

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
JANUARY 24, 2023**

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

CALL TO ORDER: The regular meeting of the Paramount City Council was called to order by Mayor Vilma Cuellar Stallings at 5:02 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

Mayor Cuellar Stallings called for a moment of silence to honor the victims of the recent mass shootings in Monterey Park and Half Moon Bay.

PLEDGE OF ALLEGIANCE: LuzC Martinez, Girl Scouts Troops 1613, led the pledge of allegiance.

INVOCATION: Pastor Grady Jones, New Commandment Missionary Baptist Church delivered the invocation.

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

STAFF PRESENT: John Moreno, City Manager
John E. Cavanaugh, City Attorney
Andrew Vialpando, Assistant City Manager
John Carver, Planning Director
David Johnson, Community Services Director
Kim Sao, Finance Director
Clyde Alexander, Assistant Finance Director (remote)
Sol Bejarano, Management Analyst
Rebecca Bojorquez, Management Analyst
Chris Callard, Public Information Officer
Joanne Cha, Senior Accountant
Steve Coumparoules, Community Preservation Mgr.
Jaime De Guzman, Senior Accountant
Anthony Gonzalez, IT Consultant
Yecenia Guillen, Assistant Community Serv. Director
Jocelyn Hernandez, Communications Specialist
Sarah Ho, Assistant Public Works Director
John King, Assistant Planning Director
Nicole Lopez, HR Manager
Heidi Luce, City Clerk
Wendy Macias, Public Works Manager

Anthony Martinez, Senior Management Analyst
Ivan Reyes, Associate Planner
Johnnie Rightmer, Building & Safety Manager
Melissa Torres, Communications Specialist
Eric Wosick, Assistant Public Safety Director

PRESENTATIONS

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| 1. PRESENTATION
Mayor's Award of
Excellence
CF 39.7 | Mayor Cuellar Stallings presented the Mayor's Award of Excellence to residents Jayson and Shannon Pittman. The Pittman family was present to accept the award and expressed sincere appreciation for the recognition. |
| 2. CERTIFICATE OF
RECOGNITION
Paramount High School
Boys Water Polo
CF 39.6 | Mayor Cuellar Stallings, on behalf of the City Council, presented a Certificate of Recognition to the Paramount High School Boys Water Polo team. The coach and members of the team were present to accept the award. |
| 3. CERTIFICATES OF
RECOGNITION
Winter 2022 Special
Events Volunteers
CF 39.4 | Mayor Cuellar Stallings, on behalf of the City Council, presented certificates of recognition to the following groups and organizations that volunteered at the City's various Winter Special Events: Paramount High School ASB, AVID, Cheer and Song, Cosairs, Green Club, Interact Club, Kiwin's Club, and Leo's Club; MUSA; and World Energy. |
| 4. CERTIFICATES OF
RECOGNITION
Winter 2022 Holiday
Home Decorating
Winners
CF 39.6 | Mayor Cuellar Stallings, on behalf of the City Council, presented certificates of recognition to the following Holiday Home Decorating contest winners: Jimenez Family, Best Holiday Scene; Garcia Family, Most Original; and Sibaja Family, Best Use of Holiday Lights. |
| 5. PRESENTATION
Gateway Cities Council
of Governments – Gold
Energy Action Award
CF 37.8 | Nancy Pfeffer, Executive Director of Gateway Cities Council of Governments presented the City with the Gold Energy Action Award and shared a video presentation in recognition of the City's achievements in energy efficiency and sustainability. |

6. PRESENTATION
Government Finance
Officers Association
Annual Comprehensive
Financial Report Award
for Fiscal Year 2020-
2021
CF 39.8
- Kinnaly Soukhaseum, Partner, Eide Bailly, LLP presented the GFOA Fiscal Year 2020 Annual Comprehensive Financial Report Award to the City Council.

CITY COUNCIL PUBLIC COMMENT UPDATES

- CF 10.4
- There were no City Council public comment updates. City Manager Moreno provided an update on the City's air quality monitoring program and shared information on how residents can obtain more information about the program, including up-to-date, accurate testing results.

