



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, August 14, 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.

9:14 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

Bishop Tobiase Brookins from the Bethesda Churches 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

Invocation was given by Bishop Tobiase Brookins from the Bethesda Churches

2-A (ID 25-1096) regarding approval of the minutes. The minutes of July 17, 2025, the following sentences will be added to Contested Consent Calendar item 2-J: "Councilmember Vang motioned to approve the item as presented. The motion died for lack of a second."

2-K (ID 25-1058) regarding annexation application P25-00756. The resolution authorizing the City Manager or designee to initiate the annexation is subject to mayoral veto.

2-L (ID 25-1060) regarding annexation application P25-00757. The resolution authorizing the City Manager or designee to initiate the annexation is subject to mayoral veto.

THE FOLLOWING ITEMS WERE REMOVED FROM THE AGENDA

Proclamation (ID 25-996) regarding California Fresh Farmers Market Association River Park Farmers Market – was tabled to August 28, 2025, by Councilmember Richardson.

9:15 A.M. #2 (ID 25-1017) regarding adoption of a resolution designating a property to the Local Register of Historic Resources – was tabled to September 11, 2025, at 9:15 A.M. at the request of the property owner.

9:20 A.M. (ID 25-1026) regarding annexation application no. P21-05778; pre-zone application no. P21-05870 - was tabled to September 25, 2025, at 9:20 A.M. by staff.

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

2-B (ID 25-1105) regarding rejection of all Convention Center Management Services bids. (Bid File 12501852) - moved to Contested Consent by Vice President Arias.

2-F (ID 25-959) regarding a lease agreement with Bericon Partners, LLC for office space located at 5051-5059 East McKinley Avenue - moved to

Contested Consent by Vice President Arias.

2-R (ID 25-1074) regarding naming of the 49-Acre Park at 2155 South Peach Ave. "Southeast Fresno Sports Complex - moved to the Contested Consent by Vice President Arias.

Following approval of the agenda, Council President Karbassi, asked for reconsideration of approval of the agenda in order for Council to consider moving an item back onto the Consent Calendar. The motion to reconsider approval of the agenda was seconded by Vice President Arias and passed by unanimous vote.

Council President Karbassi motioned to keep item 2-R (ID 25-1074) on the Consent Calendar and received a second from Councilmember Richardson. The motion FAILED with 3 "ayes," 2 "nos" and 1 "abstain". The motion failed as it required 4 "aye" votes - a majority of the quorum present at the time. The votes were:

Aye: 3 - Karbassi, Richardson, Esparza

No: 2 - Arias, Maxwell

Absent: 1 - Perea

Abstain: 1 - Vang

On motion of Vice President Arias, seconded by Councilmember Esparza, the Agenda were APPROVED AS AMENDED. The motion carried by the following vote:

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

CEREMONIAL PRESENTATIONS

[ID 25-1089](#) Proclamation of "Marek Warszawski Day"

PRESENTED

[ID 25-996](#) Proclamation for "California Fresh Farmers Market Association - River Park Farmers Market"

TABLED

[ID 25-1028](#) Proclamation for "Immunization Awareness Month"

PRESENTED

COUNCILMEMBER REPORTS AND COMMENTS

Councilmember Richardson Reports and Comments. Announced District 6 had begun publishing it's "monthly recaps" in the four most prominent languages in the city and had received good feedback about the move. Discussed a successful quarterly town hall in which representatives from the Homeless Assistance Response Team (HART), Police Department, Neighborhood Watch and Planning Department were in attendance to answer questions and to help solve problems for attendees. Announced the next quarterly town hall would take place in early September and be in the northwestern part of District 6 for residents living along Friant Road.

Councilmember Maxwell Reports and Comments. Announced the PARCS Department completed upgrades to the Kerry Park Hockey Rink. Reported that District 4 helped provide more than 3,000 students with back-to-school supplies at a recent Campus Point event. Announced District 4 would be provide coffee to students during a back to school event at California State University Fresno on August 26, 2025. Announced the recent groundbreaking of the long awaited and first-ever, citywide senior center. The 35,000 square foot, \$41 million, state of the art center would host numerous activities and meal programs for senior 60 and older in the City of Fresno. Expressed gratitude to the owners of Cal Valley Construction for explaining their process after questions were raised during a previous council meeting.

