



# 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, October 30, 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.**

9:11 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, and Councilmember Nelson Esparza

Invocation by Pastor Michael Montano from Refinery Church

*Pastor Michael Montano gave the invocation.*

Pledge of Allegiance to the Flag

*Councilmember Maxell led the Pledge of Allegiance.*

### **APPROVE AGENDA**

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

*During the October 16, 2025, City Council meeting, the bill for the 10:00 A.M Scheduled Hearing, West Area Neighborhoods Specific Plan, was listed on the agenda as "for introduction." This was a clerical error.*

*Pursuant to part (b)2 of section 600 of Article VI of the City Charter, bills for*

*rezone are adopted on the same day they are introduced. As such, the bill was assigned Ordinance number 45 and the item does not reappear on this agenda.*

*2-B (ID 25-1485) regarding Sequoia Brewery located at 7 7 7 East Olive - the names of the new owners of J&A Mash & Barrel are Will Oliver, Scott Miller, Ian Wheeland, Joe Door, and Bill Avakian and that needed to be read into the record for Lavine Act purposes.*

*Ceremonial item (ID 25-1492) regarding Proclamation of "Honoring the Friendship of Outgoing Mayor of Münster, Germany Markus Lewe" - Mayor Dyer was added as a co-sponsor along with Council President Karbassi.*

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

*9:15 A.M. #2 (ID 25-1459) regarding the hearing to consider adoption of vehicle miles travel - tabled to November 6, 2025, at 9:15 A.M. by Council President Karbassi, Vice President Arias, and Councilmember Maxwell.*

*9:25 A.M. (ID 25-1417) regarding City-owned property located at 815 Fulton Street (APN: 468-28-23T; 0.6 Acres) and Housing Successor Agency to the Redevelopment Agency - tabled to November 6, 2025, at 9:25 A.M. by Council Vice President Arias*

*2-AA (ID 25-1444) regarding an Architect and Engineering Contract to Provost & Pritchard Engineering Group, Inc. - removed from the agenda by Council President Karbassi.*

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

*2-B (ID 25-1485) regarding the Sequoia Brewery located at 777 East Olive in the City of Fresno - was moved to contested consent by Vice President Arias*

*2-D (ID 25-1464) regarding Bill - (For Introduction) - Adding Chapter 9, Article 37 to the Fresno Municipal Code, Entitled "Tobacco Retailer*

*Ordinance” - was moved to contested consent by Councilmember Esparza.*

*2-Q (ID 25-1390) regarding the first amendment to the service agreement with Poverello House - was moved to contested consent by Council Vice President Arias*

*2-W (ID 25-1429) regarding the Encampment Delegated Maintenance Agreement - was moved to contested consent by Vice President Arias*

*2-Z (ID 25-1400) regarding the professional services contract to Flexlynqs, LLC - was moved to contested consent by Councilmember Maxwell.*

*By motion and second from Vice President Arias and Councilmember Esparza, the agenda was originally approved as amended 7-0 with Consent Calendar Item 2-AA (ID 25-1444) still on the agenda. Subsequent motions to (i) reconsider the agenda, (ii) move 2-AA (ID 25-1444) to the next agenda and, (iii) re-approve the agenda as amended, where made by Councilmember Karbassi and seconded by Councilmember Richardson. Each of the three motions were approved by a unanimous 7-0 vote.*

**On motion of Council President Karbassi, seconded by Councilmember Richardson, the AGENDA was RE-APPROVED AS AMENDED. The motion carried by the following vote:**

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

## **CEREMONIAL PRESENTATIONS**

### **Morning Ceremonials**

[ID 25-1492](#) Proclamation of “Honoring the Friendship of Outgoing Mayor of Münster, Germany Markus Lewe”

*During approval of the agenda, City Clerk Stermer announced Mayor Dyer was added as a co-sponsor along with Council President Karbassi.*

*PRESENTED*

[ID 25-1350](#) Proclamation of "Childhood Cancer Awareness"

PRESENTED

[ID 25-1354](#) Proclamation of "Central Valley Honor Flight"

PRESENTED

### Afternoon Ceremonials

[ID 25-817](#) Fresno Animal Center presents "Pet of the Month"

PRESENTED

[ID 25-1479](#) Proclamation of "Religious Freedom & Safety Day"

PRESENTED

[ID 25-1480](#) Proclamation of "Breast Cancer Awareness Month"

PRESENTED

### **COUNCILMEMBER REPORTS AND COMMENTS**

*Councilmember Richardson Reports and Comments. Expressed gratitude for the kind words about his recent wedding. Shared appreciation for participating in a "firefighter for a day" program and highlighted the challenges of firefighting. Reflected on his talk at the Negociantes Unidos breakfast which covered leadership and the intersection of business and government in Fresno. Discussed plans and community interest in building a long overdue bathroom in a park during a meeting with Copper River neighbors. Engaged in a Q&A session with residents of Nice Park Place.*

