



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, June 26, 2025

9:00 AM

Council Chambers

Regular Meeting / Continued Budget Hearings

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

9:08 A.M. ROLL CALL

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

Invocation by Dr. Ghia Xiong, Director of The Fresno Center's Living Well Center

City Manager White 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

Councilmember Vang Recused himself from the 9:35 A.M. Hearing (ID 25-869).

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

2-E (ID 25-851) regarding contract change order no. 3 in the amount of \$13,554.81, with twenty-one additional working days for revisions to retaining wall improvements with Avison Construction Company – was moved to contested consent by Vice President Arias.

2-M (ID 25-42) regarding the City Studios affordable housing development located at 3876 North Blackstone Avenue - was moved to contested consent by Vice President Arias.

2-O (ID 25-798) regarding the HOME Investment Partnerships Agreement for the Dakota Apartments project to be located at 3787 N. Blackstone Avenue - was moved to contested consent by Vice President Arias.

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

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

CEREMONIAL PRESENTATIONS

[ID 25-814](#) Fresno Animal Center presents “Pet of the Month”

PRESENTED

[ID 25-850](#) Proclamation for “Republic Services Recycler of the Year Awards”

PRESENTED

[ID 25-883](#) Proclamation for “Diane Carbray”

PRESENTED

[ID 25-859](#) Presentation of the Central California American Planning Association’s 2025 Awards

PRESENTED

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Esparza Reports and Comments. Announced the grand opening of a new El Super supermarket in the former Sears at Manchester Center, and thanked El Super for investing in District 7. Thanked Planning

staff for their support in the project's approval process. Announced a partnership with Jackson CDC for a mural restoration project scheduled for Saturday (Tulare & Cedar), across from Roosevelt High School.

Councilmember Richardson Reports and Comments. Announced participation alongside City Council staff and over 50 uniformed military volunteers in distributing approximately 550 American flags to city residents. Noted that non-city residents who requested flags would be directed to contact their local municipalities about adopting similar programs. Announced upcoming participation in the Freedom Run at Woodward Park on July 4th. Announced that all 16 East Rotary pickleball courts were scheduled to open within two weeks. Issued a public challenge to County Supervisor Bredefeld for the inaugural game.

Vice President Arias Reports and Comments. Reported that all city pools and splash parks located within the district are now officially open to the public. Reported a significant reduction in federal and state funding for homelessness services, with no general fund investment by the City. Warned of anticipated increases in the unhoused population and potential service and shelter closures. Emphasized the need for future coordination and alignment of efforts to address homelessness. Issued a message of acknowledgment to advocates and the unhoused community.

Council President Karbassi Reports and Comments. Thanked Public Works for their quick response to landscape maintenance issues, noting residents' appreciation. Thanked Aaron Aguirre and the PARCS Department for improvements to the softball area at Orchid Park, noting positive feedback on the new surface, and looking forward to continued park improvements at Logan Park and Orchid Park.

MAYOR/MANAGER REPORTS AND COMMENTS

There were no reports or comments from the Mayor or City Manager.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

9:10 A.M

[ID 25-864](#)

HEARING to adopt resolutions and ordinance to annex territory and levy a special tax regarding City of Fresno Community Facilities District No. 11, Annexation No. 156 (Final Tract Map No. 6387) (Located on the northeast corner of West Ashlan Avenue and North Garfield Avenue): (Council District 1)

1. ***RESOLUTION - to Annex Territory to Community Facilities

- District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 156 (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. 156 (Subject to Mayor's Veto).

The above item was called to order at 9:49 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 9:50 A.M.

There was no Council discussion.

RESOLUTION 2025-186 ADOPTED

RESOLUTION 2025-187 ADOPTED

RESOLUTION 2025-188 ADOPTED

BILL B-27 INTRODUCED / ORDINANCE 2025-27 ADOPTED

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

9:15 A.M.

