



CITY COUNCIL MEETING

November 16, 2021



BRENDA OLMOS
Mayor



**VILMA CUELLAR
STALLINGS**
Vice Mayor



ISABEL AGUAYO
Councilmember



LAURIE GUILLEN
Councilmember



PEGGY LEMONS
Councilmember

Call to Order



CITY COUNCIL MEETING

November 16, 2021



BRENDA OLMOS
Mayor



**VILMA CUELLAR
STALLINGS**
Vice Mayor



ISABEL AGUAYO
Councilmember



LAURIE GUILLEN
Councilmember



PEGGY LEMONS
Councilmember

Roll Call of Councilmembers



CITY COUNCIL MEETING

November 16, 2021



BRENDA OLMOS
Mayor



**VILMA CUELLAR
STALLINGS**
Vice Mayor



ISABEL AGUAYO
Councilmember



LAURIE GUILLEN
Councilmember



PEGGY LEMONS
Councilmember

City Council Public Comment Updates



CITY COUNCIL MEETING

November 16, 2021



BRENDA OLMOS
Mayor



**VILMA CUELLAR
STALLINGS**
Vice Mayor



ISABEL AGUAYO
Councilmember



LAURIE GUILLEN
Councilmember



PEGGY LEMONS
Councilmember

Public Comments



Resolution No. 21:037

- 1) Joint Exercise of Powers Agreement – CMFA Special Finance Agency & Form of a Public Benefit Agreement
- 2) Issuance of Revenue Bonds – Acquisition and Improvement of The Enclave Apartments (13801 Paramount Blvd.)

City Council
November 16, 2021

ITEM NO.1



Request

- Authorize the execution of a Joint Exercise of Powers Agreement relating to the CA Municipal Finance Authority (CMFA) Special Finance Agency and the form of a Public Benefit Agreement
- Approve the issuance of revenue bonds for the purpose of financing the acquisition, construction, or improvement of The Enclave Apartments at 13801 Paramount Blvd.



11/2/21 City Council Meeting

- Ben Barker (Financial Advisor from CMFA) and Matthew Ellis (from BLDG Partners) gave a presentation regarding workforce/middle-income housing
- Explained one type of middle-income rental housing project in which cities join with a joint power authority (JPA) to issue bonds for purchasing apartment properties
- Housing units are restricted to middle-income households & rents restricted



The Enclave Apartments



Property owner (since 12/19/19):
Enclave Pacific Owner, LLC

BLDG Properties negotiating
purchase

NUMBER OF BUILDING ON THE PROPERTY	6 SEPARATED BUILDING AND 1 BASEMENT
NUMBER OF UNITS	ONE BED: 103 UNITS
	TWO BED: 203 UNITS
	TOTAL UNITS: 306 UNITS

ITEM NO.1



CITY OF PARAMOUNT

The Enclave Apartments



ITEM NO.1



CITY OF PARAMOUNT

CMFA

- To issues bonds for the project, the City needs to become member of CMFA Special Finance Agency
- Joint Exercise of Powers Agreement provides that CMFA is a public entity, separate and apart from each member
- Debts, liabilities, and obligations do not constitute those of member agencies
- Bonds paid solely from CMFA funds
- No City exposure to financial liability by reason of membership

ITEM NO.1



CITY OF PARAMOUNT

Overview

“Members”



+



*Enter into a Joint Exercise of Powers
Agreement (“**Agreement**”)*

*Form CMFA Special Finance
Agency (“**Agency**”)*

ITEM NO.1



CITY OF PARAMOUNT

Overview

- Project. Agency issues bonds to finance the acquisition, construction, development of middle-income rental housing development project at The Enclave Apartments (13801 Paramount Blvd)
- Public Benefit Agreement. Agency grants City right to cause Agency to sell the project to the City or designee 15 years after bond issuance
 - If bonds issued in 2022, sale possible in 2037



ITEM NO.1



CITY OF PARAMOUNT

Overview

- Bond debt. Joint Exercise of Powers Agreement provides that bonds, debts, liabilities, and obligations of the Agency are not debts, liabilities, obligations to Members
- Property tax. As tax-exempt public agency, property taxes not required to be paid. Agreement includes Annual Host Charge in which City provided comparable amount of property tax.