*Councilmember Vang Reports and Comments. Offered congratulations and well wishes to Councilmember Richardson on his wedding. Spoke on the United Health Center grand opening and acknowledged the importance of expanding healthcare access in Southwest Fresno and thanked those involved. Expressed appreciation for community engagement and support during a recent event at Balderis Elementary. Highlighted the opportunity to build international relationships and collaborate with delegates from Münster, Germany a Fresno Sister City. Shared participation in multiple Halloween-themed community events across District 5, emphasizing fun, safety, and outreach. Announced continued involvement in Halloween*

*festivities to support local students at Jackson and Calwa Elementary schools.*

*Councilmember Maxwell Reports and Comments. Discussed the Valley Caregiver resource event and highlighted the importance of caregiver services for individuals with dementia and chronic illnesses. Described the San Joaquin River canoe tour and emphasized the beauty and environmental significance of the river and the need to preserve it. Recognized the value of afterschool programs and raised concern about potential budget cuts when discussing the Lights On After School programs at Wishon Elementary and High Performance Academy. Praised the work of nonprofit leaders Angels of Grace and Central La Familia for supporting underserved communities and encouraged public engagement and volunteering. Celebrated a new dining establishment, Ichi Shabu at Campus Pointe, and shared a positive experience there. Promoted safe and festive Halloween activities for children, like Trunk-or-Treat, at local schools and parks across the district.*

*Councilmember Esparza Reports and Comments. Thanked residents for attending the fall town hall at Mayfair Elementary and emphasized the importance of community input in shaping city efforts. Informed residents about ongoing tree maintenance in specific neighborhoods and encouraged safety around crews. Celebrated participation in Halloween events, like Trunk-or-Treat, across schools and community centers, highlighting community engagement - noting he would dress up as Bad Bunny this year. Raised concern about potential disruptions in the SNAP food assistance program and outlined plans to work with city and nonprofit partners to address the issue.*

*Councilmember Perea Reports and Comments. Celebrated Khalsa Community Center anniversary and spoke on the centers role in providing mental health services to the Sikh community. Highlighted community engagement and resource distribution at the Pleasant Street Neighborhood Block Party. Honored Pastor Dr. Jerome Jackson for 28 years of service and his long-standing leadership and contributions to his congregation. Discussed the "Spook-tacular" Senior Bingo Night at the senior mobile home park which included entertainment and health education for seniors.*

*Spoke on pumpkin painting with Fresno High Home Tour Association. Discussed the "Boo-tify" Fresno event with District 1 business which collected more than 800 lbs of trash. Spoke on the Terrace Neighborhood meeting which facilitated dialogue between residents and city service departments, including law enforcement. Discussed an upcoming crosswalk painting event at Echo and Van Ness. Announced a Dia De Los Muertos event with partner Van Ness Village. Recognized Council President Karbassi and Councilmember Richardson for donating to a funeral for a District 1 child that had passed after being struck by a car while riding his bicycle. Urged people to be mindful of their surroundings, to always look twice and not to text or drink and drive.*

*Vice President Arias Reports and Comments. Expressed appreciation for staff organizing a well-received Day of the Dead movie night that activated a local park. Invited city officials and the public to support and attend the seasonal ice rink experience. Discussed the pending mural policy update from the City Manager which she expects to have finished in the next week or so. Voiced concerns about the Fresno Tourism District's past resource distribution and advocated for a shorter review period before final approval. Delivered a passionate critique of proposed cuts or delays to the SNAP food assistance program, emphasizing the harm to vulnerable groups including children, seniors, veterans, and working families.*

*Council President Karbassi Reports and Comments. Expressed gratitude to the Alzheimer's Association for the Walk to End Alzheimer's and emphasized the emotional impact and importance of supporting those affected by the disease. Discussed Fire Department open houses and praised the community engagement and recruitment potential of fire station events, especially for children. Highlighted new state legislation on textile recycling and the need for public awareness and workshops. Celebrated the reopening and revitalization of Sequoia Brewery as a sign of community and economic resilience. Commended individuals involved in economic development for personally investing in community infrastructure by restoring a community gym. Announced the completion of speed humps on Valentine Avenue aimed at enhancing neighborhood safety. Discussed lighting improvements at Koligian Park and recognized progress on budget priorities that extend park usability and safety for residents. Welcomed*

*delegates from Münster, Germany and emphasized the importance of showcasing Fresno's natural assets, particularly the San Joaquin River. Acknowledged the San Joaquin River Conservancy's role in improving river access and promoting environmental appreciation. Urged parents and community members to prioritize safety during Halloween festivities, especially regarding traffic and candy inspection.*

