

**PARAMOUNT CITY COUNCIL  
MINUTES OF A REGULAR MEETING  
NOVEMBER 14, 2023**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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**CALL TO ORDER:** The regular meeting of the Paramount City Council was called to order by Mayor Isabel Aguayo at 6:03 p.m. at in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

**PLEDGE OF ALLEGIANCE:** Amanda Arroyo, VPAN led the pledge of allegiance.

**ROLL CALL OF COUNCILMEMBERS:** Present: Councilmember Peggy Lemons  
Councilmember Vilma Cuellar Stallings  
Councilmember Brenda Olmos  
Vice Mayor Annette C. Delgadillo  
Mayor Isabel Aguayo

**STAFF PRESENT:** John Moreno, City Manager  
Elizabeth Martyn, Assistant City Attorney  
Andrew Vialpando, Assistant City Manager  
John Carver, Planning Director  
Adriana Figueroa, Public Works Director  
David Johnson, Community Services Director  
Margarita Matson, Public Safety Director  
Kim Sao, Finance Director  
Clyde Alexander, Accounting and Budget Manager  
Sol Bejarano, Management Analyst  
Steve Coumparoules, Community Preservation Mgr.  
Danny Elizarraras, Management Analyst  
Yecenia Guillen, Assistant Community Serv. Director  
Sarah Ho, Assistant Public Works Director  
Pauline Jauregui, Comms. & Engagement Manager  
John King, Assistant Planning Director  
Heidi Luce, City Clerk  
Anthony Martinez, Finance Services Manager  
Johnnie Rightmer, Building & Safety Manager  
Celina Sanchez, Management Analyst  
Eric Wosick, Assistant Public Safety Director

### **PRESENTATIONS**

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| 1. | VIDEO<br>2023 Halloween and Dia<br>De Los Muertos Events<br>CF 39.7                               | A video highlighting 2023 Halloween and Dia De Los Muertos Events was shown.   |
| 2. | CERTIFICATES OF<br>RECOGNITION<br>2023 Halloween Home<br>Decorating Contest<br>Winners<br>CF 39.6 | Mayor Aguayo, on behalf of the City Council, presented certificates of recognition to the 2023 Halloween Home Decorating Contest Winners.  |
| 3. | PRESENTATION<br>Mayor's Award of<br>Excellence<br>CF 39.8   | Mayor Aguayo presented the Mayor's Award of Excellence to Darren Kurkowski, Vice President, Modern Development. Mr. Kurkowski was present to accept the award and expressed sincere appreciation for the recognition.                          |
| 4. | PROCLAMATION<br>National Home Care and<br>Hospice Month<br>CF 39.12                               | Mayor Aguayo, on behalf of the City Council, proclaimed November as National Home Care and Hospice Month. Vickie Kaefer, Associate Executive Director and Tammy Ottenad Program Manager with Pathways were present to accept the proclamation. |
| 5. | PROCLAMATION<br>National Family Literacy<br>Month<br>CF 39.12                                     | Mayor Aguayo, on behalf of the City Council, proclaimed November as National Family Literacy Month.  |

### **CITY COUNCIL PUBLIC COMMENT UPDATES**

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| CF 10.4 | City Manager Moreno responded to comments made by Sandra DeKay at the October 24, 2023 City Council meeting. |
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### **PUBLIC COMMENTS**

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| CF 10.3 | There were no public comments. |
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### **CONSENT CALENDAR**

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It was moved by Councilmember Lemons and seconded by Councilmember Cuellar Stallings to approve Consent Calendar Items 6, 7, 8, 9, 10, 11, 12, and 13 as shown below. The motion was passed by the following roll call vote:

AYES: Councilmembers Lemons, Olmos\*,  
Cuellar Stallings; Vice Mayor Delgadillo;  
and Mayor Aguayo  
NOES: None  
ABSENT: None  
ABSTAIN: None

*Councilmember Olmos abstained from voting  
on the October 24, 2023 minutes due to an  
excused absence from the meeting.*

