CITY OF AVENAL

"Pistachio Capital of the World®"

REGULAR CITY COUNCIL/SUCCESSOR AGENCY/PFA MEETING

MAY 28, 2026; 5:15 P.M.

AVENAL THEATER & EVENT CENTER, 233 E. KINGS ST., AVENAL, CA

Study Session: None

LAST ORDINANCE: 2026-05 | **CITY LAST RESOLUTION: 2026-34**

(SA) LAST RESOLUTION: 2026-01 | **PFA LAST RESOLUTION: 2025-02**

AGENDA

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**:

2. **ROLL CALL**: Councilmembers: Ricardo Verdugo, David Reynosa, Pablo Hernandez, Mayor Pro Tem, M. Leticia Gamez; Mayor, Alvaro Preciado.

   CITY CLERK:
   Government Code Section 54952.3: Members of the City Council/Successor Agency are entitled to receive a total of $450.00 per month due to their serving on the City Council. They receive no other compensation for serving as members of the Successor Agency.

3. **PUBLIC COMMENT/ANNOUNCEMENTS & UNSCHEDULED APPEARANCES**:
   This time is reserved for members of the audience to address the City Council on items of interest that are both on the Agenda or not on the Agenda, and are within the subject matter jurisdiction of the City Council/Successor Agency. State Law prohibits any member of the Council from commenting or acting on matters not on the agenda. The Council asks that you keep your comments concise and respectful. Criticism, concerns, or support are welcome, provided they are expressed with appropriate courtesy. Each speaker will be allowed three minutes. A timer will notify you when your time is expired. Please begin your comments by stating your name and place of residence.

4. **CONSENT CALENDAR:**
   All items listed under the consent calendar are routine or for approval only and are enacted by one motion: (Action).
   A. Consider City of Avenal/Successor Agency's Approval of Minutes for May 14, 2026 Regular Meeting.

5. **MAYOR & COUNCIL MEMBER/ SUCCESSOR AGENCY/ ITEMS FOR CONSIDERATION:**
   A. None

6. **ACTIVITY REPORTS/SPECIAL PRESENTATIONS & COMMITTEE REPORTS:**
   A. Activity Reports:
      1. Police Department Activity Report: Cecilio Velasco, Chief of Police.
      2. Fire Department Activity Report: Jacob S. McAfee, Fire Chief
      3. Community Development Activity Report: Joshua McDonnell, Contract City Planner, 4Creeks.
      4. Economic Development & Grant Writing Report: John Basmajian, Governmental Affairs Manager, the CrisCom Company.

7. **PUBLIC HEARING(s):**
   Joint Hearing of the City of Avenal Successor Agency RDA Trust Obligations Fund/Public Finance Authority:
   A. None

8. **OLD BUSINESS**:
   A. None.

9. **NEW BUSINESS**:
   A. Notice of Completion – Authorize the filing of a notice of completion for the 2024 Road Maintenance Project and Appropriation: Resolution 2026-35 (Discussion/Action).

   B. Consider Ratification of Purchase Agreement with Container Stop Inc. for Custom Container Living Quarters for the Fire Department: Resolution 2026-36 (Discussion/Action).

10. CORRESPONDENCE/ANNOUNCEMENTS/CLOSING COMMENTS:

Any Council member may request an item be placed on a future agenda, provided that a simple majority also support adding said item. Discussion or action on any item not on the current agenda is strictly prohibited. Closing comments are intended for Council members to report attendance of any special events and pertinent information back to the public.

- Upcoming/Future Agenda Items to Consider.
- Correspondence/Announcements/Information/Closing Comments.

11. CLOSED SESSION: (City/Successor Agency):

A. PENDING LITIGATION (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning: Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).

Parties, case/claim no: *City of Avenal v. Lupe Villa, County of Kings, et al.,*
(Kings County Superior Court, **Case No. 26CU0106**)

B. PENDING LITIGATION (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning: Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).

Parties, case/claim no: *County of Kings DA, v. City of Avenal*
(Kings County Superior Court, **Case No. 25CU0549**)

C. PENDING LITIGATION (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning: Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).

Parties, case/claim no: *City of Avenal v. County of Kings, John Chamberlin, et al.,*
(Kings County Superior Court, **Case No. 26CU0138**)

D. PENDING LITIGATION (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning: Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).

Parties, case/claim no: *Center for Biological Diversity et al. v. United States Bureau of Reclamation, et al.*
(United States District Court, **Case No. 1:20-cv-007606-DAD-EPG**).

E. PENDING LITIGATION (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning: Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).

Parties, case/claim no: Ross Family Properties, LLC, v. City of Avenal

12. ADJOURNMENT:

1) In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (559) 386-5766. Avenal Theater & Event Center, 233 East Kings Street Avenal, CA 93204. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.02.35.1044 AA Title II].
2) Materials related to an item on this Agenda submitted to the [Council/ Authority] after distribution of the agenda packet are available for public inspection in the [City Clerks] office at 919 Skyline Blvd., Avenal, CA 93204 during normal business hours.

I certify this Agenda of the City of Avenal City Council workshop is to be posted at the following locations: 1) City Council Chambers, Avenal Theater 233 E. Kings St.; 2) City Hall, 919 Skyline Blvd.; 3) Aftermath Gym, 600 Skyline Blvd.; and 4) T&T Market, 801 Skyline Blvd. Avenal CA 93204 on, May 25, 2026.

/s/ Maria Ortiz
Maria Ortiz, City Clerk

CIUDAD DE AVENAL
"Capital® Mundial del Pistacho"
REUNIÓN REGULAR DEL AYUNTAMIENTO/AGENCIA SUCESORA/PFA 28 DE MAYO DE 2026; 17:15
AVENAL THEATER & EVENT CENTER, 233 E. KINGS ST., AVENAL, CA

Sesión de estudio : Ninguna

ÚLTIMA ORDENANZA: 2026-05
(SA) ÚLTIMA RESOLUCIÓN: 2026-01
ÚLTIMA RESOLUCIÓN DE LA CIUDAD: 2026-34
ÚLTIMA RESOLUCIÓN DE LA PFA: 2025-02

AGENDA

1. **LLAMADA AL ORDEN Y COMPROMISO DE LEIDAD**:

2. **LISTA**: Concejales: Ricardo Verdugo, David Reynosa, Pablo Hernández, Alcalde Interino, M. Leticia Gamez; Alcalde, Álvaro Preciado.

   SECRETARIO MUNICIPAL:
   Código de Gobierno Sección 54952.3: Los miembros del Ayuntamiento/Agencia Sucesora tienen derecho a recibir un total de 450,00 dólares al mes debido a su servicio en el Ayuntamiento. No reciben ninguna otra compensación por servir como miembros de la Agencia Sucesora.

3. **COMENTARIOS PÚBLICOS/ANUNCIOS Y APARICIONES NO PROGRAMADAS**:
   Este tiempo está reservado para que los miembros del público se dirijan al Ayuntamiento sobre asuntos de interés que estén o no en la agenda y que estén dentro de la jurisdicción del Ayuntamiento/Agencia Sucesora. La ley estatal prohíbe que cualquier miembro del Consejo comente o actúe sobre asuntos que no estén en el orden del día. El Consejo pide que mantengas tus comentarios concisos y respetuosos. Se aceptan críticas, preocupaciones o apoyo, siempre que se expresen con la cortesía adecuada. Cada ponente tendrá tres minutos. Un temporizador te notificará cuando tu tiempo haya expirado. Por favor, comiencen sus comentarios indicando su nombre y lugar de residencia.

4. **CALENDARIO DE CONSENTIMIENTO:**
   Todos los ítems listados en el calendario de consentimiento son rutinarios o solo para aprobación y se promulgan mediante una sola moción: (Acción).
   A. Considere la aprobación de actas por parte de la Ciudad de Avenal/Agencia Sucesora para la reunión ordinaria del 14 de mayo de 2026.