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

*Mayor Dyer Reports and Comments. Celebrated the opening of a new United Health Center and acknowledged the city's financial support for the project. Highlighted a collaborative emergency Shelter resource fair at Hope Point to provide essential documents and services to shelter residents. Praised the Lin family's latest restaurant, Ichi Shabu at Campus Pointe, and their broader contributions to Fresno's dining scene. Discussed the Fresno Metro Black Chamber Women's Symposium that supported local businesswomen and encouraged entrepreneurship in the community. Recognized the San Joaquin Valley Manufacturing Alliance Summit that promoted manufacturing and economic development. Discussed Fresno Youth Service Day with Beautify Fresno for promoting youth involvement in city beautification efforts through cleanup and graffiti removal. Announced early efforts to organize a citywide celebration for the 250th Anniversary of the United States to honor national heritage, diversity, and veterans.*

*City Manager White Reports and Comments. Noted her "Greatest Show Woman" costume symbolized the variety of activities happening in the city and expressed a desire to help ease any tension between Council and staff. Encouraged everyone to stay safe on Halloween, reminding parents and children to be cautious around traffic.*

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

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

[ID 25-1430](#) 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. 159 (Final Tract Map No. 6466) (Northeast corner of South Fordham Avenue and East Church Avenue): (Council District 5)

1. \*\*\*RESOLUTION - to Annex Territory to Community Facilities District No. 11 and Authorizing the Levy of a Special Tax for Annexation No. 159; (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. 159. (Subject to Mayor's Veto)

*The above item was called to order at 10:36 A.M. and there was no presentation to Council. Upon call, no members of the public addressed Council: Public comment closed at 10:37 A.M.*

*There was no Council discussion.*

**RESOLUTION 2025-297 ADOPTED**

**RESOLUTION 2025-298 ADOPTED**

**RESOLUTION 2025-299 ADOPTED**

**BILL B-47 INTRODUCED / ORDINANCE 2025-47 ADOPTED**

*Councilmember Vang recused due the proximity of the property to his residence.*

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

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

**Recused:** 1 - Councilmember Vang

### **9:15 A.M. #1 (REMOVED FROM AGENDA)**

[ID 25-1487](#) HEARING to consider an appeal regarding the approval of Temporary Use Permit Application No. P25-02113 and adoption of related Environmental Assessment No. P25-02621 for ± 3.44 acres of property located on the west side of North "H" Street Avenue, between North Palm and North Harrison Avenues (Council District 3) - Planning and Development Department.

1. RECOMMEND ADOPTION (to the City Council) of Environmental Assessment Application No. P25-02621, a determination that the project is exempt under Section 15332/Class 32 of the California



Environmental Quality Act (CEQA) Guidelines.

2. RECOMMEND DENIAL (to the City Council) of the appeal and UPHOLD the action of the Planning and Development Department Director approving Temporary Use Permit Application No. P25-02113 and Environmental Assessment Application No. P25-02621.

*REMOVED AS NOTED*

## **9:15 A.M. #2**

### **ID 25-1459**

HEARING to Consider adoption of the Vehicle Miles Traveled (VMT) Reduction Program and Nexus Study and Vehicle Miles Traveled Mitigation Fee; and related Environmental Impact Report SCH No. 2024091129.

1. RESOLUTION - Certifying Environmental Impact Report SCH No. 2024091129, adopting Findings of Fact as required by Public Resources Code Section 21081(A) and CEQA Guidelines, Section 15091, Approving a Mitigation Monitoring and Reporting Program as Required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, Adopting the Findings of Fact and Statement of Overriding Considerations as Required by Public Resources Code Section 21081(B) and CEQA Guidelines Section 15093, as Related to the Adoption of the Vehicle Miles Traveled Reduction Program and Nexus Study.
  - a. ADOPT the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15091; and
  - b. ADOPT the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines Section 15097; and
2. \*\*\*RESOLUTION - Adopting a Vehicle Miles Traveled Nexus Study, Reduction Program, and Capital Improvement Plan as described in the Vehicle Miles Traveled Reduction Program and Nexus Study document dated September 2025, prepared pursuant to the requirements of California Public Resources Code Section 21099, CEQA Guidelines Sections 15064.3(B), 15064.7, and 15126.4, and the Mitigation Fee Act (Subject to Mayor's Veto)
  - a. ADOPT the Nexus Study based on the Council's determination that the Vehicle Miles Reduction Program and Nexus Study was prepared in compliance with the Mitigation Fee Act and meets all requirements for a nexus study
  - b. ADOPT the Capital Improvement Plan (CIP) based on the Council's determination that the CIP was prepared pursuant to the requirements of the Mitigation Fee Act.
  - c. ADOPT the Program inclusive of the VMT Mitigation Fee based on the Council's determination that the public facilities, services, and amenities contemplated are

individually and collectively necessary to contribute to the reduction of VMT Citywide, and that the VMT Mitigation Fee is in compliance with the Mitigation Fee Act and is supported by the Nexus Study.