ITEM NO.1



CITY OF PARAMOUNT

Overview

- Capital expense fund. Property must be maintained in good, habitable, and safe condition. Annual repairs include carpet and drape replacement; appliance replacement; exterior painting, including exterior trim; hot water heater replacement; plumbing fixtures replacement, including tubs and showers, toilets, lavatories, sinks, faucets; air conditioning and heating replacement; asphalt repair and replacement, and seal coating; roofing repair and replacement; landscape tree replacement; irrigation pipe and controls replacement; sewer line replacement; water line replacement; gas line pipe replacement; lighting fixture replacement; elevator replacement and upgrade work; miscellaneous motors and blowers; common area furniture replacement; and common area and exterior repainting.



Overview

- Capital expense fund. Property must be maintained in good, habitable, and safe condition. Annual repairs include carpet and drape replacement; appliance replacement; exterior painting, including exterior trim; hot water heater replacement; plumbing fixtures replacement, including tubs and showers, toilets, lavatories, sinks, faucets; air conditioning and heating replacement; asphalt repair and replacement, and seal coating; roofing repair and replacement; landscape tree replacement; irrigation pipe and controls replacement; sewer line replacement; water line replacement; gas line pipe replacement; lighting fixture replacement; elevator replacement and upgrade work; miscellaneous motors and blowers; common area furniture replacement; and common area and exterior repainting.



Overview

- Tenants. Preference to households which include one or more persons who live, work, or have been hired to work in the City, have graduated from a City high school, are employed by a public school district in the City, and/or are employed as a first responder.
- Income verification. Middle-income households must submit income verification annually for verification.



Recommendation

Adopt Resolution No. 21:037



ITEM NO.1



CITY OF PARAMOUNT



Resolution No. 21:037

- 1) Joint Exercise of Powers Agreement – CMFA Special Finance Agency & Form of a Public Benefit Agreement
- 2) Issuance of Revenue Bonds – Acquisition and Improvement of The Enclave Apartments (13801 Paramount Blvd.)

City Council
November 16, 2021

ITEM NO.1



CITY OF PARAMOUNT



ORDINANCE NO. 1155

Amending Paramount Municipal Code Section 2.16.020

ITEM NO. 2



CITY OF PARAMOUNT



Approval of Overnight Pilot Parking Program on Orizaba between Rosecrans Avenue and Howe Street