5. **ALCALDE Y CONCEJAL/ AGENCIA SUCESORA/ PUNTOS A CONSIDERAR:**
   A. Ninguno

6. **INFORMES DE ACTIVIDADES/PRESENTACIONES ESPECIALES E INFORMES DE COMITÉS:**
   A. Informes de actividad:
      1. Informe de actividad del Departamento de Policía: Cecilio Velasco, Jefe de Policía.
      2. Informe de actividad del Departamento de Bomberos: Jacob S. McAfee, Jefe de Bomberos
      3. Informe de actividad de desarrollo comunitario: Joshua McDonnell, planificador urbano contratado, 4Creeks.
      4. Informe de Desarrollo Económico y Redacción de Subvenciones: John Basmajian, Responsable de Asuntos Gubernamentales, la empresa CrisCom.

7. **AUDIENCIA(ES) PÚBLICA(s):**
   Audiencia conjunta del Fondo de Obligaciones Fiduciarias de la RDA/Autoridad de Finanzas Públicas de la Agencia Sucesora de la Ciudad de Avenal:
   A. Ninguno

8. **ASUNTOS** ANTIGUOS:
   A. Ninguna.

9. **NUEVOS NEGOCIOS**:
   A. Aviso de Finalización – Autorizar la presentación de un aviso de finalización para el Proyecto de Mantenimiento de Carreteras 2024 y Asignación de Asignaciones: Resolución 2026-35 (Discusión/Acción).

   B. Considere la ratificación del acuerdo de compra con Container Stop Inc. para alojamientos personalizados para contenedores para el Departamento de Bomberos: Resolución 2026-36 (Discusión/Acción).

10. CORRESPONDENCIA/ANUNCIOS/COMENTARIOS FINALES:

Cualquier miembro del Consejo puede solicitar que un punto se incluya en una agenda futura, siempre que una mayoría simple también apoye la inclusión de dicho punto. Está estrictamente prohibida la discusión o acción sobre cualquier punto que no esté en la agenda actual. Los comentarios finales están destinados a que los miembros del Consejo informen al público sobre la asistencia a cualquier evento especial y la información pertinente.

- Asuntos próximos o futuros a tener en cuenta.
- Correspondencia/Anuncios/Información/Comentarios finales.

11. SESIÓN CERRADA: (Ciudad/Agencia Sucesora):

A. LITIGIO PENDIENTE (Código de Gobierno § 54956.9). La intención de este órgano de gobierno es reunirse en sesión cerrada en relación a: Reunión con el asesor legal LITIGIO EXISTENTE (Código de Gobierno § 54956.9(d)(1)).

Partes, caso/reclamación nº: *City of Avenal contra Lupe Villa, County of Kings, et al.,* (Tribunal Superior del Condado de Kings, **Caso nº 26CU0106**)

B. LITIGIO PENDIENTE (Código de Gobierno § 54956.9). La intención de este órgano de gobierno es reunirse en sesión cerrada en relación a: Reunión con el asesor legal LITIGIO EXISTENTE (Código de Gobierno § 54956.9(d)(1)).

Partes, caso/reclamación nº: *County of Kings DA, v. City of Avenal* (Tribunal Superior del Condado de Kings, **Caso Nº 25CU0549**)

C. LITIGIO PENDIENTE (Código de Gobierno § 54956.9). La intención de este órgano de gobierno es reunirse en sesión cerrada en relación a: Reunión con el asesor legal LITIGIO EXISTENTE (Código de Gobierno § 54956.9(d)(1)).

Partes, caso/reclamación nº: *City of Avenal contra Condado de Kings, John Chamberlin, et al.,* (Tribunal Superior del Condado de Kings, **Caso Nº 26CU0138**)

D. LITIGIO PENDIENTE (Código de Gobierno § 54956.9). La intención de este órgano de gobierno es reunirse en sesión cerrada en relación a: Reunión con el asesor legal LITIGIO EXISTENTE (Código de Gobierno § 54956.9(d)(1)).

Partes, caso/reclamación no: *Center for Biological Diversity et al. contra la Oficina de Reclamación de los Estados Unidos, et al.* (Tribunal de Distrito de los Estados Unidos, **Caso nº 1:20-cv-007606-DAD-EPG**).

E. LITIGIO PENDIENTE (Código de Gobierno § 54956.9). La intención de este órgano de gobierno es reunirse en sesión cerrada en relación a: Reunión con el asesor legal LITIGIO EXISTENTE (Código de Gobierno § 54956.9(d)(1)).

Partes, caso/reclamación no: Ross Family Properties, LLC, contra Ciudad de Avenal

12. LEVANTAMIENTO:

1) En cumplimiento con la Ley de Estadounidenses con Discapacidad, si necesita asistencia especial para participar en esta reunión, por favor contacte con la Oficina del Secretario Municipal (559) 386-5766. Avenal Theater & Event Center, 233 East Kings Street Avenal, CA 93204. La notificación 48 horas antes de la reunión permitirá a la ciudad tomar medidas razonables para garantizar la accesibilidad a esta reunión [28 CFR 35.02.35.1044 AA Título II].
2) Los materiales relacionados con un punto de esta agenda enviados al [Consejo/Autoridad] tras la distribución del paquete de la agenda están disponibles para su inspección pública en la oficina de [Secretarios Municipales] en 919 Skyline Blvd., Avenal, CA 93204 durante el horario laboral normal.

Certifico que esta agenda del taller del Ayuntamiento de la Ciudad de Avenal se publicará en los siguientes lugares: 1) Sala del Ayuntamiento, Teatro Avenal 233 E. Kings St.; 2) Ayuntamiento, 919 Skyline Blvd.; 3) Gimnasio Aftermath, 600 Skyline Blvd.; y 4) T&T Market, 801 Skyline Blvd. Avenal CA 93204, el 25 de mayo de 2026.

/s/ Maria Ortiz
Maria Ortiz, secretaria municipal

CITY OF AVENAL
Pistachio Capital of the World®"
REGULAR CITY COUNCIL/SUCCESSOR AGENCY/PF
A MEETING MAY 14, 2026; 5:15 P.M.
AVENAL THEATER & EVENT CENTER, 233 E. KINGS ST., AVENAL, CA
Study Session: 4:15pm - Fire Department Deployment Presentation – Chief McAfee

Minutes

CALL TO ORDER & PLEDGE OF ALLEGIANCE: **by Mayor Preciado 5:45 P.M.**

ROLL CALL: Councilmembers: David Reynosa, Ricardo Verdugo, Pablo Hernandez; Mayor Pro Tem Gamez; Mayor, Alvaro Preciado.

ABSENT: None.

STAFF: McAfee, Velasco, Curiel, Ortiz, López, Davis.

LEGAL COUNSEL: Moses Diaz.

CITY CLERK:
Government Code Section 54952.3: Members of the City Council/Successor Agency are entitled to receive a total of $450.00 per month due to their serving on the City Council. They receive no other compensation for serving as members of the Successor Agency.

PUBLIC COMMENT/ANNOUNCEMENTS & UNSCHEDULED APPEARANCES:
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New Employee Introductions: ***Fabian Morales* – Assistant Fire Chief**
***Alonzo Gutierrez* – Fire Captain**

Fire Chief McAfee presented new Avenal Fire Department members: Assistant Fire Chief Fabian Morales and Fire Captain Alonzo Gutierrez.

Matthew Boyett, Assistant County Executive Officer for Kings County, stated that he believes state law prohibits elected officials subject to recall from voting on expenditure items.

City Manager Antony V. López, in response to Matthew Boyett, stated that after doing some research, that law does not apply when a recall is conducted illegally without Council approval or a resolution.

Frank Lopez, Avenal Resident, thanked the City for attending Old Timer's Day, noting there was a large turnout and many new activities, such as the Lucha Libre. He also shared upcoming Rotary event information, including Cruise Night and a World Cup watch party.

Keith Jackson, Avenal Resident, read Government Codes regarding City Council recall matters, including procedures to follow, and stated that Council has been misled by City Manager Antony López. His statement was submitted into the record.

Teresa Piere, Avenal Resident, suggested that the City Manager be put on formal probation immediately and focus on completing financial audits to bring the City into compliance. She also stated he should remain neutral and that he has been a disappointment.