3. \*\*\*BILL B-43 (Introduced October 16, 2025)(For Adoption) - Adding Article 4.17 to Chapter 12 of the Fresno Municipal Code, relating to the Vehicle Miles Traveled Mitigation Fee (Subject to Mayor's Veto)
4. \*\*\*RESOLUTION - Adopting the 593rd Amendment to the Master Fee Schedule Resolution No. 80-420 to add a Vehicle Miles Traveled Mitigation Fee in the Planning Section for Planning and Development Department (Subject to Mayor's Veto)

*During approval of the agenda, City Clerk Stermer announced this item was tabled to November 6, 2025, at 9:15 A.M. by Council President Karbassi, Vice President Arias, and Councilmember Maxwell.*

**TABLED**

### **9:20 A.M. (CONTINUED TO NOVEMBER 20, 2025, AT 9:20 A.M.)**

[ID 25-1412](#) HEARING to Consider Annexation Application No. P21-05778; Pre-zone Application No. P21-05870; Development Permit Application No. P23-00149; and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 for ±80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues (Council District 3)

1. ADOPT - Mitigated Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
3. BILL - (for Introduction and Adoption) - Approving Pre-zone Application No. P21-05870, requesting authorization to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district (±51.72 acres) to the City of Fresno IH (*Heavy Industrial*) zone district ( ±15.95 acres) and ; and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*) zone district (±35.77 acres).
4. APPROVE - Development Permit Application No. P23-00149, requesting authorization to construct a long-term regional facility for the purpose of providing less-than-truckload freight services, subject

to compliance with the Conditions of Approval dated June 18, 2025, and contingent upon approval of Annexation No. P21-05778, Pre-zone Application No. P21-05870 and the related environmental assessment.

CONTINUED AS NOTED

**9:25 A.M. Joint Meeting of the City Council, The City in Its Capacity as Housing Successor to the Redevelopment Agency of the City of Fresno and The Fresno Revitalization Corporation**

[ID 25-1417](#) Actions pertaining to the City-owned property located at 815 Fulton Street (APN: 468-28-23T; 0.6 Acres) and Housing Successor Agency to the Redevelopment Agency owned properties located at 829 & 835 Fulton Street (APN(s): 468-282-05T (0.08 Acres) & 468-282-22T (0.09 Acres)), near the West corner of Fulton and Inyo (Council District 3):

1. \*\*\*RESOLUTION - Declaring property located at 815 Fulton Street (APN: 468-28-23T) to be exempt surplus land (Subject to Mayor's Veto) (City Action Only); and
2. \*\*\*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 property identified as Assessor's Parcel Number 468-28-23T (815 Fulton Street) for an affordable housing development. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto) (City Action Only); and
3. \*\*\*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 property identified as Assessor's Parcel Number(s) 468-28-05T & 468-28-22T (829 & 835 Fulton Street) for an affordable housing development. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto); and
4. Approve a Disposition and Development Agreement between the City of Fresno, the City of Fresno in its capacity as Housing Successor, and The Park Partners, LLC.

*During approval of the agenda, City Clerk Stermer announced this item was tabled to November 6, 2025, at 9:25 A.M. by Council Vice President Arias*

TABLED

**9:30 A.M.**

[ID 25-1443](#) Tax Equity and Financial Responsibility Act (TEFRA) public hearing.

1. TEFRA HEARING - To hear and consider financing and refinancing of the acquisition, rehabilitation, improvement and equipping of

multifamily rental housing (the "Project"). The new bonds will be issued by the Authority. As a jurisdiction in which the facilities are located, the Council must consider authorizing the Authority to issue the obligations for such purposes.

2. \*\*\*RESOLUTION- Approving a plan of finance of the California Municipal Finance Authority to issue and reissue revenue bonds for a qualified multifamily rental housing for the benefit of 3720 E Ventura Ave., L.P., and certain other matters relating thereto. (Subject to Mayor's Veto)

*The above item was called to order at 10:38 A.M. and there was no presentation to Council. Upon call, no members of the public addressed Council. Public comment closed at 10:39 A.M.*

*There was no Council discussion.*

#### **RESOLUTION 2025-300 ADOPTED**

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

## **2. CONSENT CALENDAR**

*Upon call, for public comment on all Consent, Contested Consent and Closed Session items, the following members of the public addressed Council: Michael Yamamura (2-D), Baolia Xong (2-D), Julio Lopez (2-D), Richard Navarro (2-D), Brandy Nuse Villegas (2-W), Pedro Martinez (2-W), Dez Martinez (2-W), and Melissa Noriega (2-W).*

#### **APPROVAL OF THE CONSENT CALENDAR**

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

- 2.-A.** [ID 25-1477](#) Approval of the Special Meeting Minutes for October 13, 2025, and Regular Meeting Minutes for October 16, 2025

**APPROVED ON CONSENT CALENDAR**

- 2.-C.** [ID 25-1452](#) Approve the First Amendment to the Exclusive Negotiating Agreement with Fresno Chaffee Zoo Corporation to extend the term of the agreement through February 28, 2026. (Council District 3)