PUBLIC COMMENTS

- CF 10.3
- The following individuals addressed the City Council and provided public comments: Eric Shen, Executive Director, Eco-Rapid Transit, Alejandro Yanez and Betty Green*. Additionally the following individual submitted a written public comment: Chrissy Padilla Birkey, Executive Director, Kingdom Causes Bellflower.

** Ms. Green's comments were provided after Item 15 and without submitting a speaker card.*

CONSENT CALENDAR

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

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

NOES: None

ABSENT: None

ABSTAIN: None

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| 7. | APPROVAL OF
MINUTES
December 13, 2022 | Approved. |
| 8. | APPROVAL
Register of Demands
CF 47.2 | Approved. |
| 9. | RESOLUTION NO.
23:003
Amending the City of
Paramount Policy for
Reimbursement of
Expenses Incurred for
Official City Business
CF 10.17 | Adopted. |
| 10. | RESOLUTION NO.
23:004
Authorizing the Grant
Application, Acceptance,
and Execution of the
California Department of
Water Resources Urban
Community Drought
Relief Grant Program for
the Vermont Water
Infrastructure Facility
Project
CF 31.15
CF 113 (Folder 11) | Adopted. |
| 11. | APPROVAL
Service Agreement with
Studio One Eleven for
Design and Construction
Documents for the
Progress Plaza Exterior
Improvements (City
Project No. 9352)
CF 43.1188 | Approved the service agreement with Studio One
Eleven for design and construction document
services for the Progress Plaza Exterior
Improvements. |

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| 12. | ORDINANCE NO. 1168
(Setting a Public
Hearing)
Amending Chapters
8.04.010 and 8.04.040 of
the Paramount Municipal
Code regarding
incorporation of the
County Health and
Safety Code
CF 61.23 | Read by title only and set a Public Hearing on
Ordinance No. 1168 for February 14, 2023 |
| 13. | ORDINANCE NO. 1169
(Setting a Public
Hearing)
Amending Chapters
10.04.010 and 10.04.020
of the Paramount
Municipal Code
regarding incorporation
of the County Traffic
Code
CF 98.1 | Read by title only and set a Public Hearing on
Ordinance No. 1169 for February 14, 2023 |

NEW BUSINESS

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| 14. | RECEIVE AND FILE
Annual Comprehensive
Financial Report (ACFR)
for Fiscal Year Ending
June 30, 2022
CF 26 | Finance Director Sao and Kinnaly Soukhaseum,
Partner, Eide Bailly, LLP gave the report and
presented a PowerPoint presentation providing a
review of the City's financial position and overview of
the audit process and Annual Comprehensive
Financial Report for the Fiscal Year ending June 30,
2022. |
| 15. | ORAL REPORT
Community Service
Organization Update –
Paramount Women's
Club
CF 62 | Lucy Hayes from the Paramount Women's Club
shared the history of the Paramount Women's Club
and provided an overview of the services and events
the Paramount Women's Club provides to the
Paramount community. |
| 16. | ORAL REPORT
Gateway Cities
Affordable Housing Trust
Fund
CF 37.8 | Adam Eliason, Gateway Cities Council of
Governments Housing Consultant and Melani Smith,
Director of Regional Development with Gateway
Cities Council of Governments were present to
provide the report and answer questions. |

Mr. Eliason provided a PowerPoint presentation explaining how an affordable housing trust works and providing an overview of the newly formed Gateway Cities Affordable Housing Trust Fund.

In response to a question from Councilmember Olmos, Mr. Eliason provided an explanation of possible ways the funds could be distributed across the Gateway Cities COG region.

17. PUBLIC HEARING
Mixed-Use Commercial
and Senior
Assisted/Independent
Living Facility at 16635-
16683 Paramount
Boulevard.
In compliance with the
California Environmental
Quality Act (CEQA), a
Mitigated Negative
Declaration will be
considered.
CF 109: ZC 239

Planning Director Carver gave the report and presented a PowerPoint presentation.

Mayor Cuellar Stallings opened the public hearing.