Ginger Wallis, Avenal Resident, stated that City Council previously called her an idiot for not knowing anything about 2-0 fire staffing. She also inquired whether Avenal Fire Department staff would be willing to remain in the City for 24 hours, given that they do not live in Avenal. She expressed that Kings County is currently very involved in staffing.

Dalilah Barajas, Avenal Resident, stated she is proud of the community for standing up to City Council administration. She stated that whether Council likes it or not, a certain percentage has been met for a recall to occur. She also stated that with the numbers currently available, City Council is holding up someone's seat. She further stated that if they don't believe in God, they should start, as the community has been praying for new administration. She also asked Council to step down.

Public comment was closed at 6:06PM by Mayor Preciado.

CONSENT CALENDAR:

All items listed under the consent calendar are routine or for approval only and are enacted by one motion: (Action).

A. Consider City of Avenal/Successor Agency's Approval of Minutes for April 23, 2026 Regular Meeting.

Council Member/Successor Agency Member Hernandez motioned to approve Consent Calendar. The motion was seconded by Council Member/Successor Agency Member Gamez and motion carried.

ROLL CALL VOTE:
AYES: Hernandez, Gamez, Verdugo, Reynosa, Preciado.
NOES: None.
ABSENT: None.
ABSTAIN: None.

City Council went into Closed Session for item 10E at 6:08PM.

City Council came out of Closed Session at 6:41 P.M. with nothing to report and returned to regular session.

MAYOR & COUNCIL MEMBER/ SUCCESSOR AGENCY/ ITEMS FOR CONSIDERATION:

A. Consider Extension of the Kings County Abandoned Vehicle Abatement Program Service Fee (**Resolution 2026-28**).

City Manager, Antony V. López, presented report as submitted.
Mayor Preciado added that as part of KCAG, he sees a benefit to the program as money is allocated to those part of it.

Council Member/Successor Agency Member Verdugo motioned to approve Resolution 2026-28. The motion was seconded by Council Member/Successor Agency Member Reynosa and motion carried.

ROLL CALL VOTE:
AYES: Verdugo, Reynosa, Hernandez, Gamez, Preciado.
NOES: None.
ABSENT: None.
ABSTAIN: None.

RESOLUTION 2026-28: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AVENAL EXTENDING THE SERVICE FEE FOR THE KINGS COUNTY ABANDONED VEHICLE ABATEMENT PROGRAM AND SERVICE AUTHORITY.

ACTIVITY REPORTS/SPECIAL PRESENTATIONS & COMMITTEE REPORTS:

A. Activity Reports:

1. Public Works/Code Enforcement/Animal Control Departments Activity Report: Scott Davis, Public Works Director.

Scott Davis, Public Works Director, presented the report as submitted. He also commended the community for conserving water during the leak, stating it was the best conservation effort he has seen in his 24 years. Mayor Preciado inquired whether the City would be looking at options for a refund on the 18-inch water line following the leak. Scott stated that in his opinion there was a manufacturing error, but he is not sure if an investigation into the pipe would be cost worthy. Mayor Pro Tem Gamez inquired about the warranty. Scott responded that it only had a one-year warranty. Mayor Preciado also inquired about the status of the Water Treatment Plant issue. City Manager López stated that the clarifier still needs maintenance but is under control.

a. City Engineer's Activity Report: Diego Corvera –A&M Consulting Engineers

Diego Corvera, City Engineer, presented the report as submitted. Mayor Preciado expressed concern regarding egress and ingress with City Hall serving as the Fire Station. Diego responded that solutions to that concern are being evaluated. City Manager López stated there will be improvements for traffic calming measures if deemed necessary.

2. IT Department Activity Report: Humberto Bermudez, IT Director.

Humberto Bermudez, presented report as submitted. Councilmember Verdugo inquired on MDTs and also noted the LED sign announcements are very short in time length. Humberto responded the MDTs are the devices for public safety staff and that he will inquire on making signs last longer.

3. PARCS Department Activity Report: Anna Lara, PARCS Director, Anna Lara.

Anna Lara, PARCS Director, presented report as submitted.

4. Fire Department Activity Report: Jacob S. McAfee, Fire Chief

Jacob S. McAfee, Fire Chief, presented report as submitted.

PUBLIC HEARING(s):

Joint Hearing of the City of Avenal Successor Agency RDA Trust Obligations Fund/Public Finance Authority:

A. General Plan Amendment 2026-01 and related Environment Finding for adoption of the 2024-2032 Housing Element Update:

a. Staff Report

Josh McDonnell, 4Creeks Contract City Planner, presented report as submitted.

b. Public Hearing

Public Hearing was opened by Mayor Preciado at 8:07 P.M., and closed at 8:07 P.M. after no comment from the public or letters submitted.

c. Resolution/Approval

Council Member/Successor Agency Member Verdugo motioned to approve Resolution 2026-29. The motion was seconded by Council Member/Successor Agency Member Gamez and motion carried.

ROLL CALL VOTE:
AYES: Verdugo, Gamez, Hernandez, Reynosa, Preciado.
NOES: None.
ABSENT: None.
ABSTAIN: None.

RESOLUTION 2026-29: GENERAL PLAN AMENDMENT NUMBER 2026-01 OF THE AVENAL GENERAL PLAN FOR ADOPTION OF THE 6TH CYCLE HOUSING ELEMENT UPDATE.

B. Zone Text Amendment 2026-01, Parking Lots within Community Commercial (CC) Zone Districts:

a. Staff Report

Josh McDonnell, 4Creeks Contract City Planner, presented report as submitted.

b. Public Hearing

Public Hearing was opened by Mayor Preciado at 8:18 P.M., and closed at 8:21 P.M.

Keith Jackson inquired if developers would need to work with the State as the proposed project by Aria is by the highway. Josh, 4Creeks Contract City Planner, responded they are not required to as there is no entrance or exit onto the highway.

c. Resolution/Approval

Council Member/Successor Agency Member Reynosa motioned to approve Resolution 2026-30. The motion was seconded by Council Member/Successor Agency Member Hernandez and motion carried.

ROLL CALL VOTE:
AYES: Reynosa, Hernandez, Verdugo, Gamez, Preciado.
NOES: None.
ABSENT: None.
ABSTAIN: None.

RESOLUTION 2026-30: ZONING TEXT AMENDMENT NO. 2026-01 TO AMEND TABLE 9.08.030-1 OF TITLE 9 (ZONING ORDINANCE) OF THE AVENAL MUNICIPAL CODE TO ALLOW "PARKING FACILITY, OFF-SITE" USES WITHIN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT.

OLD BUSINESS:

A. None.

NEW BUSINESS:

A. Approval of Instructional Services Agreement (ISA) with Fresno City College Chief McAfee, (Discussion/Action) **Resolution 2026-31.**

Jacob S. McAfee, Avenal Fire Chief, presented report as submitted.

Council Member/Successor Agency Member Verdugo motioned to amend the resolution with added language that Staff present any additional documents that require signatures at the next Council meeting, and approve Resolution 2026-31. The motion was seconded by Council Member/Successor Agency Member Reynosa and motion carried.

ROLL CALL VOTE:
AYES: Verdugo, Reynosa, Gamez, Hernandez, Preciado.
NOES: None.

ABSENT: None.
ABSTAIN: None.

RESOLUTION 2026-31: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AVENAL APPROVING AND ADOPTING AN INSTRUCTIONAL SERVICE AGREEMENT BETWEEN THE CITY OF AVENAL FIRE DEPARTMENT AND STATE CENTER COMMUNITY COLLEGE DISTRICT (FRESNO CITY COLLEGE).

B. Review, Ratify, & Approve Activities to Start the Avenal Fire Department and proposed FY 2025/2026 & 20FY 2026/2027 Fire Department Budget: Chief McAfee, (Discussion/Action) **Resolutions 2026-32;33;34.**

Jacob S. McAfee, Avenal Fire Chief, presented report as submitted. Councilmember Verdugo asked about Ratification actions, and City Manager explained that ratifying means to approving prior actions such as agreements or expenditures.