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| 6. | APPROVAL OF<br>MINUTES<br>October 10 and October<br>24, 2023   | Approved                    |
| 7. | APPROVAL<br>Register of Demands<br>CF 47.2   | Approved                    |
| 8. | ORDINANCE NO. 1176<br>(Adoption)<br>Approving Zone Change<br>No. 246, a request to<br>change the official<br>Zoning Map from R-2<br>(Medium Density<br>Residential) to PD-PS<br>(Planned Development<br>with Performance<br>Standards)/Single-<br>Family Residential at<br>16305 Hunsaker Avenue<br>CF 109 ZC NO 246 | Adopted Ordinance No. 1176. |

9. ORDINANCE NO. 1178      Adopted Ordinance No. 1178.  
(Adoption)  
Repealing Interim  
Urgency Ordinance No.  
1157 and approving  
Zoning Ordinance Text  
Amendment No. 32,  
implementing the  
provisions of Senate Bill  
9  
CF 109 ZOTA 32  
109 ZOTA 26  
109 ZOTA 24  
109 ZOTA 29
10. RECEIVE AND FILE      Received and filed.  
Treasurer's Report for  
Quarter Ending  
September 30, 2023  
CF 47.3
11. AWARD OF      1) Appropriated an additional \$16,450 from the  
CONTRACT      available General Fund balance; and 2) Awarded the  
Substation Flooring      contract for the substation flooring replacement to  
Replacement (City      G&S Carpet Mills, Inc. Pomona, California, in the  
Project No. 9473)      amount of \$69,499, and authorize the Mayor or her  
designee to execute the agreement.
12. RESOLUTION NO.      Adopted Resolution No. 23:036.  
23:036  
Approving Application for  
Grant Funds from the  
California Parks and  
Recreation Office of  
Grants and Local  
Services for the Outdoor  
Equity Grants Program  
CF 54
13. APPROVAL      Approved Amendment No. 1 to the Master  
Amendment No. 1 to the      Cooperative Agreement with Los Angeles County  
Master Cooperative      Metropolitan Transportation Authority for the West  
Agreement with Los      Santa Ana Branch Light Rail Project in a form  
Angeles County Metro      approved by the City Attorney and authorize the City  
for the West Santa Ana      Manager or his designee to sign the amendment.  
Branch Light Rail Project  
CF 43.1123

#### **OLD BUSINESS**

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14. CONTINUED  
PUBLIC HEARING  
ORDINANCE NO. 1177  
(Recommended for  
continuance)  
Approving Development  
Agreement No. 23-1 with  
Daniel Freedman/Jeffer  
Mangels Butler &  
Mitchell, LLC for Sobeida  
Filippi for the  
Construction,  
Installation, and  
Operation of a Freeway-  
Oriented Digital Billboard  
on Vacant Land North of  
Rosecrans Avenue,  
between the Los  
Angeles River and 710  
Freeway [Assessor  
Parcel Number 6236-  
035-013] in the M-2  
(Heavy Manufacturing)  
Zone  
CF 43.1221

Staff reported that the applicant has requested that the public hearing on this item be continued.

It was moved by Councilmember Lemons and seconded by Councilmember Cuellar Stallings to continue the public hearing to November 28, 2023. The motion was passed by the following roll call vote:

AYES:	Councilmembers Lemons, Olmos, Cuellar Stallings; Vice Mayor Delgadillo; and Mayor Aguayo
NOES:	None
ABSENT:	None
ABSTAIN:	None

#### **NEW BUSINESS**

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15. ORAL REPORT  
City Website and  
Customer Service  
Request System  
Demonstration  
CF 48

Assistant City Manager Vialpando and the City's IT consultant gave the report and presented a PowerPoint presentation providing demonstration of a new type of technology known as a Software as a Solution (SaaS) platform capable of providing customers with a "virtual City Hall" that would result in an overhaul of the City's website and service request system.