ITEM NO. 3

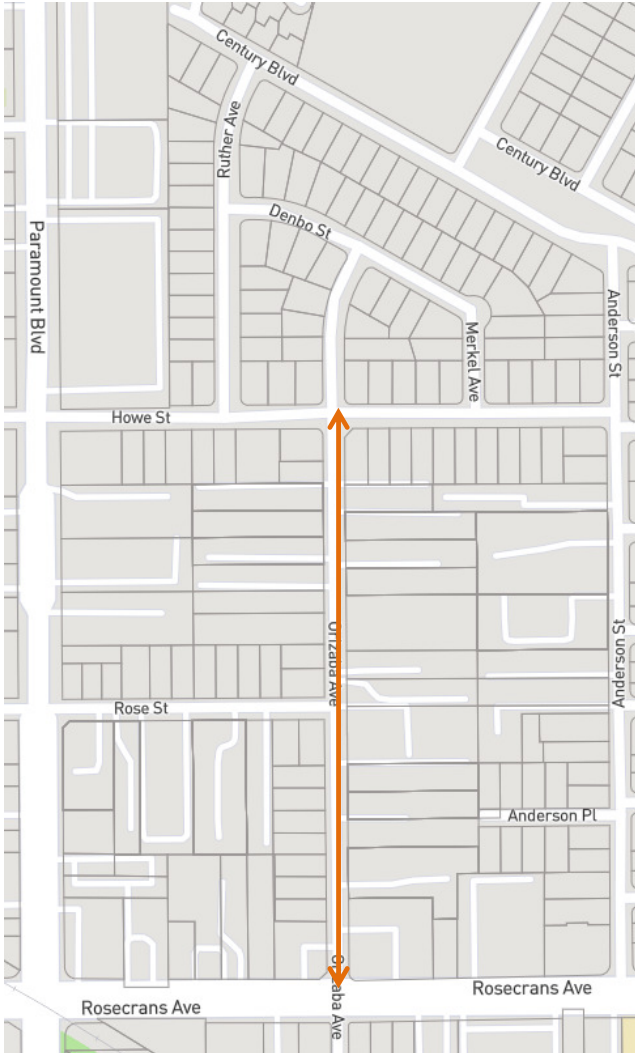
Background

- Community-Wide Parking Committee was established in 2019
- Recommend short, mid and long term parking strategies
- Incorporate quality of life, public safety, parking equity and parking management

ITEM NO. 3

Background

- August/September meetings - neighborhood area east of Paramount Boulevard and north of Howe Street
- Discussion regarding Pilot Program on Orizaba



ITEM NO. 3

Current conditions

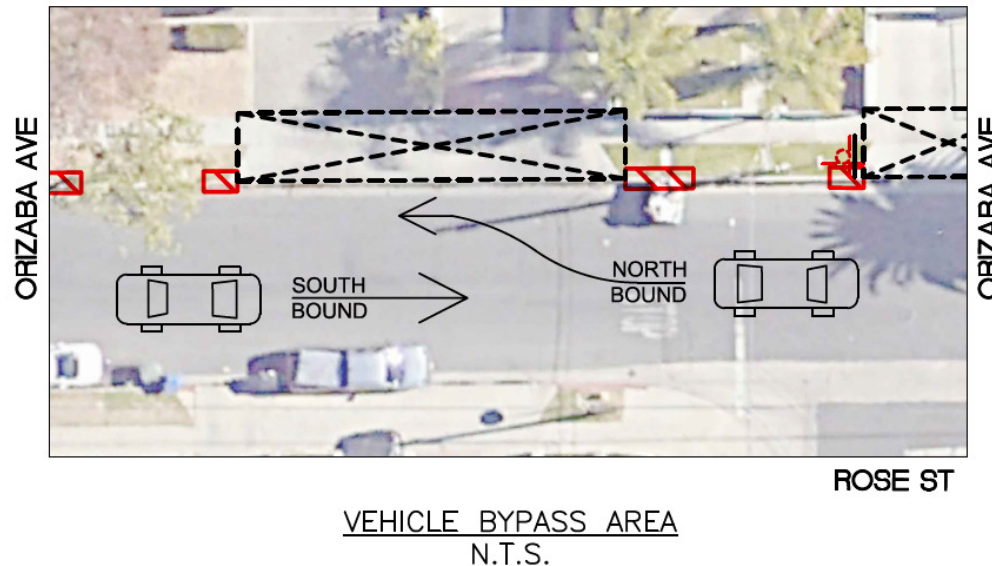
- Orizaba (east side) currently posted No Stopping Anytime
- Orizaba Avenue provides access to multi-family residential properties