Council Member/Successor Agency Member Gamez motioned to approve Resolution 2026-32;33;34. The motion was seconded by Council Member/Successor Agency Member Hernandez and motion carried.

ROLL CALL VOTE:
AYES: Gamez, Hernandez, Reynosa, Preciado.
NOES: Verdugo.
ABSENT: None.
ABSTAIN: None.

RESOLUTION 2026-32: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AVENAL APPROVING THE AVENAL FIRE DEPARTMENT YEAR 1 OPERATING BUDGET AND RELATED STARTUP EXPENDITURES.

RESOLUTION 2026-33: A RESOLUTION OF THE CITY COUNCIL APPROVING AN AGREEMENT WITH FIRE APPARATUS SOLUTIONS FOR FIRE APPARATUS MAINTENANCE AND REPAIR SERVICES.

RESOLUTION 2026-34: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AVENAL APPROVING AND ADOPTING A FIRE SERVICES AGREEMENT WITH THE COUNTY OF FRESNO.

CORRESPONDENCE/ANNOUNCEMENTS/CLOSING COMMENTS:

Any Council member may request an item be placed on a future agenda, provided that a simple majority also support adding said item. Discussion or action on any item not on the current agenda is strictly prohibited. Closing comments are intended for Council members to report attendance of any special events and pertinent information back to the public.

- Upcoming/Future Agenda Items to Consider.
- Correspondence/Announcements/Information/Closing Comments.

City Manager Antony V. López thanked staff for all the work being put into starting the Fire Department. He also noted that audits are still ongoing and hopes they wrap up soon. Regarding Zoom meetings, City staff is working on having that up and running soon as well. Councilmember Verdugo thanked utilities and public works staff for their work on the recent water leaks. Mayor Pro Tem Gamez gave thanks to Fire Chief McAfee and staff for their efforts on the Fire Department, and also to Public Works for their work on the water leaks. Mayor Preciado shared that eight counties in the Central Valley are working to find more funding and revenue for transportation projects. He also stated that being involved in so many organizations is time consuming, but that it is what they signed up for. He also stated he would like to see more active citizens.

City Council went into a recess at 9:00 PM.

City Council went into Closed Session at 9:08 P.M.

CLOSED SESSION: (City/Successor Agency):

A. **PENDING LITIGATION** (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning:Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).
Parties, case/claim no: *City of Avenal v. Lupe Villa, County of Kings, et al.,*
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Parties, case/claim no: *Center for Biological Diversity et al. v. United States Bureau of Reclamation, et al.* (United States District Court, **Case No. 1:20-cv-007606-DAD-EPG**).

E. **PENDING LITIGATION** (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning:Conference with legal counsel EXISTING LITIGATION (Government Code § 54956.9(d)(1)).
Parties, case/claim no: Ross Family Properties, LLC, v. City of Avenal

City Council came back from Closed Session at 9:28 P.M. with nothing to report.

ADJOURNMENT:

City Council meeting was adjourned at 9:28 P.M.

/s/ Karla Curiel
Karla Curiel, Deputy City Clerk

HE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 36514 is added to the Government Code , to read:

36514. (a) The Legislature finds and declares that due to the challenges facing a city when the city council is unable to establish a quorum because members of the city council have been removed, stepped down from office, or are unable to serve for another legal reason and the city council is therefore unable to convene to conduct the business of the city, a city council appointment committee is necessary to appoint persons to serve the remainder of the terms for those city council offices that are no longer represented.

(b) The city council appointment committee shall be created upon the loss of an available quorum because seats on the city council are vacated by voluntarily action, by removal, or because the members are legally barred from serving. The committee shall consist of the following persons:

(1) Any remaining city council members.

(2) The city's chief administrative officer or equivalent executive officer.

(3) A county representative appointed by the member of the county board of supervisors representing the city.

(4) The number of members of the public required to fillout the remaining number of city council members. These members of the public shall be selected by the persons listed in paragraphs (1) to (3), inclusive. Any member of the public selected to serve on the committee shall be a resident of the city.

(c) The city council appointment committee listed in

paragraphs (1) to (3), inclusive, of subdivisions (b) shall, within 90 days of the date that a quorum of council members may not be met because of the reasons in subdivision (b), appoint persons to serve as council members as follows:

(1) Any appointee shall be a resident otherwise qualified to serve on the city council.

(2) If the members of the city council are elected by districts or from districts, any appointee shall be selected from the respective city council district that is no longer represented by a council member.

(3) Any appointee shall serve for the remainder of the term they are appointed to serve.

(d) The city council appointment committee shall cease to exist upon the swearing in of all of the newly appointed city council members.

(e) The members of the city council appointment committee shall not receive any salary or compensation for their service. This section shall not prohibit the members of the city council appointment committee from receiving salary or compensation for any other position that a member holds in the city or the county.

(f) This section shall not apply to a charter city in the event that the charter city has adopted a method for filling vacant city council seats in the absence of a quorum.

~~SECTION 1. It is the intent of the Legislature~~

paragraphs (1) to (3), inclusive, of subdivisions (b) shall, within 90 days of the date that a quorum of council members may not be met because of the reasons in subdivision (b), appoint persons to serve as council members as follows:

(1) Any appointee shall be a resident otherwise qualified to serve on the city council.

(2) If the members of the city council are elected by districts or from districts, any appointee shall be selected from the respective city council district that is no longer represented by a council member.

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(f) This section shall not apply to a charter city in the event that the charter city has adopted a method for filling vacant city council seats in the absence of a quorum.

~~SECTION 1. It is the intent of the Legislature~~

AB 1345, as amended, Lara. Local government: boards and councils.

Existing law provides that if a city council member is absent without permission from the regular city council meetings for 60 consecutive days, that city council member's office becomes vacant and must be filled by special election, as specified. Existing law also specifies that a majority of the council constitutes a quorum for transaction of business.

This bill would, in the event of the loss of a quorum of city council members due to vacant seats on the city council, voluntarily, by removal, of for some other legal reason, establish a city council appointment committee consisting of any remaining city council members, the city's chief administrative officer, a representative from the county board of supervisors, and as many public members as are required to meet the same number of city council members. The city council appointment committee would be authorized to appoint members to fill vacant seats on the city council, and those members would serve the remainder of the term.

AVENAL POLICE DEPARTMENT

Cecilio Velasco, Chief of Police
317 E. Alpine St, Avenal, CA 93204
Bus. 559-386-4444 Fax 559-386-4447

Chief's Monthly Report

May 28, 2026

Organizational Priorities

I. Leadership Stability

Commander Rij Continues Operational Oversight

Commander Edward Rij continues assisting with field operations to ensure personnel perform professionally and in accordance with department standards. He also continues overseeing fleet readiness and equipment inspections to ensure department vehicles and critical equipment remain properly maintained and adequately stocked for operational needs.

Commander Rij also continues participating in management meetings hosted through the Kings County District Attorney's Office alongside other public safety leaders throughout the county. These meetings provide valuable opportunities for collaboration, information sharing, and strengthening interagency partnerships.

Regional Leadership Collaboration

Chief Velasco attended meetings with police chiefs, the Sheriff, and additional department leaders at the Kings County District Attorney's Office to discuss regional public safety concerns, current challenges facing law enforcement agencies, collaborative solutions, and opportunities for continued partnership.

Detective Ramos Continues Professional Development

Detective Corporal Ramos continues to excel in his assignment with the Kings County Major Crimes Task Force. His continued work with the task force further enhances the department's investigative capabilities through exposure to complex investigations, regional intelligence sharing, and multi-agency collaboration.

Detective Martinez Attending ICI Core Investigators Course

Detective Martinez is currently attending the POST Certified Institute of Criminal Investigation (ICI) Core Investigators Course. This advanced training provides comprehensive instruction in criminal investigations, including interview and interrogation techniques, search warrants, crime scene management, case preparation, evidence collection, investigative strategies, and courtroom testimony. This training further strengthens the department's investigative professionalism and effectiveness.