ID 25-872

HEARING to adopt Resolutions and Ordinance to annex territory and levy a Special Tax regarding City of Fresno Community Facilities District No. 18, Annexation No. 004 (Final Tract Map No. 6387) (Located on the northeast corner of West Ashlan Avenue and North Garfield Avenue): (Council District 1)

1. ***RESOLUTION - to Annex Territory to Community Facilities District No. 18 and Authorizing the Levy of a Special Tax for Annexation No. 004 (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. 18, Annexation No. 004. (Subject to Mayor's Veto)

The above item was called to order at 9:51 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 9:51 A.M.

There was no Council discussion.

RESOLUTION 2025-189 ADOPTED

RESOLUTION 2025-190 ADOPTED

RESOLUTION 2025-191 ADOPTED

BILL B-28 INTRODUCED / ORDINANCE 2025-28 ADOPTED

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 - Arias, Perea, Maxwell, Vang, Richardson and Esparza

No: 1 - Karbassi

9:20 A.M.

ID 25-874

HEARING to adopt Resolutions and Ordinance to annex territory and levy a Special Tax regarding City of Fresno Community Facilities District No. 18, Annexation No. 005 (Final Tract Map No. 6414) (Located on the northwest corner of West Dakota Avenue and North Hayes Avenue): (Council District 1)

1. ***RESOLUTION - to Annex Territory to Community Facilities District No. 18 and Authorizing the Levy of a Special Tax for Annexation No. 005 (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. 18, Annexation No. 005 (Subject to Mayor's Veto).

The above item was called to order at 9:51 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 9:51 A.M.

There was no Council discussion.

RESOLUTION 2025-192 ADOPTED

RESOLUTION 2025-193 ADOPTED

RESOLUTION 2025-194 ADOPTED

BILL B-29 INTRODUCED / ORDINANCE 2025-29 ADOPTED

On motion of Councilmember Perea, seconded by Councilmember Richardson, 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

9:25 A.M.

[ID 25-876](#)

HEARING to Adopt Resolutions and Ordinance to Annex Territory and Levy a Special Tax regarding City of Fresno Community Facilities District No. 11, Annexation No. 157 (Final Tract Map No. 6449) (Located on the northeast corner of West Dayton Avenue and North Bryan Avenue): (Council District 1)

1. ***RESOLUTION - to Annex Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 157 (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. 157. (Subject to Mayor's Veto)

The above item was called to order at 9:52 A.M. and there was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 9:53 A.M.

There was no Council discussion.

RESOLUTION 2025-195 ADOPTED

RESOLUTION 2025-196 ADOPTED

RESOLUTION 2025-197 ADOPTED

BILL B-30 INTRODUCED / ORDINANCE 2025-30 ADOPTED

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

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

9:30 A.M.

[ID 25-885](#) HEARING to consider the proposed Annual Assessment for the City of Fresno Landscaping and Lighting Maintenance District No. 1: (Citywide)

1. ***RESOLUTION - Confirming the diagram and assessment and levy of annual assessment, 2025-2026, for Landscaping and Lighting District No. 1. (Subject to Mayor's Veto)

The above item was called to order at 9:53 A.M. and was presented to Council by Director Mozier. Upon call, no members of the public addressed Council. Public comment closed at 9:55 A.M.

There was no Council discussion.

RESOLUTION 2025-198 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

9:35 A.M.

[ID 25-869](#) HEARING to Consider Annexation Application No. P21-05090; Pre-zone Application No. P21-05373; Vesting Tentative Tract Map No. 6376; and related Environmental Assessment No. T-6376/P21-05090/P21-05373 for approximately 39.90 acres of property located on the west side of South Armstrong Avenue, between the Southern Pacific Railroad line and East Church Avenue (Council District 5) - Planning and Development Department.

1. ADOPT - Mitigated Negative Declaration prepared for Environmental Assessment No. T-6376/P21-05090/P21-05373 dated April 25, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P21-05090 (for the California-Armstrong No. 3 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. P21-05373 proposing to pre-zone approximately

37.98 acres of property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district.

4. APPROVE - Vesting Tentative Tract Map No. 6376, proposing to subdivide approximately 37.98 acres of property into a 202-lot conventional single-family residential development, subject to compliance with the Conditions of Approval dated June 4, 2025, and contingent upon approval of Annexation No. P21-05090, Pre-zone Application No. P21-05373 and the related environmental assessment.