16. APPROVAL  
Agreement with Care  
Solace, Inc. for Fiscal  
Year 2023-2024  
CF 43.1223

Public Safety Director Matson gave the report and presented a PowerPoint presentation.

Councilmember Olmos commented that she heard a presentation on Care Solace previously and she understands the importance of a service like Care Solace. However, she noted that she had previously requested information on how the roster of providers is determined and asked if it would be possible to see a demonstration on how the service works.

Discussion ensued concerning the services Care Solace would provide to the community. Chad Castruita, Founder and CEO provided additional information on the current service providers and how the services are provided.

Councilmember Lemons commented that she understands Councilmember Olmos' concerns, but given that the agreement is for a limited duration, she is comfortable moving forward to see if the service benefits the community and revisiting the issues raised by Councilmember Olmos before renewing the agreement.

It was moved by Councilmember Lemons and seconded by Councilmember Cuellar Stallings to approve 1) appropriate \$33,113 from the Community Benefits Agreement Fund for this program; and 2) award the contract for professional services to Care Solace, Inc., in the amount of \$46,813 in a form approved by the City Attorney and authorize the Mayor or her designee to execute the agreement. The motion was passed by the following roll call vote:

AYES: Councilmembers Lemons, Cuellar  
Stallings; Vice Mayor Delgadillo; and  
Mayor Aguayo  
NOES: Councilmember Olmos  
ABSENT: None  
ABSTAIN: None

17. APPROVAL  
Professional Services  
Agreement with Historic  
Resources Group to  
prepare a Citywide

Assistant Planning Director King gave the report and presented a PowerPoint presentation.

Historic Context  
Statement and Historic  
Resources Survey  
CF 43.1224

It was moved by Councilmember Lemons and seconded by Councilmember Olmos to approve the agreement with Historic Resources Group to prepare a citywide historic context statement and historic resources survey with the total amount not to exceed \$90,000.00 and authorize the Mayor or designee to execute the agreement. The motion was passed by the following roll call vote:

AYES: Councilmembers Lemons, Olmos,  
Cuellar Stallings; Vice Mayor Delgadillo;  
and Mayor Aguayo

NOES: None

ABSENT: None

ABSTAIN: None

18. APPROVAL  
Agreement with Hazen  
and Sawyer for  
Engineering Assistance  
related to Water Well 16  
Construction Closure  
CF 43.1225  
CIP 9116

Public Works Director Figueroa gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Cuellar Stallings and seconded by Vice Mayor Delgadillo to approve an agreement with Hazen and Sawyer in the amount of \$87,920 in a form approved by the City Attorney for engineering services related to Well 16 startup and project closeout. The motion was passed by the following roll call vote:

AYES: Councilmembers Lemons, Olmos,  
Cuellar Stallings; Vice Mayor Delgadillo;  
and Mayor Aguayo

NOES: None

ABSENT: None

19. AWARD OF  
CONTRACT  
Collection Bureau of  
America (CBA) for  
Delinquent Revenue  
Collections  
CF 43.1226

Finance Services Manager Martinez gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Lemons and seconded by Vice Mayor Delgadillo to award the contract for delinquent revenue collection services to Collection Bureau of America. The motion was passed by the following roll call vote:

AYES: Councilmembers Lemons, Olmos,  
Cuellar Stallings; Vice Mayor Delgadillo;  
and Mayor Aguayo

NOES: None

ABSENT: None

ABSTAIN: None

20. ORAL REPORT  
Civic Center Fountain  
Design  
CF 43.1227

Consultant Kirk Keller with Studio One Eleven gave the report and presented a PowerPoint presentation providing an overview of the Civic Center Fountain design project.

Discussion ensued concerning the proposed design and the City Council provided direction for suggested changes to be implemented in the final design.

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**ENVIRONMENTAL SUSTAINABILITY NEW  
BUSINESS**

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None.