Officer Hardy Attending POST Range Master School

Officer Hardy is scheduled to attend the POST Certified Range Master School for firearms and rifle instruction. This course provides advanced training in firearms safety, range operations, tactical firearms instruction, liability considerations, and weapons proficiency standards. The training will assist the department in continuing to maintain high professional firearms training standards for department personnel.

DUI Enforcement Efforts

Sergeant Jose Gonzalez will be leading a DUI checkpoint this coming weekend funded through the department's CHP Cannabis Tax Fund Grant. These enforcement efforts remain an important part of the department's continued commitment to traffic safety, DUI prevention, and protecting the community from impaired drivers.

Future Leadership Development

As the department continues to stabilize staffing and develop personnel, the organization now possesses sufficient experience and leadership depth to begin evaluating opportunities to fill vacant promotional positions in the near future.

II. Recruit and Retain the Best

Continued Recruitment Success

The department continues active recruitment efforts and has recently experienced an increase in qualified applicants expressing interest in joining the Avenal Police Department.

Hiring Process Update

The department recently interviewed three police officer candidates and has since received three additional applications. Recruitment efforts continue to remain positive, and the department is nearing full staffing levels with potentially only two positions remaining available.

Background Investigations

At this time, the department currently has two police officer applicants in the background investigation process, including one male and one female applicant. We remain optimistic regarding the continued progress of both candidates through the hiring process.

III. International Model of Community Trust

Community Engagement and Outreach

The department continues to consistently engage with the community through positive interactions, outreach efforts, and public events. Community trust remains one of the department's highest priorities, and these relationships play a critical role in improving communication, increasing crime reporting, and assisting with case resolution through community cooperation and witness participation.

Recent Community Events

Department personnel recently participated in several community events and outreach activities, including:

- Scooter Safety Event
- Avenal Police Department Spring Block Party

- Avenal Old Timers Day Celebration
- Kings County Peace Officer Memorial Ceremony

These events provided additional opportunities for positive interaction between department personnel and community members while strengthening relationships throughout the city.

SCIP Community Presentation
The department recently hosted a Spanish-language SCIP Grant presentation focused on Extreme Risk Protection Orders (ERPOs), firearm safety, secure firearm storage, and mental wellness awareness. The presentation was designed to better serve our Spanish-speaking community while promoting education, prevention, and available resources.

Upcoming DUI Community Presentation
The department will also be announcing an upcoming Spanish-language CHP Grant-funded community presentation focused on DUI awareness, impaired driving prevention, and traffic safety education.

Explorer Program Participation
The Avenal Police Department Explorer Program continues to actively participate in community events and outreach efforts. Explorers recently participated in the department's Spring Block Party during the opening ceremony and assisted throughout the event. Explorers also participated in the Old Timers Day Parade and related community activities. Their continued involvement supports youth development, mentorship, leadership growth, and positive community engagement.

IV. Among the Safest Cities in America

Violent Crime Reduction Efforts
The department continues its proactive crime reduction efforts and remains committed to combating violent crime, gang activity, gun violence, and narcotics-related offenses within the community.

Chief Velasco is currently pursuing a Violent Crime Reduction Grant to assist with funding the implementation of a modern records and case management system. The proposed system would improve operational efficiency, data utilization, crime analysis capabilities, and hotspot-focused enforcement strategies. The system would also provide a more robust and user-friendly platform compared to the department's current outdated system while reducing impacts to the City's General Fund and preserving additional state and federal grant funding opportunities for other critical equipment and operational needs.

Proactive Enforcement and Investigations
The department continues utilizing proactive enforcement strategies, legal investigative techniques, and collaborative partnerships with the Kings County District Attorney's Office to ensure criminal cases are thoroughly investigated and prosecuted to the fullest extent of the law.

DUI Enforcement and Recognition
Traffic safety and DUI enforcement remain a continued priority for the department. Detective Martinez will be receiving the Mothers Against Drunk Driving (MADD) Award on June 17 in recognition of recording the highest number of DUI arrests within the department during 2025.

Regional Law Enforcement Partnerships
The department continues maintaining strong working relationships and partnerships with law enforcement agencies throughout Kings County and neighboring jurisdictions, including agencies within Tulare, Fresno, and Kern Counties. These partnerships allow agencies to share resources, intelligence, personnel, and operational support when needed, serving as valuable force multipliers that help improve regional public safety.

Flock Safety Camera System Update
The department's Flock Safety camera systems are operational; however, final approval from Caltrans remains pending for additional deployment locations. The department has experienced delays due to extended response times from Caltrans to Flock Safety representatives. While the delays have been disappointing and frustrating, the department remains hopeful that progress will continue moving forward in the near future.

CAD System Grant Efforts
As previously discussed, the department continues pursuing grant funding opportunities for the procurement and implementation of a new Computer-Aided Dispatch (CAD) and case management system. The department has already obtained preliminary system quotes to assist with grant preparation efforts.

V. Embrace Wellness Among Our Employees
Supporting Employee Wellness
The Avenal Police Department remains committed to supporting the mental, emotional, and physical well-being of all department personnel. Law enforcement remains a demanding profession, and leadership recognizes the importance of ensuring employees feel supported both professionally and personally.

Positive Organizational Environment
Department leadership continues working toward fostering a professional and positive organizational culture where employees feel valued, motivated, and connected to the department's mission and community.

Long-Term Health and Resilience
By emphasizing wellness, balance, and professional support, the department continues striving to ensure employees remain resilient, focused, and capable of providing the highest level of service to the community while maintaining long-term personal and professional well-being.

Data for 2026

Month	Calls for Service	Officer Initiated Activity	Citations	Traffic Collisions	Arrests
January	818	533	20	3	25
February	820	525	18	1	24
March	909	598	31	5	17
April	823	482	26	2	26
May	612	349	27	5	16
June					
July					
August					
September					
October					
November					
December					

Date: May 28, 2026
To: The Honorable Avenal City Council
From: Joshua McDonnell, City Planning Consultant
RE: Planning Activities

The following is brief summary of planning and zoning work conducted by our firm for the City of Avenal over the past month:

General/ Current Planning:

- Staff responded to a variety of public and internal inquiries, addressed planning and zoning–related questions.
- Completed and reviewed multiple permit application submissions through OpenGov including but not limited to:
    - Certificates of Occupancy
    - Business license applications
    - Building permits
    - Home Occupation Permits
    - Site Plan Review
- Reviewed and responded to inquiries regarding proposed development projects submitted by community members and project applicants.
- Zoning Text Amendment for parking lots within the Community Commercial zone.

Long Range Planning:

- Adopted the 6th Cycle Housing Element.

ADVOCACY, ECONOMIC DEVELOPMENT, & GRANT WRITING

City of Avenal

2026 | May

Prepared by The CrisCom Company

ADVOCACY

State Update

Governor Newsom released the May Revision to the 2026–27 State Budget on May 14, and the outlook is considerably more stable than many anticipated. The revised plan proposes $246.6 billion in General Fund spending and closes what had been a $2.9 billion deficit, resulting in a balanced budget for the next two fiscal years. Rather than launching new initiatives, the administration is prioritizing long-term stability, including a $9.7 billion transfer into the state's investment fund.

The Legislature now enters the final stretch of budget negotiations ahead of the June 15 constitutional deadline. Senate and Assembly subcommittees will continue refining their respective versions of the budget bill before a conference committee reconciles differences and prepares the final package for floor votes.

Federal Update

The conflict in Iran continues to dominate federal attention. Congress has been actively debating its role, and on May 14 the House voted on a War Powers resolution asserting congressional authority over the conflict. To date, the House and Senate have rejected nine such measures, with Republicans largely supporting the administration's position.

Domestically, the 76-day partial government shutdown concluded on April 30 when President Trump signed legislation funding the Department of Homeland Security. The shutdown, which began in mid-February, stemmed from a standoff over immigration enforcement reforms.

Republicans also attempted to advance a second reconciliation bill to fund ICE and Border Patrol, but the effort stalled before the Memorial Day recess. That proposal is expected to resurface when Congress returns.