Councilmember Vang announced his recusal from this item due to the proximity to his primary residence. He was absent during the entirety of the discussion.

The above item was called to order at 9:55 A.M. and was presented to Council by Planning Manager Trejo. Upon call, no members of the public addressed Council. Public comment closed at 9:58 A.M.

Council discussion included: Traffic mitigation requirements and road improvements. Traffic signal installation and nexus determination. Developer obligations vs. school district responsibilities. Safe routes to school and pedestrian path construction. Open space and park inclusion in the project. School impact fees generated by the development. Reimbursement fund status and developer queue. Future development potential of adjacent parcels. Fire protection service coverage and capacity.

RESOLUTION 2025-199 ADOPTED

BILL B-31 INTRODUCED / ORDINANCE 2025-31 ADOPTED

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

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

Recused: 1 - Vang

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: Melissa Noriego.

APPROVAL OF THE CONSENT CALENDAR

On motion of Councilmember Maxwell, 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 25-919](#) Approval of the Minutes for the June 5, 2025, Budget Hearing and Special Meetings, and June 10, 2025, Budget Hearing.

APPROVED ON CONSENT CALENDAR

- 2.-B. [ID 25-891](#) Approve an agreement with Fresno Economic Opportunities Commission (EOC) allocating \$75,000 for the LGBTQ+ Resource Center providing operational cost support.

APPROVED ON CONSENT CALENDAR

- 2.-C. [ID 25-929](#) Actions pertaining to Commercial Cannabis Activity:
1. ***BILL B-26 (Introduced June 19, 2025) (For Adoption)
Amending Sections 7-1404 Through 7-1432 of the Fresno Municipal Code, relating to Cannabis Business License Tax.
(Subject to Mayor's Veto)

ORDINANCE 2025-26 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-D. [ID 25-886](#) Actions related to the First Amendment to the Support and Maintenance Agreement with Amadeus Airport IT Americas, Inc.:
1. Adopt a finding of categorical exemption pursuant to Section 15301/Class 1, and the commonsense exemption, under the California Environmental Quality Act (CEQA) Guidelines;
 2. Approve the First Amendment to the Support and Maintenance Agreement with Amadeus Airport IT Americas, Inc., for (i) the addition of Biometrics Passenger Processing for international flights to the airline common use system at FAT with an initial cost of \$66,952.82 and annual ongoing costs of \$10,559.28 and (ii) the addition of Common Use Self Service (CUSS) kiosks for ticketing and baggage tagging to the airline common use system at Fresno Yosemite International Airport with an initial fee of \$256,361.65 and annual ongoing operational costs of \$51,083.88 for the remaining term of the Support and Maintenance. The total additional costs during the remaining term of the agreement are a one-time payment of \$323,314.47, and annual costs of \$61,643.16. (Council District 4)

APPROVED ON CONSENT CALENDAR

- 2.-F. [ID 25-887](#) Actions pertaining to the Parking Garage 8 High Priority Repairs project:
1. Adopt finding a Categorical Exemption pursuant to Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines
 2. Award a construction contract to Ashron Construction and Restoration, Inc., of Galt, CA, in the amount of \$945,288.00 for the Parking Garage 8 High Priority Repairs project located at 1077 Van Ness Avenue (Bid File 12500160) (District 3)
 3. Authorize the Director of General Services or designee to sign and execute all related documents

APPROVED ON CONSENT CALENDAR

- 2.-G. [ID 25-892](#) Actions pertaining to the City of Fresno's Downtown Parking Garage 9 storefront lease with Fresno Arts Council (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 the First Amendment to the Lease Agreement between the City of Fresno and Fresno Arts Council to incorporate the adjacent 2,155 square feet of commercial space at 1249 Van Ness Avenue into the existing Lease Agreement and extend the term through December 31, 2028

APPROVED ON CONSENT CALENDAR

- 2.-H. [ID 25-871](#) Approve the first amendment to the service agreement between the City of Fresno and Fresno Metropolitan "Metro" Ministry, in an amount not to exceed \$40,000, to continue providing community garden liaison services at three City-operated community gardens through June 30, 2026 (Council Districts 3 and 5)

APPROVED ON CONSENT CALENDAR

- 2.-I. [ID 25-878](#) Actions pertaining to environmental engineering services at Maxie L. Parks Community Center:
1. Approve a Third Amendment for Consultant Services with Kleinfelder, Inc. for Environmental Engineering Services to extend the term of the agreement for no additional cost through February 28, 2026, to complete services for the Maxie L. Parks site located at 2165 South Elm Street, Fresno, CA 93706.
 2. Authorize the City Manager or designee to execute the agreement on behalf of the City of Fresno.