ITEM NO. 3

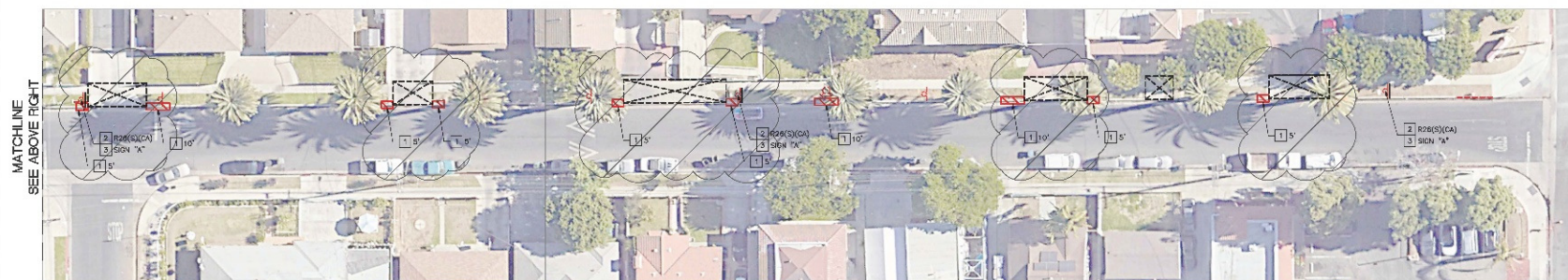
Pilot Program

- During non peak hours, modifications could allow for additional parking
 - Parking from 8:00 PM to 8:00 AM
 - Red curb and driveways will create vehicle bypass areas
 - 35 additional parking spaces



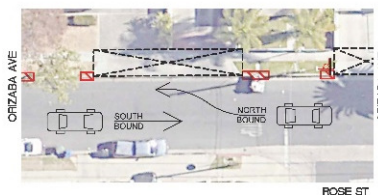
ITEM NO. 3

AVENUE



ORIZABA

AVENUE



VEHICLE BYPASS AREA
N.T.S.

EAST SIDE PARKING CONDITIONS	
EXISTING ON-ST PARKING	AFTER IMPROVEMENTS ON-ST PARKING
0 SPACES, SEGMENT RESTRICTED	33 SPACES
	35 SPACES IN TOTAL ON SEGMENT



SIGN "A"








SIGNING AND STRIPING GENERAL NOTES:

1. TRAFFIC SIGNING, STRIPING AND THE INSTALLATION THEREOF SHALL CONFORM TO THE 2018 OR THE LATEST CALTRANS STANDARD PLANS AND SPECIFICATIONS, THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THIS PLAN, AND THE SPECIAL PROVISIONS.
2. ALL CURB MARKINGS SHALL BE PAINT (2 COATS).

SIGNING AND STRIPING CONSTRUCTION NOTES:

- 1 PAINT RED CURB, LENGTH AS NOTED (2 COATS).
- 2 REMOVE SIGN(S) AS NOTED.
- 3 INSTALL SIGN(S) AS NOTED.

LEGEND:

- | | | | |
|---|-----------------------|---|----------------------------|
|  | PROPOSED RED CURB |  | EXISTING SIGN(S) & POST |
|  | EXISTING RED CURB |  | PROPOSED SIGN(S) &/OR POST |
|  | EXISTING DRIVEWAY |  | VEHICLE BYPASS AREA |
|  | EXISTING FIRE HYDRANT | | |



PLANS PREPARED BY:

WILLDAN
Engineering

13101 TWOBROOKS PARKWAY NORTH
SUITE 400 FORT MYERS, FL 33907-3487
(813) 908-6200

UNDER THE SUPERVISION OF:

LESLIE E. GILL

BENCH MARK:

NO. _____ ELEV. _____
DATE ADJ. _____ QUAD. _____

SEE PLAN

REVISIONS			
NO.	DESCRIPTION	APP.	DATE

CITY OF PARAMOUNT

ORIZABA AVE
ON STREET PARKING
IMPROVEMENTS

DRAWN BY : MD	SHT. 1 OF 1 SHTS	PLAN NO.
DESIGNED BY : MD		
CHECKED BY : PC-2.8		

Next Steps

- Community-Wide Parking Committee recommended approval
- Install new signage and curb markings
- Re-evaluate location in six months to determine effectiveness

ITEM NO. 3

Recommendation

It is recommended that the City Council approve or deny the overnight pilot parking program on Orizaba Avenue between Rosecrans Avenue and Howe Street.

