



CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, October 22, 2025 at 6:00 PM

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

1. OPENING CEREMONIES

- A. Call to Order - **6:01 p.m.**
- B. Roll Call - **All present except Councilmember Herrera.**
- C. Invocation - **Performed by Mayor Pacheco**
- D. Flag Salute – **Performed.**

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

Item 7.B is pulled to be discussed at a future meeting.

Motion to approve agenda, excluding Item 7.B, made by Councilmember Hall and Seconded by Mayor Pro Tem Yep.

Ayes: Hall, Yep, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

3. PRESENTATIONS/CEREMONIAL MATTERS

- A. Proclamation - Domestic Violence Awareness Month - **Presented by Chief Wilkins to Marjoree Mason Center representatives Tiffany and Laura.**
- B. Proclamation - Breast Cancer Awareness Month - **Presented by Lieutenant Barcoma.**
- C. Proclamation - Code Enforcement Officer Appreciation Month - **Presented to Code Enforcement Officer Ruth Belmonte.**

4. PUBLIC FORUM - None.

5. **CONSENT CALENDAR**

A. **SUBJECT:** Minutes - September 24, 2024

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT:** Warrants (JA)

1. Nos. 32941-33152 \$2,017,554.82 ACH \$217,435.03.

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

C. **SUBJECT:** Payroll (JA)

8/31/25 to 9/13/25: \$272,448.25; Retro Pay & Other: \$570.50; Overtime: \$29,959.64; Holiday: \$1,497.33; Standby: \$1,846.68; Comp Time Earned: 105.75

9/14/25 to 9/27/25: \$269,663.49; Retro Pay & Other: \$0.00; Overtime: \$15,079.22; Holiday: \$0.00; Standby: \$2,480.75; Comp Time Earned: 49.10

RECOMMENDATION: Council approve payroll as presented.

D. **SUBJECT:** Monthly Investment Report Ending August 31, 2025 (JA)

RECOMMENDATION: Council accept monthly investment report as presented.

E. **SUBJECT:** Contract Agreement with Civic Plus for City Website and Support Services (JA)

RECOMMENDATION: Council by motion adoption resolution approving new agreement with Civic Plus for City website and support services and authorizing the City Manager to sign the agreement. **Res. 25-74**

F. **SUBJECT:** Resolution Accepting the Downtown Corridor Revitalization Project - Phase 1, Federal Project No. CCL-5291(032) and Authorizing Filing of the Notice of Completion (JG)

RECOMMENDATION: Council by motion adopt the resolution accepting the Downtown Corridor Revitalization Project - Phase 1, Federal Project No. CCL-5291(032) and authorizing the City Engineer to record the Notice of Completion. **Res. 25-75**

G. **SUBJECT:** Modification of Job Descriptions for Account Clerk I and Account Clerk II in Finance Department (JA)

RECOMMENDATION: Council by motion adopt resolution amending the job descriptions for the Account Clerk I and Account Clerk II positions in the Finance Department. **Res. 25-76**

H. **SUBJECT:** Consideration of Resolution Approving Updated Emergency Operations Plan (JAJ)

RECOMMENDATION: Council by motion adopt a resolution approving updated Emergency Operations Plan. **Res. 25-77**

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

Ayes: Yep, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

6. **PUBLIC HEARINGS - Opened - 6:27 p.m.**

A. **SUBJECT:** Public Hearing and Authorization of Submission of Application for Community Development Block Grant Funds for Program Year 2026-2027 (JG)

RECOMMENDATION: Council conduct a Public Hearing and adopt the resolution authorizing the submission of an application for Community Development Block Grant (CDBG) funds for Program Year 2026-2027 for Solar Streetlight Improvements. **Res. 25-78**

Public Hearing Closed - 6:37 p.m.

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

Ayes: Yep, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

Opened - 6:39 p.m.

B. **SUBJECT:** Public hearing regarding 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) (JJ)

RECOMMENDATION: The Kerman City Council conduct a public hearing, deliberate, and:

1. A resolution of the City Council of the City of Kerman (1) adopting the findings required by California Environmental Quality Act (CEQA) Guidelines, Section 15091; (2) certifying the Mitigated Negative Declaration (SCH No. 2025060904); (3) adopting the proposed Mitigation Monitoring and Reporting Program; and (4) approving General Plan Amendment 2023-02 to amend the 2040 Kerman General Plan planned land use designations for Assessor's Parcel

Numbers (APN) 020-120-06 (9.64 acres) to MU – Mixed Use and MDR – Medium Density Residential (southwest corner of West Nielen Avenue and North Madera Avenue); and

2. Introduce by title only an ordinance of the City Council of the City of Kerman approving Rezone 2023-03 to amend the official zoning map of the City of Kerman 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 (Rezone 2023-03).
Res. 25-79

At 6:47 p.m., Mayor Pacheco recused herself in compliance with the Levine Act. Mayor Pro Tem Yep conducted the meeting for this item only at 6:50 p.m.

Comments in support of the item were provided by Mr. Skinner and Mr. Gill.

Public Hearing Closed - 7:27 p.m.

Motion made by Councilmember Dhaliwal and Seconded by Councilmember Hall.

Ayes: Dhaliwal, Hall, Yep

Noes: None

Abstain: Pacheco

Absent: Herrera

Motion passes 3-0-1-1

Mayor Pacheco returned at 7:30 p.m.

7. DEPARTMENT REPORTS

- A. **SUBJECT:** 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 introduce Ordinance Amending Chapter 15.04 of Title 15 of the Kerman Municipal Code to Adopt the 2025 California Building Standards Code by Reference, waive full reading, and set the date for the required public hearing for November 12, 2025.

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

Ayes: Yep, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

- 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.

Item 7.B pulled.

- C. **SUBJECT:** Consideration of Updated Ordinance Relating to Purchasing System and Repeal of Resolutions 89-06, 97-06, 08-57, 14-64 and 15-49 Regarding Surplus Property (JA)

RECOMMENDATION: Council by motion (i) waive the full reading and introduce ordinance repealing Chapters 3.20 and adopting new Chapter 3.20 relating to the City's purchasing system and (ii) adopt resolution repealing Resolution Nos. 89-06, 97-06, 08-57, 14-64 and 15-49 regarding Surplus Property. **Res. 25-83**

Legal Counsel noted the following corrections:

On page 226, subsection 2(d), there is a discrepancy in the referenced amount. Both the written amount and the parenthetical should be corrected to \$235,000.

On page 233, Item B1, regarding the issuance of credit cards, the position listed as Human Resources Manager should be corrected to Human Resources Officer.

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

Ayes: Yep, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: Herrera

Motion passes 4-0-0-1

8. CITY MANAGER/STAFF COMMUNICATIONS

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

10. CLOSED SESSION - 7:43 p.m.

- A. Conference with Labor Negotiators Pursuant to Government Code Section 54957.6
City Designated Representatives: Mayor Pacheco and Mayor Pro Tem Yep
Unrepresented Employee: City Manager

Reconvened at 8:02 p.m. with direction for the City Attorney to prepare an amendment to the City Manager's Employment Agreement and place a discussion item on the agenda for the November 12th Council meeting.

11. ADJOURNMENT - 8:02 p.m.

MINUTES CERTIFICATION

I, Marisol Camacho, Deputy 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 Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: October 23, 2025 /s/ Marisol Camacho, Deputy Clerk