Councilmember Perea Reports and Comments. Expressed gratitude to District 4 staff members for keeping the District running smooth while she was absent to be with her family - not a single call went unanswered and numerous events went off without a hitch. Discussed the passing of good friend and Airport Director, Henry Thompson - he will be greatly missed and his spirit will remain alive in the city.

Councilmember Vang Reports and Comments. Announced District 5 participation in a citywide community cleanup at Fresno Pacific University.

Attended the groundbreaking of Calwa Park's renovation project. Discussed a backpack giveaway hosted by the Asian Business Institute Resource Center at Sunnyside High School. Participated in the Caesar Chavez repaving project from Cedar to Chestnut avenues. Attended a press conference and ribbon cutting ceremony for a new bus route along Church Avenue connecting southwest and southeast Fresno - a great benefit for students at Sanger West High and Edison High. Announced the agenda included a proposed name for the new 49-acre park in District 5. Discussed an educational and enlightening tour of a Producers Dairy milk processing facility. Attended the National Night Out event hosted by the East Fresno Boys and Girls Club with food provided by District 5 and cooking provided by Police Department staff. Discussed his tour of the Golden Charter Academy and the importance of the School Liaison Subcommittee which held a joint meeting with the representatives of the State Center Community College District and numerous school districts that overlap with the City of Fresno. Thanked the sponsors and volunteers and District 4 staff for making it possible to give away 900 backpacks at Balderas and Ayer elementary schools.

Councilmember Esparza Reports and Comments. Announced a successful annual Beat the Heat event at Romain Park, which included food, activities, resources and 350 backpack and supplies given away to students. Thanked the Fresno Police Officers Association for grilling food, and the Iron Workers Union Local 155 for helping distribute backpacks. Joined the groundbreaking for Fresno's new senior center in District 4. Thanked Council Members Vang and Richardson for joining the School Liaison Subcommittee meeting. Thanked the Mayor, the Beautify Fresno team and volunteers for a successful clean up day at Manchester Center.

Vice President Arias Reports and Comments. Thanked the City Manager and Capital Projects Department staff for their work on Broadway Parque completion and grand opening in the Tower District. Congratulated the High-Speed Rail for reopening Tulare Street with the Cesar Chavez underpass and Fresno Street next up for completion to reconnect Chinatown and Downtown. Thanked Self Help Enterprises for closing escrow on a mobile home park and thanked the council and administration for investing millions of dollars to acquire the property. Spoke of the genuine

connections made by the late Airport Director, Henry Thompson and looked forward to recognizing him in the new airport wing upon its completion.

Council President Karbassi Reports and Comments. Thanked Cal Valley Construction for meeting with him and thanked the company for the work done in the city and for being a union contractor. Requested to adjourn in memory of Helen Caprioglio, the mother of a former Councilmember, and Carl Johnson. Mr. Johnson was a Pinedale resident and homicide victim. Announced a suspect was currently being arraigned in relation to the homicide and the Fresno Police Department was recognized for their quick work for the family of Mr. Johnson. The Fresno Police Department and medical staff were recognized for their response to a recent shooting of a three-year-old child. Thanked James Verros and Department of Public Utilities for quickly responding to a garbage service incident in Northwest Fresno. Thanked Scott Mozier, Jill Aiello, Brian Russell and the Public Works team for discussing District 2 priorities and projects including Fig Garden Loop traffic improvements.

MAYOR/MANAGER REPORTS AND COMMENTS

Mayor Dyer Reports and Comments. Thanked the council for their prayers and thoughts for Henry Thompson and appreciated Vice President Arias for attending the funeral along with 20 city employees. Discussed a recently community cleanup which saw 1,147 volunteers clean up 12,740 pounds of trash from 57 locations. Provided an update on Measure C, expressing optimism about its progress and the decisions made by the Fresno County Transportation Authority (FCTA). Announced the Governor's budget included \$100 million in previously deferred money for the City of Fresno for downtown projects. Attended the senior center groundbreaking and discussed the \$41 million investment into the community. Announced Rivian Automotive Inc. opened a service center in Fresno, expected to bring an economic benefit of about \$23 million. Announced bus Route 29, the first east-west dedicated bus route, was opened and would serve more than 44,000 residents and 17 schools. Discussed the importance of funding public transportation in the City of Fresno.