*This item aligns with Strategic Outcome
No. 1: Safe Community*

ITEM NO. 3



CITY OF PARAMOUNT



RESOLUTION NO. 21:035

Approving Applications for Specified Grant Funds

ITEM NO. 4



CITY OF PARAMOUNT



Progress Plaza – Exterior Design

ITEM NO. 5

Progress Plaza – Exterior Design

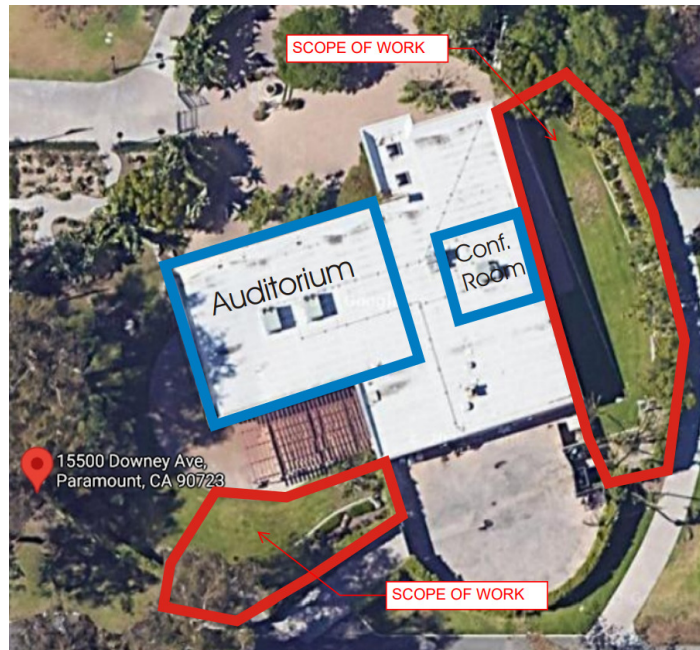
- Interior – Recent Renovation
- FY 22 Allocation – Exterior Design Work
 - \$25,000
 - Reimagine Exterior Spaces
 - Not a building façade project
 - Enhance outdoor spaces
- Studio One Eleven
 - Design work for multiple cities
 - City of Paramount downtown streetscape
 - City of Paramount bus shelter renovations



ITEM NO. 5

Progress Plaza – Exterior Design

- Studio One Eleven Proposal
 - \$25,000
 - Conceptual design work and construction documents



ITEM NO. 5



CITY OF PARAMOUNT

Progress Plaza – Exterior Design

- Professional Design Services
 - PMC 3.12.080
 - Exempted from required bid process
 - Under \$40K – City Manager can sign and execute
- Conceptual Design will be presented to City Council

ITEM NO. 5



CITY OF PARAMOUNT



Parks
Make
Life
Better!

Recommendation

It is recommended that the City Council receive and file this report

Strategic Outcome No. 5: Attractive and Well-Maintained Infrastructure

ITEM NO. 5



CITY OF PARAMOUNT



Revised Program Partner Agreement

ITEM NO. 6

Program Partner Agreement (PPA)

- Proposed Revisions to Exhibit A:
 - Definition of a Recreation Season
 - Prohibit Fees to Coaches, Board Members, Volunteers
 - Process for Filing a Complaint

ITEM NO. 6



CITY OF PARAMOUNT

Program Partner Agreement (PPA)

- Definition of a Recreation Season
 - Current Definition:
“...youth sports league open to all abilities and with equal access to play.”
 - City Priority – equitable play & equal access regardless of ability
 - Recreation Seasons – Priority Field Use & Youth Sports Scholarship Program

ITEM NO. 6

Program Partner Agreement (PPA)