*During approval of the Consent Calendar, Council President Karbassi registered a NO vote for the above item due the proximity of the property to his residence. 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.-E.** [ID 25-1396](#) Approve the On-Call Consultant Services Agreement with Blair, Church, & Flynn Consulting Engineers, Inc., of Clovis, California, for professional engineering design services for unspecified Fresno Yosemite International Airport (FAT) and Fresno Chandler Executive Airport (FCH) Airport Improvement Program (AIP) Funded and Non-AIP Funded Capital Projects in an amount not to exceed \$300,000 (Council District 4)

**APPROVED ON CONSENT CALENDAR**

- 2.-F.** [ID 25-1416](#) Actions pertaining to Lafayette Park Improvements Project (Bid File 12600060) (Council District 7):
1. Adopt a finding of Categorical Exemption per staff's determinations, pursuant to Section 15301/Class 1 and section 15302/Class 2 of the California Environmental Quality Act Guidelines, Environmental Assessment No. PC00354, for the Lafayette Park Improvements Project;
  2. Award a construction contract in the amount of \$469,836.58 to Rakkar Development and Construction, of Fresno, California, as the lowest responsive and responsible bidder for the Lafayette Park Improvements Project.

**APPROVED ON CONSENT CALENDAR**

- 2.-G. [ID 25-1415](#) Actions pertaining to Bigby Villa Park Improvements Project (Bid File 12600042) (Council District 3):
1. Adopt a finding of Categorical Exemption per staff's determination, pursuant to Section 15301/Class 1 and section 15302/Class 2 of the California Environmental Quality Act Guidelines, Environmental Assessment No. PC00328, for the Bigby Villa Park Improvements Project;
  2. Award a construction contract in the amount of \$629,766.17 to Rakkar Development and Construction, of Fresno, California, as the lowest responsive and responsible bidder for the Bigby Villa Park Improvements Project.

**APPROVED ON CONSENT CALENDAR**

- 2.-H. [ID 25-1405](#) Reject all bids received for the Romain Learner Pool Project. (Bid File No. 12600072) (Council District 7)

**APPROVED ON CONSENT CALENDAR**

- 2.-I. [ID 25-1406](#) Approve the substitution of listed Subcontractor, Industrial Door Company of Sacramento, California, for four-fold door installation with National Garage Door of Rancho Cordova, California for the Fire Station 12 Project - Project ID XC00050. (Bid File 125000492) (Council District 1)

**APPROVED ON CONSENT CALENDAR**

- 2.-J. [ID 25-1413](#) Approve Contract Change Order No. 03 with Avison Construction Incorporated of Madera, California in the amount of \$235,536.06 with seventeen (17) additional working days for the Chinatown Sustainable Transportation Infrastructure Project 1 and Chinatown Urban Greening Project 6. (Bid File No. 12302719) (Council District 3)

**APPROVED ON CONSENT CALENDAR**

- 2.-K. [ID 25-1414](#) Approve Contract Change Order No. 12 in the decreased amount of \$448,730.75, with no additional working days for Bid Item overruns and underruns in striping, utility adjustments, Hot Mix Asphalt Paving with Cal Valley Construction Inc. of Fresno, California for City of Fresno Paving Bid Package at Various Locations Project - Project ID SM00050. (Bid File 12402606) (Council Districts - 1, 3, 4, 5, 6 and 7).

**APPROVED ON CONSENT CALENDAR**

- 2.-L. [ID 25-1465](#) Approval of items related to the renewal of a tourism business improvement district upon verification of a sufficient number of valid petitions collected to support the renewal of the district
1. RESOLUTION- Declaring its intention to renew the Fresno-Clovis

Tourism Business Improvement District (FCTBID) and establishing the time and place of a public meeting and a public hearing thereon and giving notice thereof

2. RESOLUTION - Requesting consent of the City of Clovis to renew the FCTBID

*RESOLUTION 2025-301 ADOPTED*

*RESOLUTION 2025-302 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

**2.-M. [ID 25-1451](#)**

Approve an Agreement with the Valley Caregivers Resource Center allocating \$50,000 to support the augmentation of the Oasis Adult Day Program.

**APPROVED ON CONSENT CALENDAR**

**2.-N. [ID 25-1447](#)**

Actions related to the 2024 Assistance to Firefighters Grant (AFG) Award in the amount of \$702,728, requiring a City match of \$72,273, for funding to purchase and install Source Capture Exhaust Systems (SCES) in fire stations:

1. Adopt a finding of Categorical Exemption pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines
2. \*\*\*RESOLUTION - Authorizing the acceptance of the 2024 AFG grant and authorizing completion and submission of all required documents (Subject to Mayor's Veto)

*RESOLUTION 2025-303 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

**2.-O. [ID 25-1448](#)**

Approve Amendment Five (5) to the Software as a Service Agreement with Tyler Technologies, Inc., dated January 29, 2021, removing product modules, voiding outstanding invoices, and providing a future credit toward SaaS fees or product modules. No additional funding is requested.