City Manager White Reports and Comments. Thanked everyone for their kind words regarding Henry Thompson and discussed the impact he had on

the lives he touched. He was remembered as a competent, committed, and kind person who will be greatly missed. Announced the Vehicle Miles Traveled (VMT) program was released for public comment on the city website. The Environmental Impact Report (EIR) for the Vehicle Miles Traveled (VMT) program was scheduled to be considered by Council in September.

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

9:10 A.M.

[ID 25-795](#)

HEARING to consider an appeal regarding the denial of Conditional Use Permit Application No. P24-01344, requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) at an existing business located at 2717 North Hughes Avenue, between North Weber and West Princeton Avenues (Council District 1)

1. CONSIDER the Appellant's appeal of the denial of Conditional Use Permit Application No. P24-01344 requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) at an existing business.

The above item was called to order at 10:17 A.M. There was no staff presentation. Upon call, no members of the public addressed Council. Public comment closed at 10:17 A.M. Councilmember Perea noted the small business owner would be working with staff to resubmit an application in conformance with the Responsible Neighborhood Market Act. As such, her appeal was no longer needed.

APPEAL WITHDRAWN

On motion of Councilmember Perea to withdraw her appeal of the planning commission's decision to uphold the planning director's decision to deny the CUP application, seconded by Council President Karbassi, that the above Action Item be APPROVED. The motion carried by the following vote:

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

9:15 A.M. #1

[ID 25-1008](#)

HEARING to Consider Annexation Application No. P24-04526; Pre-zone Application No. P24-04527; Vesting Tentative Tract Map No. 6502; Planned Development Permit Application No. P25-00027; and related **E n v i r o n m e n t a l A s s e s s m e n t N o .** T-6502/P24-04526/P24-04527/P25-00027 for approximately 39.51 acres of property located on the north side of East McKinley Avenue, between North Temperance and North De Wolf Avenues (Council District 7) - Planning and Development Department.

1. ADOPT - Mitigated Negative Declaration prepared for Environmental Assessment No. T-6502/P24-04526/P24-04527/P25-00027 dated July 16, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P24-04526 (for the McKinley-Temperance No. 1b 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. P24-04527 proposing to pre-zone approximately 23.56 acres of the subject property from the Fresno County AE-20 (*Exclusive Agricultural*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and approximately 15.50 acres of the subject property from the Fresno County AE-20 (*Exclusive Agricultural*) zone district to the City of Fresno OS (*Open Space*) zone district.
4. APPROVE - Vesting Tentative Tract Map No. 6502 proposing to subdivide approximately 23.56 acres of property into a 119-lot single-family residential development, subject to compliance with the Conditions of Approval dated August 6, 2025, and contingent upon approval of Annexation Application No. P24-04526, Pre-zone Application No. P24-04527 and the related environmental assessment.
5. APPROVE - Planned Development Permit Application No. P25-00027 proposing to modify the RS-4 zone district development standards, for 28 of the proposed lots, to allow for private gated streets; a reduction in the minimum lot size, width, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement, subject to compliance with the Conditions of Approval dated August 6, 2025, and contingent upon approval of Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6502 and the related environmental assessment.

Councilmember Perea disclosed a conflict of interest due to income

received from consulting firm Quad Knopf. She recused herself and left the chamber for the duration of the discussion.

The above item was called to order at 10:19 A.M. and was presented to Council by Supervising Planner Holt. Upon call, the following members of the public addressed Council: Brandon De Young. Public comment closed at 10:25 A.M.

Council discussion included: The signal light at McKinley and Temperance being under construction and not part of the current project.

RESOLUTION 2025-223 ADOPTED

BILL B-34 INTRODUCED / ORDINANCE 2025-34 ADOPTED

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

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

Recused: 1 - Perea

9:15 A.M. #2

[ID 25-1017](#) HEARING to consider adoption of a resolution designating a property to the Local Register of Historic Resources.

1. RESOLUTION - Designating the Property Located at 1844 S Cherry Avenue to the Local Register of Historic Resources (Council District 3)

TABLED TO SEPTEMBER 11, 2025 at 9:15 A.M.

9:20 A.M.

[ID 25-1026](#) 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 Overly*) 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.

TABLED TO SEPTEMBER 25, 2025, at 9:20 A.M.

