services, Director of Public Utilities, Director of Transportation, Economic Development Coordinator, Economic Development Director, Executive Assistant to Department Director, Executive Assistant to the City Attorney, Executive Assistant to the City Council, Executive Assistant to the City Manager, Executive Assistant to the Mayor, Fire Chief, Governmental Affairs Manager, Human Resources Manager, Independent Reviewer, Internal Auditor, Investment Officer, Management Analyst II, Payroll Accountant, Payroll Manager, Police Chief, Principal Budget Analyst, Principal Internal Auditor, Principal Labor Relations Analyst, Project Liaison/Program Administrator, Public Affairs Officer, Public Works Director, Retirement Administrator, Retirement Benefits Manager, Retirement Office Manager, Senior Budget Analyst, Senior City Attorney Investigator, Senior Deputy City Attorney I, Senior Deputy City Attorney II, Senior Deputy City Attorney III, Senior Human Resources/Risk Analyst, Senior Law Clerk, Supervising Deputy City Attorney, Veterinarian

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

**DISCUSSED**

**5.-B. [ID 25-1107](#)**

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
California Smoke Shops Association v. City of Fresno, et al;  
United States District Court, Eastern District of California Case Number:  
1:25-cv-00590-KES-HBK;

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

**DISCUSSED**

**5.-C. [ID 25-1161](#)**

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code Section 54956.9, subdivision (d)(2)  
Significant exposure to litigation: 1 potential case

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

*DISCUSSED*

- 5.-D.** [ID 25-1175](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Government Code Section 54956.9, subdivision (d)(4): 1 potential case

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

*DISCUSSED*

## **ADJOURNMENT**

*The Council meeting adjourned from closed session at 3:47 P.M. in memory of Dr. Joseph Castro, and the children killed in the Annunciation Catholic School shooting.*

**The above minutes were approved by unanimous vote of the City Council during the September 11, 2025, regular meeting.**