Earlier this month, we were pleased to welcome Congressman David Valadao to Avenal for a site visit with the City Council and staff. As previously reported, in a year when federal funding was nearly nonexistent, CrisCom worked closely with the Congressman to secure

$4 million for the City's water storage tank project. His visit provided an important opportunity to see firsthand where these dollars will be invested.

Sacramento Snapshot

CrisCom distributes a bi-weekly *Sacramento Snapshot* summarizing key policy developments and legislative activity. The City Manager currently receives this update, and we would be pleased to add any Council Members who wish to be included.

Any Council Member seeking additional information on pending or emerging legislation is welcome to reach out, as our team is always available to assist.

ECONOMIC DEVELOPMENT

This month, our efforts centered on expanding Avenal's visibility and strengthening relationships with groups actively evaluating new locations in the Central Valley. Last week, CrisCom attended the ICSC Convention in Las Vegas, where we met directly with retail brands, brokers, and developers. While we engaged broadly, we placed particular emphasis on national food chains, especially those focused on chicken concepts, given their current expansion trends.

These conversations helped place Avenal firmly on the radar for future site-selection opportunities and provided valuable insight into what retailers and developers are prioritizing in today's market. Following the conference, we are continuing those discussions and building on the momentum established at ICSC.

We also maintained outreach to industrial users, including logistics and warehouse operators, highlighting Avenal's affordability, available land, and strategic access to key regional routes. Our goal remains consistent: ensuring Avenal is part of early-stage conversations so the City is well-positioned as projects begin to take shape.

GRANT WRITING

CrisCom continues to work closely with City staff to identify strong funding opportunities, align projects with eligibility requirements, and prepare competitive applications.

Grants

Upcoming Grant Opportunities

- Urban Greening Grant Program **– Due June 4**
- Transformative Climate Communities (Other Climate Innovation Proposals – Implementation Only) **– Due June 15**
- Active Transportation Program (ATP) **– Due June 22**
- Community Connect Grants **– Due June 29**

Active Grants

- Rural Law Enforcement Violent Crime Reduction Initiative **– Due June 3**

LOOKING AHEAD

As we move through Q2 2026, our focus remains on advancing Avenal's priorities at both the state and federal levels, staying closely engaged as Sacramento's budget negotiations narrow ahead of the June 15 deadline and as Congress returns from recess to continue work on the second reconciliation effort. As budget discussions unfold in both capitals, we will work to ensure the City is well positioned for emerging funding opportunities by maintaining strong relationships with key decision-makers, continuing proactive outreach, and monitoring developments that may affect the community. Our team will also sustain close coordination with local stakeholders and provide timely updates to the City Council and staff, reinforcing Avenal's visibility and readiness as opportunities arise.

We appreciate the opportunity to serve the City of Avenal and look forward to continued progress in the months ahead.

AGENDA ITEM NO.

919 Skyline Blvd.
Avenal, CA 93204
Phone: (559) 386-5766
Fax: (559) 386-0629

TO: The Honorable Mayor and City Council

FROM: Diego Corvera, Contract City Engineer, A&M Consulting Engineers

DATE: May 28th, 2026

RE: **Notice of Completion** – Authorize the filing of a notice of completion for the 2024 Road Maintenance Project and Appropriation

RECOMMENDATION:

Move to accept the Notice of Completion for the construction contract for the Avenal 2024 Road Maintenance Project (224-034) with VSS International, Inc. and authorize the City Engineer to sign the Notice of Completion and the City Clerk to file the notice with the County Recorder's Office and approve an additional appropriation of $16,426.90, in LTF funds (250).

SUMMARY:

The 2024 Avenal Road Maintenance Project implemented road rehabilitation work in the form of cape seals on various streets within Avenal's City Limits. VSS International Inc was the lowest responsive bidder and performed the work to City standards and requirements.

BACKGROUND:

The project bids were opened on August 21st, 2025 at 2:00pm, two (2) bids were received.

On September 25th, 2025, the City Council authorized the City Manager to execute and enter into an agreement with VSS International, Inc. as the lowest responsive bidder for the 2024 Avenal Road Maintenance project for not to exceed amount of $441,550.00.

A Notice of Completion will need to be recorded with the County Clerk Recorder's office now that the contractor has fulfilled his contractual obligation for construction of the project.

AGENDA ITEM NO.

919 Skyline Blvd.
Avenal, CA 93204
Phone: (559) 386-5766
Fax: (559) 386-0629

Summary of Change Orders:

Change Order No.	Bid Item No.	Brief Description	Proposed Item Cost	Approved Item Cost	CO Category
1	5	Additional Striping	$5,447.40	$5,447.40	Change in Scope
			Change Order Total:		$5,447.40

Original Bid Amount: $441,550.00
Final Bid Amount: $441,550.00
Approved Change Orders: $5,447.40
Change Order %: 1.23%
Final Contract Total: $446,997.40

Additional costs incurred as part of this project but not included in the original construction budget amount are:

A&M Consulting Engineers – Construction Management…… $10,979.50
Total Project Cost……..… $457,976.90

FISCAL IMPACT:
Final project budget breakdown is shown below:

2024 Road Maintenance Project	
Project Funding Source	
Local Transportation Funds (250)	$441,550.00
Final Project Costs	
Construction	$441,550.00
Construction Change Order #1	$5,447.40
Construction Management	$10,979.50
Total Final Project Costs	$457,976.90
Remaining Project Budget	($16,426.90)
Requested Appropriation (LTF 250)	$16,426.90

AGENDA ITEM NO.

919 Skyline Blvd.
Avenal, CA 93204
Phone: (559) 386-5766
Fax: (559) 386-0629

RECOMMENDED MOTION (AND ALTERNATIVE MOTIONS IF EXPECTED):

I move to authorize the filing of a notice of completion for the 2024 Road Maintenance Project and appropriate $16,426.90 for project close out.

PRIOR COUNCIL ACTION:

September 11, 2025

Authorized City Manager to execute and enter into an Agreement with VSS International, Inc. for the 2024 Avenal Road Maintenance project, not to exceed $441,550.00 which included the conditional change order 1, value engineering.

ATTACHMENTS:

1. Draft Notice of Completion
2. Draft Resolution 2026-XX

WHEN RECORDED RETURN TO:
AND RECORDING REQUESTED BY:
City of Avenal
919 Skyline Blvd
Avenal, CA 93204

No Fee – Gov't. Code Sections 6103 & 27383

NOTICE OF ACCEPTANCE
OF COMPLETION OF PUBLIC WORK
BY CITY OF AVENAL

NOTICE IS HEREBY GIVEN by The City of Avenal, a municipal corporation of the State of California, located 919 Skyline Blvd, Avenal CA 93204, Owner in fee of the property, that the work of improvement on the property described as:

(224-034) AVENAL 2024 ROAD MAINTENANCE PROJECT

Under the contract agreement entered into with VSS International, Inc. dated September 25, 2025 and as a whole was completed November 7, 2025, and the City of Avenal hereby accepts said project on the 28th day of May, 2026, by Resolution 2026-XX.

Verification

Diego Corvera, deposes and says: That he is the City Engineer of the City of Avenal, and makes this verification for and on behalf of said City; that he has read the foregoing notice and knows the contents thereof and the facts thereon stated are true.

CITY OF AVENAL, a municipal corporation

_____

Diego Corvera, City Engineer Date

RESOLUTION NO. 2026 - xx

CITY OF AVENAL

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AVENAL, CALIFORNIA, ACCEPTING IMPROVEMENTS AND AUTHORIZING FILING OF THE NOTICE OF COMPLETION FOR THE AVENAL 2024 ROAD MAINTENANCE PROJECT

WHEREAS, VSS International, Inc. has completed the work for the Avenal 2024 Road Maintenance Project; and

WHEREAS, the City Public Works Inspector has inspected the improvements required by the City and all improvements required by the City have been completed; and

WHEREAS, the City Engineer recommends acceptance of the Avenal 2024 Road Maintenance Project and requests Council to authorize the City Engineer to record the Notice of Completion for the Project.