9:25 A.M. JOINT MEETING WITH THE FRESNO JOINT POWERS FINANCE AUTHORITY

[ID 25-1059](#) Actions pertaining to issuance and sale of Series 2025 Lease Revenue Bonds for Public Safety projects:

1. ***RESOLUTION - Approving the issuance by the Fresno Joint Powers Financing Authority of lease revenue bonds in a principal amount not to exceed an aggregate \$60 million, authorizing the execution and delivery of a master facilities lease, a master facilities sublease, a bond purchase agreement, an official statement and a continuing disclosure certificate; and authorizing execution of documents and the taking of all necessary actions relating to the financing. (City action) (Requires 5 affirmative votes) (Subject to Mayor's veto)
2. RESOLUTION of the Fresno Joint Powers Financing Authority authorizing the issuance and sale of Lease Revenue Bonds (Public Safety Projects) series 2025, authorizing the execution and delivery of a trust agreement, a master facilities lease, a master facilities sublease, a bond purchase agreement, and an official statement, and authorizing the taking of all necessary actions relating to issuance of the bonds. (Joint Powers Financing Authority action)
3. ***RESOLUTION - Authorizing the release of facilities and amendment of the Master Facilities Lease and Master Facilities

Sublease relating to the Fresno Joint Powers Authority lease revenue bonds and approving the taking of all necessary or desirable actions in connection therewith. (City action) (Requires 5 affirmative votes) (Subject to Mayor's veto)

4. RESOLUTION of the Fresno Joint Powers Financing Authority authorizing the release of facilities and amendment of the Master Facilities Lease and Master Facilities Sublease relating to the Fresno Joint Powers Authority lease revenue bonds and approving the taking of all necessary or desirable actions in connection therewith. (Joint Powers Financing Authority action)

The above item was called to order at 10:26 A.M. and was presented to Council by Controller Danisi. Upon call, no members of the public addressed Council. Public comment closed at 10:31 A.M.

Council discussion included: total cost for Fire Station 12, the 911 Dispatch Center, and the new Police Headquarters is \$47 million, including contingencies; the city applied for \$56 million in bonds to cover potential market changes and interest rate fluctuations; debt service payments will start in 2029, with lease payments for the police headquarters beginning in FY27; the estimated debt service for "pave now, pay later" is \$7.9 million, and public safety projects is \$3.9 million; approximately \$4 million in debt service will be split between the general fund and impact fees, new Police Headquarters is estimated to cost \$12 million, with a total bonding capacity of \$50 million based on market costs; the city can bond against future facilities once constructed, borrowing against the estimated lease value; the current credit rating considers proposed debts, with factors including the overall economy and emergency reserves; current 911 center, built in 1959, is moving to a new location on El Dorado with 120 employees; Fire Station 12, originally a temporary building from 1977, is moving to a new location reflecting council priorities; Police Headquarters, built in 1959, has significant issues including asbestos and HVAC problems, making it costly to repair; issuing a separate bond for tenant improvements would double the cost, so it is included in the current bond issuance; new site for the Police Headquarters was chosen for its proximity to the City Hall Annex and Courthouse, providing secure parking and space; American Rescue Plan funds were initially set aside for the Police Headquarters but were reallocated to balance the budget; 911 Dispatch Center cost \$2 million below the estimate, while the fire station cost increased due to additional needs; additional \$9 million in bonding requested for market condition

changes and interest costs, with total debt service estimated at \$3.9 million annually; lease payments for the Police Headquarters will start in July 2026, amounting to \$1.285 million annually, initially from the general fund; building was reconsidered in 2021 due to high costs, and negotiations resumed when rehabilitation costs escalated; estimated cost for HVAC, asbestos, and electrical work at the current headquarters is over \$7 million, with \$12 million for tenant improvements at the new building; projected interest rate for borrowing is 4.95% for a 30-year bond term with 26 years of payment; new building will allow the consolidation of Police operations with approximately 100 additional staff, reducing the need for other leases; and; investment in other community facilities like the Veterans Memorial Auditorium, with Measure "P" dollars not bondable but park impact fees usable.

RESOLUTION 2025-224 ADOPTED

RESOLUTION JPFA-60 ADOPTED

RESOLUTION 2025-225 ADOPTED

RESOLUTION JPFA-61 ADOPTED

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

Aye: 3 - Karbassi, Esparza, Dyer

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

10:00 A.M.

