



CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, November 12, 2025 at 6:00 PM

City Hall, 850 S. Madera Avenue, Kerman, CA 93630

1. OPENING CEREMONIES

- A. Call to Order - **6:08 p.m.**
- B. Roll Call - **All present.**
- C. Invocation - **Performed by Mayor Pacheco and Copper Tail women's group.**
- D. Flag Salute - **Performed.**

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

Motion to add an item regarding donation to Kerman Food Bank made by Councilmember Herrera and Seconded by Councilmember Dhaliwal.

Ayes: Herrera, Dhaliwal, Yep, Pacheco

Noes: Yep, Hall

Abstain: None

Absent: None

Motion fails 3-2-0-0

Motion to approve agenda as presented made by Mayor Pro Tem Yep and Seconded by Councilmember Herrera.

Ayes: Yep, Herrera, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

3. PRESENTATIONS/CEREMONIAL MATTERS

- A. Proclamation- Native American Heritage Month - **Presented to Ms. Mary Goodfellows.**
- B. Proclamation - Sikh Awareness and Appreciation Month 2025 - **Presented to Mr. Gurjant Gill.**
- C. Recognition - Kerman Honor Banner Committee - **Presented to Ron Hardy, Renee Klien, Lora Nehring, and Arlene Villarreal.**
- D. Proclamation - World Planning Day - **Presented to Jerry Jones on behalf of City Staff.**

Recess at 7:05 p.m.
Reconvened at 7:12 p.m.

4. PUBLIC FORUM

Ken Boyd, Elena Bustamante, and Jose Sandoval

5. CONSENT CALENDAR

A. SUBJECT: Minutes - October 22, 2025

RECOMMENDATION: Council approve minutes as presented.

B. SUBJECT: Warrants (JA)1. Nos. 33153-33312 \$1,005,419.93 ACH \$181,615.59.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented.
(Pursuant to Government Code 37208)

C. SUBJECT: Payroll (JA)

09/28/2025 to 10/11/2025: \$257,648.81; Retro Pay & Other: \$4,651.57; Overtime: \$5,077.16;
Holiday: \$0.00; Standby: \$1,809.16; Comp Time Earned: 37.13

10/12/2025 to 10/25/2025: \$261,465.99; Retro Pay & Other: \$4,366.90; Overtime: \$9,754.79;
Holiday: \$0.00; \$ Standby: \$2,010.01; Comp Time Earned: 91.88

RECOMMENDATION: Council approve payroll as presented.

D. SUBJECT: Monthly Investment Report

RECOMMENDATION: Council accept monthly investment report as presented.

E. SUBJECT: Ordinance Repealing Chapter 3.20 of the Kerman Municipal Code Relating to the
City's Purchasing System and Surplus Property (JA)

RECOMMENDATION: Council by motion waive the full second reading, adopt ordinance
repealing Chapters 3.20 and adding new Chapter 3.20 relating to the City's purchasing system
by title only. - **Ord. 25-04**

Motion made by Councilmember Herrera and Seconded by Councilmember Dhaliwal.

Ayes: Herrera, Dhaliwal, Yep, Hall, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

6. PUBLIC HEARINGS - Opened - 7:30 p.m.

A. **SUBJECT:** Public Hearing for Ordinance Amending Chapter 15.04 of Title 15 of the Kerman Municipal Code to Adopt the 2025 California Building Standards Code By Reference (JJ)

RECOMMENDATION: City Council hold a public hearing, waive full reading, and adopt an Ordinance Amending Chapter 15.04 of Title 15 of the Kerman Municipal Code to Adopt the 2025 California Building Standards Code by Reference. - **Ord. 25-03**

Public Hearing Closed - 7:32p.m.

Motion made by Councilmember Herrera and Seconded by Councilmember Dhaliwal.

Ayes: Herrera, Dhaliwal, Yep, Hall, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

7. DEPARTMENT REPORTS

A. **SUBJECT:** Proposed Public Safety Camera System (SW)

RECOMMENDATION: Council by motion adopt resolution approving a five-year contract with Flock Group, Inc. dba Flock Safety for the installation and support of a public safety camera system in the amount of \$454,950.00 (excluding tax), pursuant to Omnia Partners Contract No. R250203. - **Res. 25-80**

Motion made by Mayor Pro Tem Yep and Seconded by Councilmember Herrera.

Ayes: Yep, Herrera, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

B. **SUBJECT:** Consideration of Professional Services Agreement with ELS Architecture and Urban Design regarding the Kerman Area Multi-Generational Resiliency Center (TJ)

RECOMMENDATION: Council by motion adopt a resolution approving the Kerman Area Multi-Generational Resiliency Center Architectural Design Services Agreement with ELS Architecture and Urban Design regarding the Kerman Area Multi-Generational Resiliency Center located at 15100 W. Kearney Blvd. for \$1,228,725.00 and authorize the City Manager to execute the agreement. - **Res. 25-81**

Motion made by Councilmember Hall and Seconded by Mayor Pro Tem Yep.