**APPROVED ON CONSENT CALENDAR**

**2.-P. [ID 25-1431](#)**

\*\*\*RESOLUTION - Declaring the Clarion Pointe Emergency Shelter Motel located at 4061 N. Blackstone Avenue of Assessor's Parcel Number (APN) 434-143-06 To be surplus property and directing staff to comply with the Surplus Land Act (Council District 4) (Subject to Mayor Veto)

*RESOLUTION 2025-304 ADOPTED*

**APPROVED ON CONSENT CALENDAR**



- 2.-R. [ID 25-1317](#) Approve a Second Amendment to the Consultant Services Agreement with Dudek for professional services related to the Climate Adaptation and Environmental Justice Plan, to extend the term of the agreement to December 31, 2026

**APPROVED ON CONSENT CALENDAR**

- 2.-S. [ID 25-1316](#) Approve 11 Consultant Services Agreements for on-call California Environmental Quality Act (CEQA) professional services for Planning and Development Department CEQA projects, each not to exceed \$2,000,000:
1. SWCA, Inc. of San Luis Obispo, California
  2. CSG Consultants, Inc. of Orange, California
  3. Impact Sciences, Inc. of Los Angeles, California
  4. WSP USA, Inc. of San Diego, California
  5. Helix Environmental Planning, Inc. of La Mesa, California
  6. FCS International, Inc. of Walnut Creek, California
  7. LSA Associates, Inc. of Clovis, California
  8. Precision Civil Engineering, Inc. of Fresno, California
  9. 4 Creeks, Inc. of Visalia, California
  10. Crawford and Bowen Planning, Inc. of Visalia, California
  11. Dudek of Encinitas, California

**APPROVED ON CONSENT CALENDAR**

- 2.-T. [ID 25-1455](#) \*\*\*\*RESOLUTION - Adopting the 594th Amendment to the Master Fee Schedule Resolution No. 80-420 revising various fees for Contract Law Enforcement Services, Regional Training Center Facilities, and Public Safety Alarms in the Police Department section (Subject to Mayor's Veto)

*RESOLUTION 2025-305 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-U. [ID 25-1308](#) Actions pertaining to Affect Industries, Inc., manufacturer's representative for Duke's Root Control, Inc., as the Sole Source of Vaporooter® for sewer mainline root control (Citywide):
1. \*\*\*RESOLUTION - Resolution authorizing an exception to the formal bidding procedures and award a Sole Source Product Purchase Contract with Affect Industries, Inc.; (Subject to Mayor's Veto)
  2. Award a multi-year Sole Source Product Purchase Contract with Affect Industries, Inc., for the annual purchase of Vaporooter®, to be administered in identified sewer mainlines Citywide, in an amount not to exceed \$180,000.00 per year;
  3. Authorize the Purchasing Manager or their designee, to execute a multi-year Sole Source Product Purchase Contract with Affect Industries, Inc., for the annual purchase of Vaporooter® for three years with provisions for three one-year extensions thereafter, in an



amount not to exceed \$180,000.00 per year, totaling an estimated \$540,000.00 over three years, with provisions for three one-year extensions.

**RESOLUTION 2025-306 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-V.** [ID 25-1446](#) Actions pertaining to the Variable Frequency Drives at the Fresno - Clovis Regional Wastewater Reclamation Facility (Council District 3):

1. \*\*\*RESOLUTION - Adopt a resolution authorizing an exception to formal bidding procedures and award of a sole source purchase agreement with Rexel USA, Inc. in an amount not to exceed \$1,191,850.00; (Subject to Mayor's Veto)
2. Award the product purchase agreement to Rexel USA, Inc. for the provision and delivery of four Allen-Bradley PF755TL 800 HP ND Type 1 Variable Frequency Drives to the Fresno - Clovis Regional Wastewater Reclamation Facility in the amount not to exceed \$1,191,850.00;
3. Authorize the Interim Director of Public Utilities, or designee, to execute the product purchase agreement on behalf of the City with Rexel USA, Inc.

**RESOLUTION 2025-307 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-X.** [ID 25-1397](#) RESOLUTION - Approving the Final Map of Tract No. 6466, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the northeast corner of Church Avenue and Fordham Avenue (Council District 5)

*During approval of the Consent Calendar, Councilmember Vang recused himself from the above item due the proximity of the property to his residence. As such, this item was approved 6-1 by the following vote:*

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

*Recused: 1 - Vang*

**RESOLUTION 2025-309 ADOPTED**

**APPROVED ON CONSENT CALENDAR**

- 2.-Y. [ID 25-1348](#) RESOLUTION - Approval and implementation of the Public Transit Agency Safety Plan as required by the Federal Transit Administration, and execution of related agent forms.