[ID 25-1012](#) Appearance by John Culwell regarding "Alternative Methods to Chicken Ordinance" (District 6 Resident)

DID NOT APPEAR

10:03 A.M.

[ID 25-1046](#) Appearance by Debbie Nard regarding "Adequate Public Notice for Text Amendment P24-00794" (District 2 Resident)

APPEARED

10:06 A.M.

[ID 25-1054](#) Appearance by Paula Moradian regarding "Prospect Apartments" (District 2 Resident)

APPEARED

10:09 A.M.

[ID 25-1065](#) Appearance by Dennis Nard regarding "Prospect Apartment Project" (District 2 Resident)

APPEARED

10:12 A.M.

[ID 25-1066](#) Appearance by Suzan Griffin regarding "Prospect Apartments" (District 2 Resident)

APPEARED

In a brief response, Council President Karbassi addressed misinformation that led members of the public to believe an item would be on the agenda when it was not. He noted agendas were published pursuant to the Brown Act and that until an agenda was published, no one could confirm the date a Council item would be heard because numerous moving parts leave many potentials for delay. He also acknowledged frustrations of people trying to engage their Councilmembers regarding a recent Council decision on proposed apartments. He had the City Attorney confirm that Councilmembers received instruction not to engage with the public on "quasi-judicial" matters such as the proposed apartments because it could show bias and lead to recusal from the matter.

10:15 A.M.

[ID 25-1067](#) Appearance by Tom Griffin regarding "Prospect Apartments" (District 2 Resident)

DID NOT 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: Ofelia Ochoa (9:20 A.M.), Amanda Galaviz (2-G), Martin Van Overbeek, Scott May (2-G), Kelly Kiefer (2-G), Rudy Montona (2-G), Terry Hirschfield (2-R), Sandra Arreoki Hernandez (2-R), Jorge Arealla (2-R), Jose Leon Barraza (2-R), Jacqueline Pearson (2-R), Alfredo Koiler (2-R), Frank Gonzales (2-R), Esther Carver (2-T), Venancio Gaona (2-R), Alan Moua (2-R), Jose Luis Barraza (2-R), Gabriel Lozano (2-R), Dez Martinez (2-R).

APPROVAL OF THE CONSENT CALENDAR

On motion of Vice President Arias, seconded by Council President Karbassi, the CONSENT CALENDAR was hereby adopted by the following vote:

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

- 2.-A.** [ID 25-1096](#) Approval of the Minutes for July 17, 2025, Regular Meeting, and July 28, 2025, Special Meeting

During approval of the agenda, City Clerk Stermer announced the minutes of July 17, 2025, the following sentences will be added to Contested Consent Calendar item 2-J: "Councilmember Vang motioned to approve the item as presented. The motion died for lack of a second."

APPROVED ON CONSENT CALENDAR

- 2.-C.** [ID 25-1093](#) Approve a Property Tax Allocation Agreement between the City of Fresno and the Fresno County Fire Protection District for a period of 10 years, effective through August 18, 2035

APPROVED ON CONSENT CALENDAR

- 2.-D.** [ID 25-1032](#) Approve Contract Change Order No. 04 in the amount of \$92,731.92, with no additional working days for overruns of various bid item quantities, additional roadway excavation for areas not included in the original contract, and the addition of sod to restore homeowners' disturbed lawns with Avison Construction, Inc. of Madera, California for the Muir Elementary Safe Routes Project - Project ID PW00893. (Bid File 12301163-12561) (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-E.** [ID 25-1034](#) Approve Contract Change Order No. 5 in the amount of \$122,470.55, with

fifty-eight (58) additional working days for additional improvements to Les Kimber Park for the installation of one monument sign, the redesign at the intersection of West Creek Village and Church Avenue, storm drain adjustments on the west side of the project, the installation of one four-inch water service and the installation of shotcrete at the play area with Avison Construction Company, Incorporated of Madera, California for the Transformative Climate Communities Park at MLK Magnet Core Project - Project ID PW00857. (Bid File 12302905) (Council District 3)

APPROVED ON CONSENT CALENDAR

2.-G. [ID 25-1056](#)

Actions pertaining to a Lease Agreement between the City of Fresno and River Park Properties III, for real property located at 2314 Mariposa Street, Fresno, CA 93721 for the Police Department as a new Headquarters (Council District 3):