Lisa Del Sesto provided public testimony regarding this item requesting that the proposed project provide true, ample parking so that the surrounding neighborhood is not impacted:

Discussion ensued concerning the parking requirements associated with the project. Planning Director Carver provided an overview of the associated requirements, including a Conditional Use Permit requirement for the retail uses.

Hearing no further public testimony, it was moved by Councilmember Lemons and seconded by Vice Mayor Aguayo to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Councilmember Lemons and seconded by Vice Mayor Aguayo to appropriate an additional \$300,000 from the available low-to-moderate income housing fund and \$1,700,000 from available Federal ARPA funds for this project. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

It was further moved by Councilmember Lemons and seconded by Vice Mayor Aguayo to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program relative to General Plan Amendment No. 22-1 and Zone Change No. 239. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

- a) RESOLUTION NO.
23:001
Approving a request
by Michael Zenon/ZT
Architecture + Land
Development for
United Methodist
Church to change the
General Plan Land
Use Designation from
Central Business
District to Mixed-Use
Commercial and
Senior
Assisted/Independent
Living Facility at
16635 Paramount
Boulevard in the C-3
(General
Commercial) zone.
CF 109: ZC 239

It was moved by Councilmember Olmos and seconded by Councilmember Delgadillo to read by title only and adopt Resolution No. 23:001, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 22-1, APPROVING A REQUEST BY MICHAEL ZENON/ZT ARCHITECTURE + LAND DEVELOPMENT FOR UNITED METHODIST CHURCH TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM CENTRAL BUSINESS DISTRICT TO MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY AT 16635 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE IN THE CITY OF PARAMOUNT." The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

- b) ORDINANCE NO. 1167 (Introduction)
Approving a request by Michael Zenon/ZT Architecture + Land Development for United Methodist Church to (1) change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16635 Paramount Boulevard for a project at 16635-16683 Paramount Boulevard and (2) repeal Zone Change No. 230 for the PD-PS zone at 16675-16683 Paramount Boulevard and incorporating this land into Zone Change No. 239.
- It was moved by Councilmember Delgadillo and seconded by Councilmember Lemons to read by title only, waive further reading, introduce Ordinance No. 1167, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONE CHANGE NO. 239, A REQUEST BY MICHAEL ZENON/ZT ARCHITECTURE + LAND DEVELOPMENT FOR UNITED METHODIST CHURCH TO (1) CHANGE THE OFFICIAL ZONING MAP FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/ MIXED-USE COMMERCIAL AND SENIOR ASSISTED/ INDEPENDENT LIVING FACILITY AT 16635 PARAMOUNT BOULEVARD AND (2) REPEAL ZONE CHANGE NO. 230 FOR THE PD-PS ZONE AT 16675- 16683 PARAMOUNT BOULEVARD AND INCORPORATING THIS LAND INTO ZONE CHANGE NO. 239 IN THE CITY OF PARAMOUNT," and place it on the next regular agenda for adoption. The motion was passed by the following roll call vote:
- AYES: Councilmembers Delgadillo, Lemons, Olmos; Vice Mayor Aguayo; and Mayor Cuellar Stallings
- NOES: None
- ABSENT: None
- ABSTAIN: None
18. REPORT
Residential and Commercial Beautification Program CF 74.3
- Assistant City Manager Vialpando gave the report and presented a PowerPoint presentation.
- Discussion ensued concerning various aspects of the program with the following suggestions being made: come up with a more creative name; include a year on the yard signs; limit the number of times a property can apply/win so that the same houses aren't always winning; enhance the awards package; and exclude staff from judging process. City Manager Moreno stated that staff will include these suggestions in the final program and funding for the program will be included during the mid-year budget review.