APPROVED ON CONSENT CALENDAR

- 2.-J. [ID 25-880](#) Actions pertaining to community violence intervention training:
1. Approve a no-cost Second Amendment to the Consultant Services Agreement (Agreement) between the City of Fresno

and The Connie Rice Institute for Urban Peace dba Urban Peace Institute (UPI) to extend the agreement through November 30, 2025 to enable project completion.

2. Authorize the City Manager or designee to execute the amendment and all related documents on behalf of the City of Fresno.

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

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

No: 1 - Karbassi

APPROVED ON CONSENT CALENDAR

- 2.-K. [ID 25-893](#) Approval of a Memorandum of Understanding (MOU) between the Fresno Madera Area Agency on Aging (FMAAA) and the City of Fresno (City) for use of two FMAAA-owned vehicles to support Senior Hot Meals program implementation (Citywide)

APPROVED ON CONSENT CALENDAR

- 2.-L. [ID 25-825](#) Actions pertaining to service agreements for One Fresno Youth Jobs Corps Program between the City of Fresno (City) and the CBOs:
1. Approve the Second Amendment to the agreement between the City and Community Media Access Collaborative (CMAC) to extend the term through October 31, 2025, and increase compensation in the total amount not to exceed \$100,700.
 2. Approve the Second Amendment to the agreement between the City and Poverello House to extend the term through October 31, 2025, and increase compensation in the total amount not to exceed \$318,480.

APPROVED ON CONSENT CALENDAR

- 2.-N. [ID 25-479](#) Approve a Service Agreement with the Housing Authority of the City of Fresno, California (Fresno Housing) to operate the following two shelters:
1. Golden State Triage Center is located at 1415 W. Olive Avenue, a shelter offering 50 units for individuals experiencing homelessness. The agreement term is from July 1, 2025, through November 15, 2025, in an amount not to exceed \$539,696.00 utilizing Homeless Housing, Assistance and Prevention (HHAP) funding. (Council District 3) (Bid File No. 12500851) and;
 2. Journey Home is located at 777 N. Parkway Drive, a shelter offering 76 units for individuals experiencing homelessness. The

agreement term is from July 1, 2025, through December 31, 2025, in the total amount of \$949,507.58 utilizing with Homeless Housing, Assistance and Prevention (HHAP) funding. (Council District 3) (Bid File No. 12500851)

APPROVED ON CONSENT CALENDAR

- 2.-P. [ID 25-847](#) ***RESOLUTION - Declaring the southwest 4.86-acre portion of Assessor's Parcel Number (APN) 506-010-14T to be surplus land and directing staff to comply with the Surplus Land Act (located at W. Herndon Ave., N. Hayes Ave., and N. Veterans Blvd.) (Council District 2) (Subject to Mayor's Veto)

RESOLUTION 2025-201 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-Q. [ID 25-877](#) Approve the First Amendment to the Service Contract with Turbo Data Systems, Inc. to increase the contract amount by \$494,954.00, for a total contract amount not to exceed \$1,003,594, utilizing funds previously approved and appropriated by the City Council.

APPROVED ON CONSENT CALENDAR

- 2.-R. [ID 25-922](#) Award a Cooperative Purchase Agreement to Haaker Equipment Company, Inc., of La Verne, California, in the amount of \$320,313.22 for the purchase of three Envirosight ROVER X Pipeline Inspection Systems for the Department of Public Utilities - Wastewater Management Division.