*RESOLUTION 2025-310 ADOPTED*

**APPROVED ON CONSENT CALENDAR**

- 2.-AA. [ID 25-1444](#) Award an Architect and Engineering Contract to Provost & Pritchard Engineering Group, Inc. to be in effect upon approval through December 31, 2030, in an amount not to exceed \$219,623.21, for full design services for eighty (80) Fresno Area Express (FAX) Standard Bus Stops Phases E-H for construction to remediate Americans with Disability Act (ADA) deficiencies (Bid File #12600127)

*During approval of the agenda this item was tabled to November 6, 2025.*

- 2.-BB. [ID 25-1445](#) Approve the Department of Transportation/FAX 2025 Title VI Program

**APPROVED ON CONSENT CALENDAR**

- 2.-CC. [ID 25-1457](#) Approve the appointment of Diana Martinez-Cano to the Civil Service Board to a term expiring June 30, 2027. Approve the reappointments of Terry Metters Jr., Kurt Madden, Scott Miller, and Edgar Blunt to the Fresno Regional Workforce Development Board to terms expiring on November 1, 2027.

**APPROVED ON CONSENT CALENDAR**

**CONTESTED CONSENT CALENDAR**

- 2.-B. [ID 25-1485](#) Actions pertaining to the Sequoia Brewery located at 777 East Olive in the City of Fresno:
1. Ratify the Lease Assignment and Amendment Agreement between J&A Mash & Barrel, a California limited liability company, J&A Mash No More, a California limited liability company and the City of Fresno.
  2. Approve the Transfer Agreement between J&A Mash No More, a California limited liability company, J&A Mash & Barrel, a California limited liability company and the City of Fresno.
  3. Approve the Restated and Amended Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions between the City of Fresno, and J&A Mash & Barrel, a California limited liability company, and Fidelity National Title Insurance Company, a corporation.

*During approval of the agenda, City Clerk Stermer announced the names of the new owners of J&A Mash & Barrel are Will Oliver, Scott Miller, Ian*

*Wheeland, Joe Door, and Bill Avakian and that needed to be read into the record for Lavine Act purposes.*

*Vice President Arias moved the above item to Contested Consent to identify the ownership group, management group, and the operational plan.*

*Council discussion included: ratification and approval of ownership and lease transfers for Sequoia Brewery; reopening of Sequoia Brewery in the Tower District; recognition of new ownership and investment group; acknowledgment of efforts to overcome legal hurdles and save local restaurants; inquiry into new ownership group identity; inquiry into management group responsibilities; request for operational plan including opening timeline and business hours; discussion of kitchen operating hours in relation to alcohol service; and, addressing impact of early kitchen closures on mobile food vendor activity in the Tower District.*

**APPROVED**

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

**2.-D. [ID 25-1464](#)**

Bill - (For Introduction) - Adding Chapter 9, Article 37 to the Fresno Municipal Code, Entitled "Tobacco Retailer Ordinance"

*Councilmember Esparza moved the above item to Contested Consent to get clarification on the Bill.*

*Council discussion included: clarification on the distinction from tobacco retail license initiative; implementation of existing laws into local code; organizations requesting delay and Fresno-specific tailoring; concern over missing tobacco retail license fee in current ordinance; three separate ordinances affecting smoke shop owners; anticipation of state-issued list of prohibited tobacco products; inquiry into external consultation during*

*ordinance drafting; consideration of countywide ordinance and its relevance to city-specific legislation; penalties for non-compliant tobacco retailers; concern over fines being ineffective deterrents; proposal to include license suspension or revocation as enforcement measures; critique of ordinance lacking city-specific enforcement provisions; advocacy for stronger stance on youth health and safety; clarification of conditional use permit requirements for tobacco retailers; inclusion of flavored tobacco violations under permit enforcement; authorization for city attorney to conduct inspections funded by the state; challenges in creating a comprehensive tobacco policy; response to criticism of uneven enforcement across retail sectors; expansion of inspections to all tobacco-selling establishments including big-box stores and pharmacies; emphasis on city's obligation to support state-funded enforcement efforts; acknowledgment that current ordinance is piecemeal but complements prior smoke shop legislation; potential consolidation of ordinances and retail license into a single policy; observation that the number of affected retailers is relatively small and manageable; emphasis that current rules are not new but serve as a pathway to a broader retail license framework; clarification that the item is a technical cleanup measure, not a new policy initiative; confusion caused by the item's title; affirmation that the item enables enforcement of existing state law; expression of shared frustration over fragmented policy development; and, intention to revisit the issue with a more comprehensive item in the future.*

**BILL B-48 INTRODUCED AND LAID OVER**

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

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

**No:** 1 - Councilmember Richardson

- 2.-Q.** [ID 25-1390](#) Approve the First Amendment to the Service Agreement with Poverello House to enable Mobile Shower and Restroom Operations at sites controlled by the County of Fresno and within Fresno city limits.