Ayes: Hall, Yep, Herrera, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

C. **SUBJECT:** The Orchards at Gill Estates Project: General Plan Amendment (GPA 2023-02), Rezone (REZ 2023-03), Tentative Parcel Map (TPM 2024-01), Tentative Subdivision Map (TSM 2023-03), Annexation (ANX 2023-03), and Mitigated Negative Declaration (SCH No. 2025060904) Pertaining To Two (2) Parcels Located On The South Side of West Nielsen Avenue Between North Madera Avenue and North Del Norte Avenue (APNs 020-120-06 and 020-120-03S) (BE)

RECOMMENDATION: Council consider the second reading of the ordinance, adoption of the Tentative Subdivision Map Resolution, Tentative Parcel Map Resolution, and Annexation Initiation Resolution; deliberate; and by motion:

1. Waive the full reading and adopt an Ordinance of the City Council of the City of Kerman amending the official zoning map for two (2) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-06 (19.82 acres) and 020-120-03S (20 acres), pre-zoning the parcels consistent with the proposed land use designations, resulting in approximately 30.39 acres within the Smart Development Combining District – Residential – minimum 3,500 square feet (SD-R-3.5), 8.74 acres within the Mixed Use District, totaling approximately 39.13 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue. - **Ord. 25-05**
2. Adopt a Resolution of the City Council of the City of Kerman approving Tentative Parcel Map 2024-01 for two (2) parcels identified as 020-120-06 (19.82 acres) and 020-120-03S (20 acres) into two (2) parcels and one (1) remainder, including a 28.35-acre "Parcel 1" that would accommodate TSM 2023-03, a 8.74-acre "Parcel 2" on the east portion of APN 020-120-06 with no development proposed at this time, and a 2.04-acre "Remainder" on the northwest corner with an existing single-family residence; and - **Res. 25-82**
3. Adopt a Resolution of the City Council of the City of Kerman approving Tentative Subdivision Map 2023-03 for one (1) parcel (Parcel 1 of TPM 2024-01) into 172 single-family lots ranging in size from 3,690 square feet to 8,987 square feet and five (5) outlots, totaling approximately 28.35 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue; and - **Res. 25-84**
4. Adopt a Resolution of the City Council of the City of Kerman initiating annexation of two (2) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-06 (19.82 acres) and 020-120-03S (20 acres), totaling approximately 40 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue (Annexation 2023-03). - **Res. 25-85**

Motion made by Councilmember Dhaliwal and Seconded by Councilmember Hall.

Ayes: Dhaliwal, Hall, Herrera, Yep, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

D. SUBJECT: Ratification of Well No. 15 Water Well Repairs (MB)

RECOMMENDATION: Council by motion adopt resolution ratifying award of contract to Arsenal Well Drilling, Inc. for repairs to Well No. 15 in the amount of \$ 89,900.46. - **Res. 25-86**

Motion made by Councilmember Hall and Seconded by Councilmember Dhaliwal.

Ayes: Hall, Dhaliwal, Herrera, Yep, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

E. SUBJECT: Budget Adjustments for 1st Quarter Fiscal Year 2025/2026 (JA)

RECOMMENDATION: Council review and adopt resolution adopting revisions to the Fiscal Year 2025/2026 Budget. - **Res. 25-87**

Motion made by Councilmember Herrera and Seconded by Councilmember Dhaliwal.

Ayes: Herrera, Dhaliwal, Yep, Hall, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

F. SUBJECT: Fourth Amendment to Employment Agreement with City Manager (HCM)

RECOMMENDATION: Council is asked to consider and determine whether to adopt a resolution approving a fourth amendment to Employment Agreement with City Manager. - **Res. 25-88**

Public Comment: Cherie Smith

Motion made by Councilmember Herrera and Seconded by Mayor Pro Tem Yep.

Ayes: Yep, Herrera, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passes 5-0-0-0

8. CITY MANAGER/STAFF COMMUNICATIONS

9. MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS

- 1. Study on speed bumps for streets near schools**
- 2. Staff was directed to work with Boyd & Associates and City Attorney to work through any issues to move their project along.**
- 3. Report regarding car washes policies.**
- 4. Informational overview on the existing Ordinance Code regarding Food Trucks.**
- 5. Report for action to make a donation to the Kerman Food Bank.**

10. CLOSED SESSION - None

11. ADJOURNMENT - 9:04 p.m.

MINUTES CERTIFICATION

I, Josie Camacho, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at City Hall, 850 S. Madera Ave, Kerman, CA.

Date: November 13, 2025 /s/ Josie Camacho, City Clerk