- Definition of a Recreation Season
 - Proposed Revised Definition:
 - ✓ Open and consistent marketing to Paramount community
 - ✓ Open and consistent registration to Paramount community equal in cost and regardless of ability or age
 - ✓ Registration is only for individual players and not groups or established teams
 - ✓ All registered players are placed in a blind draft
 - ✓ Equal playing time per game per player

ITEM NO. 6

Program Partner Agreement (PPA)

- Prohibit Fees to Coaches, Boardmembers & Volunteers
 - Leagues are to be fiscally independent
 - ✓ Participant registration fees & appropriate fundraising
 - No fees to be charged to:
 - ✓ Coaches
 - ✓ Boardmembers
 - ✓ Volunteers
 - League fees cannot include any cost or charge for use of field space
 - Avoids appearance of charging for fields

ITEM NO. 6

Program Partner Agreement (PPA)

- Process for Filing a Complaint
 - Not currently identified in PPA
 - Process:
 - ✓ In writing to Community Services Director
 - ✓ Acknowledgement within 48 hours
 - ✓ Written response within 3 business days
 - ✓ If league does not agree, issue presented to P&R Commission Youth Sports League Subcommittee
 - ✓ If league does not agree, issue presented to P&R Commission
 - ✓ If league does not agree, issue presented to City Council

ITEM NO. 6



Recommendation

It is recommended that the City Council approve or modify the proposed revisions to the Program Partner Agreement

Strategic Outcome No. 2: Community Health

ITEM NO. 6



CITY OF PARAMOUNT



Adoption of SB 1383: Organic Waste Recycling Ordinance

ITEM NO. 7

Request

- Request for approval – Ordinance No. 1156
 - Adopts – Enforceable regulations mandating compliance with SB 1383 regulatory guidelines.
 - Goes into effect January 1, 2022.



ITEM NO.7

Background

- Over the last year, staff has been preparing for the SB 1383 roll out.
- SB 1383 – Requires the residential and commercial collection of organic waste.
- disposed by 75% by 2025, with implementation starting in 2022:
 - One of the requirements of this new mandate requires that cities recover edible food that currently ends up in landfills.
 - 20% recovery by 2025 is the goal.



ITEM NO.7

State's Timeline for SB 1383

- By 2022: Regulations take effect.
- By 2024: Cite customers for non-compliance.
- By 2025: 75% reduction in landfilled organic waste.
- By 2025: 20% increase in recovery of currently disposed edible food.
- Penalties – On cities: up to \$10,000/day for noncompliance.



ITEM NO.7

Implementation – Residential

- Limited organics recycling capacity – requires a phased approach for residential recycling.
- Pilot program – small section of residential neighborhood.
 - Residents will receive a kitchen pail to separate organics at source.
- Phased approach will allow for learning curve to establish new habit.
- Allows Calmet to make adjustments to service.



ITEM NO.7

Implementation – Commercial

- Commercial rollout of organics recycling – to be implemented and enforced citywide.
- Organics recycling for commercial accounts already exists.
- All Commercial food generators will also need to comply with the food recovery portion of SB 1383.