1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 and Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines
2. Approve a 21-year lease agreement between the City of Fresno and River Park Properties III, a California limited partnership, to lease real property for the purpose of a new Police Department Headquarters, starting at \$0 in the first year, then \$1,285,598 annually for years two through six, subject to a 10% increase every fifth year thereafter, totaling \$29,838,618 over 21 years in rent plus operating costs

APPROVED ON CONSENT CALENDAR

2.-H. [ID 25-1071](#)

***RESOLUTION - Authorizing the City Manager or their designee to accept \$500,000 in total Grant Funds and approving the application for grant funds for the Youth Community Access Program (Citywide) (Subject to Mayor's Veto)

RESOLUTION 2025-226 ADOPTED

APPROVED ON CONSENT CALENDAR

2.-I. [ID 25-881](#)

Actions pertaining to Professional Consultant Services for National Environmental Policy Act (NEPA) Assessment and Compliance Documents (Bid File 12502412):

1. Approve the Consultant Services Agreement with SWCA, Inc. dba SWCA Environmental Consultants, in the amount not to exceed \$500,000, to provide environmental consulting services for the Community Development Division, U.S. Department of Housing and Urban Development funded projects, programs, and activities through June 30, 2030.

APPROVED ON CONSENT CALENDAR

- 2.-J. [ID 25-1003](#) ***RESOLUTION - Authorizing application for and acceptance of funding from the Permanent Local Housing Allocation (PLHA) Program of the California Housing and Community Development Department for the development of affordable multi-family and single-family housing, owner-occupied home rehabilitation, and down payment assistance to benefit low- and moderate-income persons, and authorizing the City Manager, or designee, to sign all necessary implementing documents. (Subject to Mayor's Veto)

RESOLUTION 2025-227 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-K. [ID 25-1058](#) Actions pertaining to Annexation Application No. P25-00756, relating to approximately 2.00 acres of the East Belmont and North Minnewawa Avenues right-of-way between North Dewitt and North Bush Avenues (Council District 7)
1. ADOPT - Environmental Assessment No. P25-00756 dated August 14, 2025, a finding that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).
 2. RESOLUTION - Authorizing the City Manager or designee to initiate the annexation of the "Belmont-Minnewawa Avenues Reorganization" with the Fresno Local Agency Formation Commission ("LAFCO")

During approval of the agenda, City Clerk Stermer announced the resolution was subject to mayoral veto.

RESOLUTION 2025-228 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-L. [ID 25-1060](#) Actions pertaining to Annexation Application No. P25-00757, relating to approximately 0.84 acres of the East Clinton Avenue right-of-way between North Millbrook Avenue and North Sixth Street (Council District 4)
1. ADOPT - Environmental Assessment No. P25-00757, a finding that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), dated August 14, 2025.
 2. RESOLUTION - Authorizing the City Manager or designee to initiate the annexation of the "Clinton-Millbrook Avenues Reorganization" with the Local Agency Formation Commission ("LAFCO")

During approval of the agenda, City Clerk Stermer announced the resolution was subject to mayoral veto.

RESOLUTION 2025-229 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-M. [ID 25-1069](#) Approve the Second Amendment to the Requirements Contract with Kemira Water Solutions, Inc., a Delaware corporation, to increase the not-to-exceed amount by \$1,703,279.59 and increase the total contract amount not-to-exceed \$9,721,461.39, for the fifth and final year of the Contract to purchase ferric chloride and authorize the Director of Public Utilities, or designee, to sign the second amendment on behalf of the City. Bid File 9562 (Citywide)

APPROVED ON CONSENT CALENDAR

- 2.-N. [ID 25-1033](#) Approve the Fifth Amendment to the Consultant Services Agreement with CDM Smith, Inc., of Concord, California, in the amount of \$383,798.00, to increase the total contract amount to \$2,300,691.00, and extend the term of the Agreement to January 31, 2026 for the Groundwater and Landfill Remediation Services at the City of Fresno Sanitary Landfill. (Council District 3)

APPROVED ON CONSENT CALENDAR

- 2.-O. [ID 25-1036](#) Approve the Cooperative Purchase Agreement with The Drala Project, Inc., dba The Redesign Group, for the purchase of enterprise-grade service and storage units for Supervisory Control and Data Acquisition (SCADA) System Upgrades, for an amount not to exceed \$519,302.00, through California Participating Addendum No. 7-23-70-55-01 under NASPO ValuePoint Master Agreement No. 23026 with Dell Marketing L.P.