NOW THEREFORE, IT IS HERBY RESOLVED by the City Council of the City of Avenal as follows:

1. Accept the Avenal 2024 Road Maintenance Project and requests Council to authorize the City Engineer to record the Notice of Completion.

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly and regularly adopted by the City Council of the City of Avenal at a meeting thereof held on the 28th day of May, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Alvaro Preciado, Mayor

ATTEST:

_____

Maria “Angie” Ortiz, City Clerk

AGENDA ITEM NO. 9.- B

City of Avenal

919 Skyline Blvd.
Avenal, CA 93204
Phone: (559) 386-5766

TO: **The Honorable Mayor and City Council**

FROM: **Antony V. López, City Manager & Jacob S. McAfee, Fire Chief**

DATE: **May 28, 2026**

RE: **Ratification of Purchase Agreement with Container Stop Inc. for Custom Container Living Quarters**

INFORMATION:

As part of the City's ongoing efforts to establish and support the newly formed Avenal Fire Department, staff has evaluated several temporary and semi-permanent housing options for firefighter living quarters and operational support space.

In evaluating alternatives, staff communicated with multiple vendors and providers, including Aztec Container, Mobile Modular, Martin Container, and Backcountry Containers. Staff was generally advised that available lead times for modular or container-based firefighter housing solutions extended beyond August 2026, with some vendors indicating timelines extending into late 2026 or early 2027.

By comparison, Staff identified a unit from Container Stop Inc. that was already substantially fabricated and available for expedited completion and delivery, with anticipated delivery on or about June 9, 2026. Staff determined that this timeline was critical to supporting the immediate deployment and stabilization of the Avenal Fire Department during the ongoing transition associated with Kings County's withdrawal from fire service operations.

Initially, staff explored modular building lease options. Under the lease proposals reviewed, the City would have expended approximately $150,000 over a three-year term, after which the modular units would be removed and returned at the City's expense. Additionally, modular structures required more substantial site preparation and foundation improvements, and estimated delivery timelines exceeded approximately two months.

After further review, staff identified an opportunity to acquire a nearly completed custom container-based living quarters project from Container Stop Inc. for approximately $270,000. The structure was already substantially fabricated at the time of purchase, allowing for expedited delivery currently anticipated on or about June 9, 2026.

Staff further determined that the identified unit offered operational and personnel advantages compared to temporary modular alternatives. Unlike the modular lease options reviewed by staff, the identified unit would allow for compliant co-ed firefighter accommodations through separated sleeping and restroom configurations for potential female firefighters, while also providing a more modern, professional, secure, and respectable living environment for fire personnel during extended shifts and deployments. The units also provides a centralized kitchen, living area, office space, intended to improve firefighter wellbeing, operational readiness, recruitment, retention, and long-term department stability.

The project consists of five (5) interconnected 40-foot containers configured into an approximately 40-foot by 40-foot facility. The layout includes:

City of Avenal
919 Skyline Blvd.
Avenal, CA 93204
Phone: (559) 386-5766

- Three sleeping rooms;
- One office;
- Two bathrooms;
- A large shared kitchen and living area; and
- Supporting utility room and storage space.

The facility is intended to provide respectable, functional, and modern accommodations for the City's newly hired firefighters as the department continues standing up operations and staffing.

Additionally, staff believes the container configuration offers several long-term operational and financial advantages, including:

- Reduced footing and foundation costs compared to traditional modular structures;
- Faster deployment;
- Future relocatability if the City later expands or develops areas behind City Hall; and
- Long-term ownership of the asset rather than temporary lease expenditures.

The exterior of the facility will be painted red to reflect the identity and visibility of the Avenal Fire Department and serve as a visible statement of the City's continued investment in public safety infrastructure.

Staff additionally negotiated with the vendor regarding pricing and project completion timelines. The original quoted project cost was approximately $296,000. Following discussions regarding the City's urgent public safety needs, expedited deployment requirements, and the City's intended operational use for municipal fire services, staff successfully negotiated a final project cost of approximately $270,000 inclusive of agreed-upon project completion items and related improvements necessary to facilitate Fire Department operations.

This purchase also aligns with the City's broader strategy. By utilizing City-owned property near City Hall and existing utility infrastructure, the City anticipates avoiding substantially higher costs associated with extending utilities and developing a larger temporary site behind the hospital, which preliminary estimates were reaching costs of almost $1 million.

Due to the urgency associated with standing up the Avenal Fire Department, and recognizing that deployment of the City's fire services remains the City's highest public safety priority amid the ongoing transition and uncertainty surrounding Kings County's withdrawal from fire services, the City Manager executed the agreement in order to secure the availability of the unit and preserve the expedited delivery timeline.

Staff further determined that the use of ordinary bidding procedures was impractical and contrary to the City's immediate public safety needs. The unit identified by staff was already substantially fabricated (90% complete) and immediately available for expedited completion and delivery (June 9), unlike other modular or custom-built alternatives which carried substantially longer procurement and construction timelines.

Staff determined that delaying procurement to complete ordinary bidding procedures could have jeopardized the City's ability to timely deploy and stabilize fire department operations during the ongoing transition associated with Kings County's withdrawal from fire services.

City of Avenal
919 Skyline Blvd.
Avenal, CA 93204
Phone: (559) 386-5766

Additionally, staff determined that the project involved specialized and unique operational considerations, including expedited deployment capability, relocatability, compatibility with the proposed City Hall deployment site, co-ed firefighter accommodations, and the immediate availability of a substantially completed unit already in production.

Accordingly, the City Manager determined that the procurement fell within applicable exemptions and emergency purchasing authority under the Avenal Municipal Code, including AMC Section 3-8.09(b) and (c), which authorize exemptions from ordinary bidding procedures where immediate action is necessary for the protection of public safety, operational continuity, or where the time required for standard bidding procedures would frustrate the City's operational needs and timelines.

Staff was advised that securing the unit required immediate execution of the agreement and payment of the required deposit in order to preserve the expedited production and delivery schedule. Delays associated with ordinary procurement timelines risked loss of unit availability, production priority, and the deployment schedule necessary to support initial Avenal Fire Department operations.

Staff additionally determined that delaying procurement would likely result in increased operational inefficiencies, unnecessary duplication of expenditures, and potential waste of already committed staffing and startup resources associated with the City's newly hired fire personnel and department deployment efforts. The City Council has previously identified rapid deployment of municipal fire services as the City's highest public safety priority, particularly given the uncertain and evolving nature of Kings County's continued participation in fire service operations within the City.

Staff is therefore requesting formal ratification of the purchase and project by the City Council.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt **Resolution No. 2026-_36_** ratifying the purchase agreement between the City of Avenal and Container Stop Inc. for the acquisition of custom container living quarters to support the establishment and operation of the Avenal Fire Department, and approving related project expenses necessary for delivery, site preparation, utility connections, and installation as part of the Fire Department budget.

BEFORE THE CITY COUNCIL OF THE CITY OF AVENAL

IN THE MATTER OF:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AVENAL APPROVING THE AVENAL FIRE DEPARTMENT YEAR 1 OPERATING BUDGET AND RELATED STARTUP EXPENDITURES

RESOLUTION 2026-_36_

WHEREAS, pursuant to Section 4-12.1 of the Avenal Municipal Code, the Avenal Fire Department was established as a department of the City of Avenal on September 11, 2025, to provide municipal fire protection and emergency response services; and

WHEREAS, the City of Avenal is establishing and developing the Avenal Fire Department to provide fire suppression, emergency medical services, rescue response, disaster response, public education, fire prevention, and community risk reduction services to the residents of the City of Avenal; and

WHEREAS, the City Council has determined that the establishment of an independent municipal fire department is necessary to improve local control, operational flexibility, emergency response capabilities, and long-term public safety sustainability; and

WHEREAS, the City identified the need for firefighter living quarters and operational support space to assist in staffing and deployment of fire personnel; and

WHEREAS, staff evaluated multiple temporary and semi-permanent facility options, including leased modular structures; and