ITEM NO.7

Implementation – Food Recovery

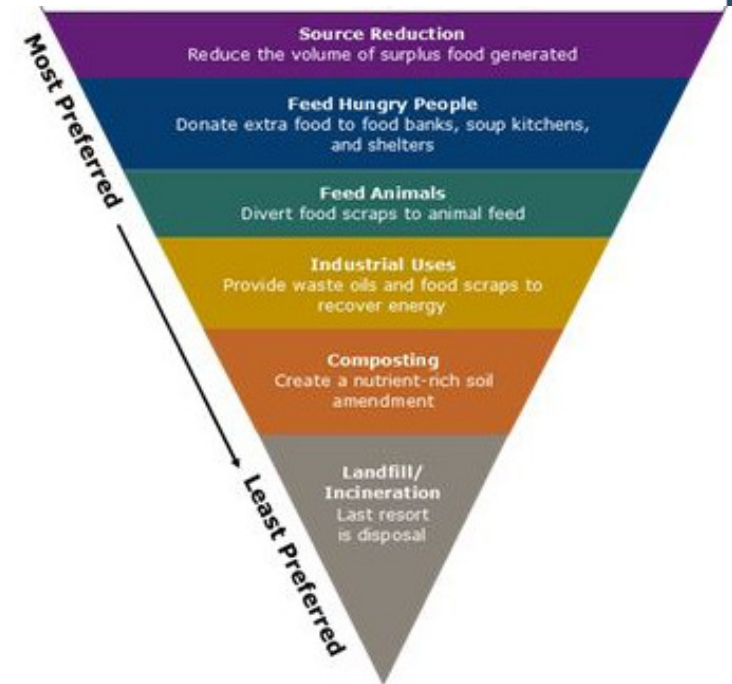
- SB 1383 – Food donations from commercial food generators part of complying.
- Surplus edible food – To food banks, soup kitchens, and other food recovery organizations.
- State requires signed agreements between food generators and food recovery organizations.



ITEM NO.7

Implementation – Food Recovery

- Prohibits food generators from purposely spoiling food.
- Protected by Good Samaritan laws.
- Record keeping required –
 - Food generator and food recovery organization.
 - Records reviewed by Calmet and CalRecycle.
- SB 1383 compliance requires year round participation.



ITEM NO.7

Additional Requirements

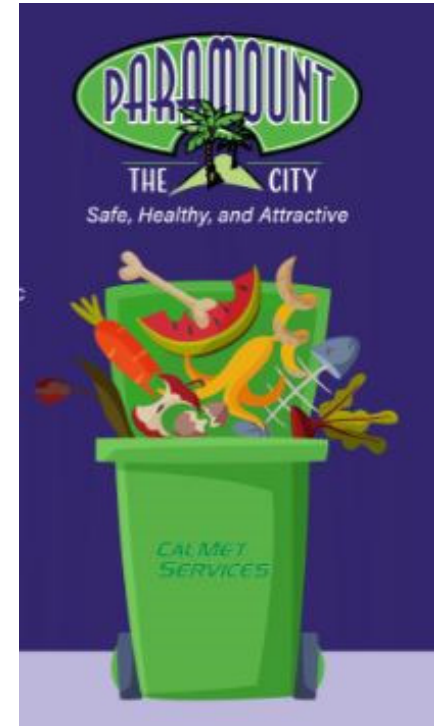
- City will be required to update its procurement policy.
- Must purchase recyclable materials from recovered organic products.
- Monitor compliance throughout the City and enforce participation.



ITEM NO.7

Summary

- Implementation of SB 1383 January 1, 2022 – Effective immediately commercial sector.
- A phased approach of SB 1383 for residential customers.
- Working with Calmet on Program – Phase-in/rollout 2022.
 - Single Family residential pilot program



ITEM NO.7

Recommendation

- It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1156, and place it on the December 14, 2021 agenda for adoption.

ITEM NO.7



CITY OF PARAMOUNT



Adoption of SB 1383: Organic Waste Recycling Ordinance

ITEM NO. 7



RESOLUTION NO. 21:036

Authorizing the Submittal of an Application for an Urban and Community Forestry Grant

ITEM NO. 8



CITY OF PARAMOUNT



CITY COUNCIL MEETING

November 16, 2021



BRENDA OLMOS
Mayor



**VILMA CUELLAR
STALLINGS**
Vice Mayor



ISABEL AGUAYO
Councilmember



LAURIE GUILLEN
Councilmember



PEGGY LEMONS
Councilmember

Comments/Committee Reports



CITY COUNCIL MEETING

November 16, 2021



BRENDA OLMOS
Mayor



**VILMA CUELLAR
STALLINGS**
Vice Mayor



ISABEL AGUAYO
Councilmember



LAURIE GUILLEN
Councilmember



PEGGY LEMONS
Councilmember

Successor Agency for the Paramount Redevelopment Agency