*Vice President Arias moved the above item to Contested Consent to get*

*clarification on the agreement.*

*Council discussion included: mobile shower installations in county jurisdiction; county contribution to restroom operations; plans for future county contributions; continuation of existing shower deployment locations; potential reduction or elimination of current shower sites; contract authority to relocate showers without Council approval; deployment of City-funded showers to county areas; clarification on contract terms regarding council oversight; current operational locations outside Fresno city limits; Fresno Fairground as sole non-city site; lack of service distribution across county cities; proposal to locate services at County of Fresno Social Services site; and, concerns over collaboration and equitable resource allocation.*

**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 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

**2.-W. [ID 25-1429](#)** Actions pertaining to the Encampment Delegated Maintenance Agreement (EDMA) with the California Department of Transportation (Caltrans) (Citywide):

1. Adopt a finding of Categorical Exemption pursuant to Class 1, Section 15301 (Existing Facilities) of the California environmental Quality Act (CEQA) Guidelines;
2. Approve an Encampment Delegated Maintenance Agreement (EDMA) with the California Department of Transportation (Caltrans) in the amount \$400,000 for encampment removal and maintenance services;
3. \*\*\*Resolution - Adopting the 17th Amendment to the Annual Appropriation Resolution No. 2025-179 to appropriate \$400,000 in the Public Works Department for the Caltrans Encampment Delegated Maintenance Project (Citywide) (Requires Five Affirmative Votes) (Subject to Mayor's Veto)

*Vice President moved the above item to Contested Consent to identify current freeway maintenance funding.*

*Council discussion included: clarification on scope of \$400,000 allocation for Shaw and Highway 41; equity concerns regarding geographic selection of cleanup areas; data supporting prioritization of specific freeway segments; safety risks from encampments on freeway corridors; limitations of funding to state right-of-way only; reimbursement process for freeway cleanup costs; possibility of invoicing state for storage of personal items; proposal to extend storage duration from 60 to 90 days; lack of data on fatalities linked to freeway encampments; ensuring funds are not misused for non-state property clearances; interest in protecting and properly storing personal belongings; concerns about displacement of encampments into nearby commercial areas; and, request for plans to address encampments outside designated cleanup zones.*

**RESOLUTION 2025-308 ADOPTED**

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

- 2.-Z.** [ID 25-1400](#) Award a Professional Services Contract to Flexlynqs, LLC, for a Transit On-Demand Feasibility Study for a total fee of \$395,000 (Bid File 12600257)

*Councilmember Maxwell moved the above item to Contested Consent to get clarification on the agreement.*

*Council discussion included: future on-demand transit services; scope of study beyond airport service; potential funding sources for future services; impact of new services on fixed-route funding; funding needs for proposed airport on-demand service; inclusion of first and last mile solutions in the study; feasibility of first and last mile transit access; integration of Measure "C" planning with future service estimates; funding considerations for app-based transit tools; paratransit pickup window duration; inclusion of live bus tracking in the study; status and replacement of fare boxes; cost of*

*digitizing fare collection and boarding; paratransit rider comfort and shelter access; and, operational impact of shifting to fully on-demand service models.*

*APPROVED*

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

### **3. GENERAL ADMINISTRATION**

#### **UNSCHEDULED COMMUNICATION**

*Upon call, the following members of the public addressed the Council with unscheduled communication: Dez Martinez, and Nikki Real.*

### **4. CITY COUNCIL**

- 4.-A.** [ID 25-1467](#) Update on the Metro Hospitality Services, Inc. Parking Agreement

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

**Aye:** 7 - Council President Karbassi, Vice President Arias, Councilmember Perea, Councilmember Maxwell, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

### **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 2:29 P.M.*

- 5.-A.** [ID 25-1476](#)

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 25-1426](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
*Jennifer Regan v. City of Fresno, et al.*; Fresno Superior Court Case No.  
22CECG00876

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

DISCUSSED

5.-C. [ID 25-1319](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
Case Name: *Gary Beer v City of Fresno, PSI, administered by Tristar Risk Management*; Tristar Claim No.: 231093858

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

DISCUSSED

5.-D. [ID 25-1320](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Government Code Section 54956.9, subdivision (d)(1)  
Case Name: *Keith Kobashi v City of Fresno, PSI, administered by Tristar Risk Management*; Tristar Claim No.: 1010103434

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

DISCUSSED

5.-E. [ID 25-1494](#) 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. City Attorney Janz reported A settlement agreement was reached in the matter. The specifics of the settlement will be disclosed at a later date upon request.*

**On motion of Councilmember Richardson, seconded by Councilmember Vang, that the above Closed Session Item be**

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

**Aye:** 5 - Council President Karbassi, Councilmember Perea, Councilmember Vang, Councilmember Richardson and Councilmember Esparza

**Absent:** 2 - Vice President Arias and Councilmember Maxwell

#### **4:00 P.M.**

**5.-F.** [ID 25-1514](#) 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. City Attorney Janz reported the Fresno City Council voted 6–0, with all present members voting in favor and Councilmember Maxwell absent, to direct the City Attorney to begin establishing a program for staff from the City Attorney’s Office to monitor polling stations within the City of Fresno for the upcoming election on Tuesday, November 4, 2025.*

*DISCUSSED*

#### **ADJOURNMENT**

*The Council meeting adjourned from open session at 4:25 P.M.*

**The above minutes were approved by unanimous vote of the City Council during the November 20, 2025, regular meeting.**