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**COMMENTS/COMMITTEE REPORTS**

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At the Mayor's request and with City Council concurrence, Lieutenant Joe Morales with the Los Angeles County Sheriff's Department provided an update regarding the street takeovers that took place in the City over the last two weekends and the Sheriff's Department's response to those incidents.

**Councilmembers**

Councilmember Lemons commented on her attendance at the Halloween Carnival and the Veteran's Day Event and thanked staff for their hard work on both events. She also reported that the ad hoc committee on landscaped medians held its first meeting to discuss ways to improve the landscaping in the medians. Councilmember Lemons thanked Public Works for their hard work in getting the beautiful downtown holiday lights up on such a short time frame. Lastly, she wished everyone a very Happy Thanksgiving.

Councilmember Cuellar Stallings commented that she attended several recent events including: the Halloween Hootenany, the Halloween Carnival, the Dia De Los Muertos events, Friday Night Paramount, Senator Lena Gonzalez's State of the State event and the Veteran's Day Celebration. She also reported on her attendance at the ad hoc committee meeting with PUSD Board Members. She expressed appreciation to staff for all their hard work on the



various City events. Lastly, she wished everyone a very Happy Thanksgiving.

Councilmember Olmos reported that she attended several of the events mentioned. She provided an update on the Paramount Historical Society's recent speakers forum providing information on the City's cultural history. She thanked Xclusive Wraps and staff for their work in organizing a turkey give-a-way scheduled to be held this coming Sunday. She commented that the holiday lights look beautiful and thanked staff for their hard work. Lastly, she wished everyone a very Happy Thanksgiving.

Vice Mayor Delgadillo reported that she attended an event at Tanner Elementary School where Senator Lena Gonzalez presented a check for \$2 million dollars in State funds for the bikeway project. She also commented that she attended the Latinas Art Foundation's Dia De Los Muertos event and had a wonderful two nights of celebration.

Mayor Aguayo reported that she also attended several of the events mentioned and commented that it was nice to hear so many positive comments from residents about the events. She commented that she also attended the check presentation event at Tanner Elementary and thanked Senator Gonzalez for the funds. She commented that the downtown lights are beautiful. Lastly, she wished everyone a Happy Thanksgiving and thanked staff for all their hard work.

### **Staff**

City Manager Moreno commented that staff will be including an appropriation for the Civic Center Gardens when the mid-year budget adjustments are presented to the City Council. He also distributed a copy of the City's new Budget-at-a-Glance and explained that it was created in an effort to be more open and transparent about the City's finances. Lastly, he wished everyone a Happy Thanksgiving and commented that City Hall and the Yard will be closed on Thursday, November 23<sup>rd</sup> and Friday, November 24<sup>th</sup>.

*Mayor Aguayo recessed the City Council meeting at 8:14 p.m. to convene the meeting of the Successor Agency for the Paramount Redevelopment Agency.*

*The City Council meeting was called back to order at 8:16 p.m. and the City Council recessed into closed session to discuss the matters listed below on the closed session agenda.*

#### **CLOSED SESSION**

##### **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

(Paragraph (1) of subdivision (d) of Section 54956.9)  
Name of case: *City of Whittier et al v. Los Angeles County Superior Court*; Case No. 23STCP03579

##### **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

(Paragraph (1) of subdivision (d) of Section 54956.9)  
Name of case: *Shadowood Development v. City of Paramount*; Case No. 22STCV09407

Mayor Aguayo called the City Council meeting back to order in open session at 9:01 p.m. and Assistant City Attorney Martyn reported that there was no reportable action on either item.

#### **ADJOURNMENT**

There being no further business to come before the City Council, Mayor Aguayo adjourned the meeting at 9:02 p.m. in memory of Sheila Esparza. The next meeting will be held on November 28, 2023 at 5:00 p.m.

*/s/ Isabel Aguayo*

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Isabel Aguayo, Mayor

ATTEST:

*/s/ Heidi Luce*

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Heidi Luce, City Clerk

APPROVED: December 12, 2023