APPROVED ON CONSENT CALENDAR

- 2.-P. [ID 25-1023](#) RESOLUTION - Of Intention to Annex the Territory Known as Assessor's Parcel No. 433-485-13 as Annexation No. 70 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, September 11, 2025, at 9:10 am. (Northwest corner of North Marty Avenue and West Shields Avenue) (Council District 1)

RESOLUTION 2025-230 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-Q. [ID 25-999](#) ***RESOLUTION - Authorizing the execution of Master Agreements, Award Agreements and Program Supplements for state-funded transit projects

related to state transportation assistance authorized and administered by The California Office of Emergency Services (Cal OES), The California State Transportation Agency (CalSTA), or The California Department of Transportation (Caltrans). (Subject to Mayor's Veto)

RESOLUTION 2025-231 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-S. [ID 25-904](#) ***RESOLUTION - Directing the City Manager to take all Steps Necessary to Conduct a Fee Analysis Detailing the Costs Associated with Administering and Enforcing a Proposed Tobacco Retail License Program and to Recommend Associated Fees for Adoption by the City Council (Subject to Mayor's Veto)

RESOLUTION 2025-233 ADOPTED

APPROVED ON CONSENT CALENDAR

- 2.-T. [ID 25-1114](#) ***RESOLUTION - Discontinuing Enforcement of the No Parking Ordinance in the Lowell Neighborhood (Subject to Mayor's Veto)

RESOLUTION 2025-234 ADOPTED

APPROVED ON CONSENT CALENDAR

CONTESTED CONSENT CALENDAR

- 2.-B. [ID 25-1105](#) Reject all bids received for Convention Center Management Services. (Bid File 12501852) (Council District 3)

Councilmember Arias moved the above item to Contested Consent for clarification on the impact of rejecting the bids.

Council discussion included: Assurance the rejection of bids would not delay upcoming shows or affect reservations at the convention center; Extension of current contract approved until the end of the year to ensure no lapse in services; Need for an additional extension if the bid process extends beyond December; current extension includes the authority for staff to extend it administratively without returning to the council; and; need to avoid a special meeting during the holiday season to approve an extension.

APPROVED

On motion of Vice President Arias, seconded by Councilmember Perea, 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.-F. [ID 25-959](#)

Actions pertaining to a Lease Agreement between the City of Fresno and Bericon Partners, LLC for office space located at 5051-5059 East McKinley Avenue (Council District 4):

1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines
2. Approve a lease agreement between the City of Fresno and Bericon Partners, LLC, a California limited liability company, to lease office space for one year with an option to extend for two additional one-year terms, starting at \$58,059 a year with a 1.5% annual increase, totaling \$176,802 over three years in rent plus the City's proportionate share of utility costs

Councilmember Arias moved the above item to Contested Consent to discuss consolidation in relation to the new Police Headquarters.

Council discussion included: current leased location's operations would not be consolidated into the new downtown police headquarters; lease is structured as one year with two optional one-year extensions; and; \$176,000 lease cost over three years would still need to be budgeted for in future years.

APPROVED

On motion of Vice President Arias, seconded by Councilmember Perea, 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.-R. [ID 25-1074](#) *RESOLUTION - Naming the 49-Acre Park at 2155 South Peach Ave. "Southeast Fresno Sports Complex" (Subject to Mayor's Veto)**

Councilmember moved the above item to Contested Consent to get clarification on the park naming process.

Council discussion included: 99 of the 110 e-mails received being in

support of the name change to "Southeast Fresno Sports Complex;" the possibility of naming of facilities inside the park in recognition of people; whether council approval is required when naming facilities; the need for clarity in ordinance to avoid future confusion and ensure proper processes are followed; acknowledgment of community members who have been instrumental in advocating for park projects; public comments and feedback, the public's role in the naming process, and the need to balance differing opinions highlight the importance of public outreach and the need for continued community involvement in the naming process; the donation and designation of the park by the federal government and its designation as a community park in the city's master plan; economic and social impact on the park is expected to host tournaments and attract visitors, boosting the local economy; previously tabling the item until the vacancy in Council District 5 was filled; the impact of elections and the tradition of deferring to the district's Councilmember for local decisions; community meetings and outreach to gather input on the park design and amenities; and; support for the council members' decision and recommendation for the park name.