WHEREAS, staff evaluated multiple vendors and alternatives for firefighter living quarters and operational support space, including Aztec Container, Mobile Modular, Martin Container, and Backcountry Containers, and determined that available lead times from alternative vendors extended beyond August 2026 and, in some cases, into late 2026 or early 2027; and

WHEREAS, the Container Stop Inc. unit identified by staff was already substantially fabricated and available for expedited delivery anticipated on or about June 9, 2026, making it uniquely suited to meet the City's immediate operational and public safety deployment needs; and

WHEREAS, staff negotiated the project cost from an initial quoted amount of approximately $296,000 to a final negotiated amount of approximately $270,000 inclusive of agreed-upon completion items and improvements necessary to support Fire Department operations; and

WHEREAS, the City Council recognizes that delays in deploying firefighter housing, operational facilities, and supporting infrastructure could negatively impact emergency response readiness, operational continuity, staffing efficiency, and public safety preparedness during the ongoing transition from Kings County fire service operations; and

WHEREAS, the City Council further finds that expediting the project and related site improvements is fiscally responsible and necessary to avoid duplication of expenditures, unnecessary delay costs, operational inefficiencies, and waste of already committed staffing and startup resources associated with establishing the Avenal Fire Department; and

WHEREAS, the City Council finds that ordinary bidding procedures were impractical under the circumstances due to the immediate public safety necessity associated with rapidly deploying municipal fire services, the unique availability and expedited delivery timeline of the substantially completed unit, and the operational need to timely establish firefighter living quarters during the transition from Kings County fire service operations; and

WHEREAS, the City Council further finds that the procurement was consistent with applicable exemptions and emergency purchasing authority contained within AMC Section 3-8.09(b) and (c), including circumstances where immediate action is required to protect public safety and where the time required to complete ordinary bidding procedures would frustrate the operational needs and deployment timelines of the City; and

WHEREAS, staff determined that acquisition of custom container living quarters offered operational, financial, and logistical advantages to the City, including expedited delivery, reduced site preparation costs, ownership of the asset, and future relocatability; and

WHEREAS, the project consists of five interconnected 40-foot containers configured into living quarters containing sleeping rooms, bathrooms, office space, kitchen facilities, and shared living areas; and

WHEREAS, the City Manager executed a purchase agreement with Container Stop Inc. in order to secure the availability and expedited production and delivery timeline of the facility in the name of public safety; and

WHEREAS, the City Council desires to formally ratify said agreement and authorize all related actions necessary to complete the project.

UPON MOTION OF COUNCIL MEMBER _____, SECONDED BY COUNCIL MEMBER _____, THE FOLLOWING WAS PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL AT AN OFFICIAL MEETING HELD ON May 28, 2026, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____ ATTEST: _____

Alvaro Preciado, Mayor
CITY OF AVENAL

MARÍA A. ORTIZ, City Clerk
CITY OF AVENAL

* * * * * * * * * * * * * * * * * *

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL:

1. Found that the foregoing recitals are true, and that circumstances existed at the time the agreement was executed supporting the use of applicable procurement exemptions and expedited purchasing authority under AMC Section 3-8.09(b) and (c).
2. The City Council hereby ratifies the Purchase Agreement between the City of Avenal and Container Stop Inc. for the acquisition of custom container living quarters for the Avenal Fire Department.

3. The City Council further approves related project expenditures, improvements, repairs, equipment purchases, utility work, furnishings, operational setup costs, and site modifications necessary to complete, support, and place the facility and surrounding City Hall property into service as part of the City's developing Fire Station campus, including but not limited to delivery, grading, paving, fencing, utility connections, painting, signage, footings, installation, storage improvements, lighting, parking, operational equipment, communications equipment, furnishings, safety improvements, and other related Fire Department infrastructure and operational readiness expenses, to be funded through the Fire Department budget and related appropriations.

4. The City Council further finds that such improvements and expenditures are necessary to support the rapid deployment and stabilization of municipal fire services, protect public safety, reduce operational disruption during the ongoing transition from Kings County fire service operations, avoid duplication of expenditures and unnecessary delay costs, and maximize the efficient use of already committed staffing and startup resources associated with the establishment of the Avenal Fire Department.

5. Ordered City Manager, Fire Chief, and relevant City staff to carry out the terms and conditions of this resolution and to take all steps reasonably necessary, proper and/or convenient and/or incidental thereto.

6. Authorizes this resolution to take effect immediately upon adoption.

* * * * * * * * * * * * * * * * * *

Document ID: 6227c352-63bb-4014-8b6f-a2a37116ba35

Container Stop Inc
sales@containerstop.com
5873 Stockdale Road, Paso Robles, CA, United States, 93446

City of Avenal
Contact: Antony Lopez
alopez@cityofavenal.us
919 Skyline Blvd , Avenal , CA, 93204

Sales Agreement

Sales Agreement – Payment Terms & Delivery Policy

1. Payment Terms

- A **70% deposit** is required to place the container into production.
- The remaining **30% balance is due prior to delivery scheduling.**
- **No container will be scheduled for delivery without payment in full.**
- If the final 30% payment is not received within **5 business days of notice that the unit is ready**, a **2.5% late fee** will be applied.
- If the account remains unpaid **30 days past due**, the account will be referred to the company's **Credit Department** for further collection action.

2. Accepted Payment Methods

- Credit Card
- Check
- Cash
- Zelle

3. Production & Delivery Timeline

- Production will not begin until the **70% deposit** is received.

- Delays in payment may result in **delayed production and delivery timelines.**

4. Delivery Site Requirements

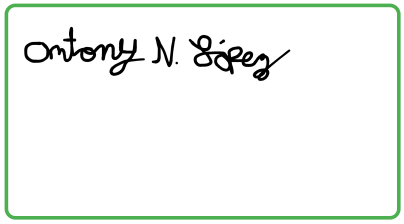
- The client is responsible for ensuring **proper site access and sufficient space** for delivery and placement of the container.
- If the delivery truck cannot unload and exit the property within **one hour of arrival**, a fee of **$150 per additional hour** will be applied.

5. Agreement Confirmation

By submitting the deposit, the customer acknowledges and agrees to these terms and authorizes the company to begin work and/or schedule delivery upon receipt of full payment.

Signature Date: **May 22, 2026 · 3:54 PM**

Signed By: **Antony V. López**

Signature: 

Agreement ID: 6227c352-63bb-4014-8b6f-a2a37116ba35

Invoice

Container Stop Inc
5873 Stockdale Road
Paso Robles, CA, United States, 93446
(800) 674-9343
sales@containerstop.com
www.containerstop.com

Invoice
#5M7GJ8-0001

Issue on:	May 14, 2026
Service on:	May 14, 2026, 2:05 PM
Due:	Upon receipt
Status:	Unpaid
Balance:	**$270,000.00**

Bill To:
City of Avenal
Antony Lopez
alopez@cityofavenal.us
919 Skyline Blvd
Avenal , CA, United States, 93204
(559) 383-8003

Deliver To:
City of Avenal
919 Skyline Blvd
Avenal , CA, United States, 93204

1 x Items

Product	Price	QTY	Total
Custom Container Living Quarters	$270,000.00	1	$270,000.00
	Subtotal		$270,000.00
	Total		**$270,000.00**

Agreements

Sales Agreement



Policy

Paso





LEGEND

(W4) EXISTING 4" WATER SERVICE LINE

(OE) EXISTING OVERHEAD ELECTRICITY LINE

EXISTING PG&E POWER POLE

PLAN VIEW

SCALE: 1" = 50'

N

0 50 100 Feet

EXHIBIT FOR:

AVENAL FIRE STORAGE BUILDING SITE PLAN

A&M CONSULTING ENGINEERS


Diamond
NOW
Miller
Millermatic 250


Diamond
Diamond
Diamond


Diamond NOW
36-in
BASE CABINET
ARMOIRE DE BASE
GABINETE DE BASE
Diamond NOW
24-in
Diamond NOW


Diamond
NOW


JW
JELD-WEN
CONDITIONING RED PELLET


JW
JELD-WEN




Diamond
69988
x3
Diamond
24-in
Vanity with Top
Stylc