APPROVED ON CONSENT CALENDAR

- 2.-S. [ID 25-862](#) RESOLUTION - Approving the Final Map of Tract No. 6414, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the northwest corner of North Hayes Avenue and West Dakota Avenue. (Council District 1)

RESOLUTION 2025-202 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-T. [ID 25-896](#) Actions pertaining to the summary vacation of a portion of a public street easement on North Fresno Street, south of East McKenzie Street: (Council District 3)
1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment Number P24-02896;
 2. RESOLUTION - Approving the summary vacation of a portion of

a public street easement on North Fresno Street, south of East McKenzie Street.

RESOLUTION 2025-203 ADOPTED

APPROVED ON CONSENT CALENDAR

CONTESTED CONSENT CALENDAR

- 2.-E. [ID 25-851](#) Approve Contract Change Order No. 3 in the amount of \$13,554.81, with twenty-one additional working days for revisions to retaining wall improvements with Avison Construction Company, Incorporated of Madera, California for the Midtown Fresno Trail: McKinley Avenue Gap Closure (Midtown Trail Segment 4) Project - Project ID PW00763 (Bid File 12400950). (Council Districts 4 and 7)

Vice President Arias moved the above item to Contested Consent to discuss the change order.

Council discussion included: trail project change order and connectivity concerns; clarification on media reports and project transparency; railroad right-of-way negotiations and access challenges; cost estimates for trail connection alternatives; grant applications and funding rejections; alternative route involving tunnel construction, and; negotiations with the National Guard over adjacent land.

APPROVED

On motion of Vice President Arias, seconded by Councilmember Vang, 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.-M. [ID 25-42](#) Actions pertaining to the City Studios affordable housing development located at 3876 North Blackstone Avenue (436-260-22) (District 4):
1. ***RESOLUTION - Finding good cause and clear and convincing benefit to the public pursuant to Fresno Municipal Code Section 4-204 for the disposition of surplus real property (APN 436-260-22) for an affordable housing development (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)
 2. Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions to sell City-owned real property (APN 436-260-22) to Fresno Mission Communities, Inc., a California nonprofit public benefit corporation, and authorize the City Manager or designee to execute the Purchase and Sale

Agreement and associated Grant Deed

3. Approve the First Amendment to the Repair Services Agreement between the City of Fresno and RHCB Development, LP, a Limited Partnership to increase the compensation amount by \$14,826.00 for a total agreement amount of \$8,386,656.00 to incorporate the payment of certain City of Fresno permit fees

Vice President Arias moved the above item to Contested Consent to discuss the proposal.

Council discussion included: title transfer of city-owned motel to nonprofit; the purpose and population for permanent supportive housing; Project Homekey funding compliance; the entry process via Coordinated Entry System; Fair Housing compliance and screening criteria; rent rates and income limitations; religious or school attendance conditions; acceptance of housing choice vouchers; intended family-focused housing design, and; concerns about population mix and project integrity.

RESOLUTION 2025-200 ADOPTED

On motion of Councilmember Maxwell, seconded by Vice President Arias, 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.-O. [ID 25-798](#)** Actions pertaining to the HOME Investment Partnerships Agreement for the Dakota Apartments project to be located at 3787 N. Blackstone Avenue (District 7):

1. Approve Amendment I to HOME Investment Partnerships Agreement with Dakota Fresno, LP;
2. Approve Amendment I to HOME Investment Partnerships Promissory Note;
3. Approve Amendment I to HOME Investment Partnerships Declaration of Restrictions; and
4. Approve Amendment I to HOME Investment Partnerships Deed of Trust and Assignment of Rents

Vice President Arias moved the above item to Contested Consent for clarification of the proposed amendments.

Council discussion included: the purpose and nature of amendments; investor identification, and; clarification and concerns for the changes.

APPROVED

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

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

3. GENERAL ADMINISTRATION

UNSCHEDULED COMMUNICATION

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

4. CITY COUNCIL

5. CLOSED SESSION

During open session, City Attorney Janz announced each of the items that would be discussed in closed session.

Council withdrew to closed session at 10:33 A.M.

5.-A. [ID 25-918](#)

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 25-927](#)

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.-C. [ID 25-928](#)

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 11:37 A.M.

The above minutes were approved by unanimous vote of the City Council during the July 17, 2025, regular meeting.