RESOLUTION 2025-232 ADOPTED

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

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

No: 1 - Arias

3. GENERAL ADMINISTRATION

UNSCHEDULED COMMUNICATION

Upon call, the following members of the public addressed the Council with unscheduled communication: Linda Jason, Maria Alvarez Garcia, Brian Kelly, Larry Torres, Christopher Leal, Harmon Singh Dylan, and Dez Martinez.

4. CITY COUNCIL

- 4.-A.** [ID 25-1115](#) Update on the Disposition and Development Agreement between the City of Fresno and Uptown, LP for the Uptown Apartments housing development project

The above item was presented to Council by Uptown, L.P. President Salvador Gonzalez.

Council discussion included: context and background for the project has been ongoing for about a decade and requires multiple permits; use of property for staging area for water and sewer construction; investments by the developer with over a million dollars in soft costs to reach the permitting stage; gap financing to complete the project; transition to the 2025 building code would impact projects, requiring those that do not meet the deadline to redesign in order to comply with the new regulations; housing projects downtown that have not yet submitted building applications and would be affected by the new code; development agreement expiration date; reverter clause and performance benchmarks does not have a specific deadline but is tied to project completion; establishment of revolving loan fund the notice of availability will solicit feedback and outline the terms of the proposed revolving loan fund; interest rate terms for the proposed revolving loan fund for market-rate housing; excitement about the project and the city's leadership in investing in affordable housing, and the importance of also focusing on market-rate housing to reinvigorate the economy and generate property tax revenue, state funding and revolving loan fund to support projects like this; California building code updates goes into effect on January 1st, and projects must submit complete applications by mid-December to be reviewed under the current code; encouragement and support for the developer and the project; bridge loan interest for market-rate housing projects; support for market-rate housing for economic growth and public safety funding; expansion of project list for residential projects to include citywide projects, not just downtown; and; project processing not processed ministerially but through a planned development permit.

PRESENTED

- 4.-B.** [ID 25-1116](#) Update on the Disposition and Development Agreement between the City of Fresno and 2500 MLK, LLC., for the West Creek Village housing development

There was no presentation to Council.

Council discussion included: Request for a written memo on the status of the development agreement and whether benchmarks have been met; City's

Compliance outlined in the agreement, including investments and project approvals; Developer's Responsibility, and communication or progress; and: request for a memo outlining the city's ability to terminate the development agreement for non-performance.

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 3:58 P.M.

5.-A. [ID 25-1095](#)

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 25-1035](#) CONSULTATION WITH CHIEF OF POLICE - Government Code Section 54957(a)
Topic: Matters posing a threat to the security of public buildings and the security of essential public services, the public's right to access them, or a threat to critical infrastructure controls or critical infrastructure information relating to cybersecurity.

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

DISCUSSED

- 5.-C. [ID 25-1022](#) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
Herndon-Riverside Coalition for Responsible Community Planning v. City of Fresno, et al.
Fresno Superior Court; Case No.: 24CECG02208

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

DISCUSSED

- 5.-D. [ID 25-1099](#) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

Government Code Section 54956.9, subdivision (d)(1)
Case Name: Josephine Dwelshauvers vs. City of Fresno et al.
Fresno Superior Court Case No. 23CECG00756

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

DISCUSSED

5.-E. [ID 25-1044](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
Case Name: *Robert Chavez, Jr. v. City of Fresno, PSI, administered by Tristar Risk Management, Claim No. 1010102186-ADR-1*

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

DISCUSSED

5.-F. [ID 25-1104](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Government Code Section 54956.9, subdivision (d)(1)
City of Fresno v. Fresno Building Healthy Communities Court of Appeal Case No.: F084662; and Fresno Building Healthy Communities v. City of Fresno Court of Appeal Case No.: F084666 (PARCS Department)

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

DISCUSSED

5.-G. [ID 25-1020](#) 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

[ID 25-1151](#) Public Comment Received - Accepted by Council President

5.-H. [ID 25-1021](#) 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.

session announcements for this item.

DISCUSSED

- 5.-I. [ID 25-1117](#) 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 6:01 P.M. in memory of Helen Caprioglio, and Carl Johnson.