19. AWARD OF
 CONTRACT
 Adopt-A-Highway
 Service
 CF 31.14
 CF 43.1189
- Assistant Public Works Director Ho gave the report and presented a PowerPoint presentation.
- It was moved by Councilmember Olmos and seconded by Councilmember Delgadillo to: 1) appropriate an additional \$15,000 from the available General Fund balance; and 2) award the contract for the Adopt-A-Highway Service to Adopt A Highway Maintenance Corporation, Costa Mesa, California, in the amount of \$2,930 per month, and authorize the Mayor or her designee to execute the agreement. The motion was passed by the following roll call vote:
- AYES: Councilmembers Delgadillo, Lemons,
 Olmos; Vice Mayor Aguayo; and
 and Mayor Cuellar Stallings
- NOES: None
- ABSENT: None
- ABSTAIN: None
20. AWARD OF
 CONTRACT
 Home Improvement
 Program Construction
 Services at 15118
 Bellota Avenue
 CF 54.9 HOME
- Associate Planner Reyes gave the report and presented a PowerPoint presentation.
- It was moved by Councilmember Lemons and seconded by Councilmember Delgadillo to award the contract for construction services to VV&G in the total amount of \$28,930.00 from Federal HOME funds and property owner contributions for Home Improvement Program construction services at 15118 Bellota Avenue. The motion was passed by the following roll call vote:
- AYES: Councilmembers Delgadillo, Lemons,
 Olmos; Vice Mayor Aguayo; and
 and Mayor Cuellar Stallings
- NOES: None
- ABSENT: None
- ABSTAIN: None
21. APPROVAL
 Installation of a Limited
 Time Parking Zone in
 front of 7116 Marcelle
 Street
 CF 73.2
- Assistant Public Works Director Ho gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Olmos and seconded by Councilmember Lemons to approve the installation of a limited time parking zone in front of 7116 Marcelle Street. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

22. AWARD OF
CONTRACT
Interior Office Solutions,
Inc., dba PeopleSpace
for the Purchase of
Office Furniture and
Storage Solutions for the
City Hall Office Furniture
Upgrade and
Replacement Project
(City Project No. 9382)
CF 43.1190

Assistant City Manager Vialpando gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Olmos and seconded by Councilmember Delgadillo to: 1) appropriate an additional \$296,939 from the available fund balance in the Equipment Replacement Fund; 2) award a contract to Interior Office Solutions, Inc., dba PeopleSpace for the purchase of office furniture and storage solutions for the City Hall office furniture upgrade and replacement project (CIP No. 9382); and, 3) authorize the City Manager to execute the agreement to include the cost for the purchase and installation of the office furniture at \$228,273; a 10% contingency for unexpected costs in the amount of \$22,827; and \$15,963 for the uninstallation, removal, and transportation of the old office furniture, for a total contract amount not to exceed \$266,963. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

23. RESOLUTION NO.
23:002
Approving the 2023
Legislative Platform
CF 58

Assistant City Manager Vialpando gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Lemons and seconded by Councilmember Aguayo to read by title only and adopt Resolution No. 23:002, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING THE CITY'S 2023 LEGISLATIVE PLATFORM." The motion was passed by the following roll call vote:

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

ENVIRONMENTAL SUSTAINABILITY NEW BUSINESS

None.

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Delgadillo wished staff and the community a Happy New Year. She also reported on her attendance at the Chamber of Commerce Networking Event held at LA Kings Iceland where Chamber Ambassadors Dora Sanchez and Luis Baez were recognized. Lastly, she offered condolences to the neighboring community of Monterey Park.

Councilmember Olmos reported on her attendance at the following events and meetings, and provided a brief overview of each: the California Contract Cities Association (CCCA) Executive Team meeting with Sheriff Luna, CCCA's Public Safety Committee policy meeting; a CCCA meeting with Public Safety Commissioners in Bellflower; and the CCCA Sacramento Legislative Tour in Sacramento. She also reported that she attended a meeting with Congresswoman Nannette Barragan, the Water Education for Latino Leaders (WELL) meeting; and the Paramount Historical Society membership meeting and provided a brief overview of each meeting.

Lastly, she requested that staff look into adding an option on the Paramount Works app for residents to report tree health and safety concerns.

Councilmember Lemons reported that she attended the Homelessness Ad Hoc Committee meeting with Councilmember Olmos and provided a brief overview of the topics discussed. She also reported on her attendance at the recent SEAACA board meeting and shared information about the resources available on the SEAACA website for lost and found pets.

Vice Mayor Aguayo reported on her attendance at the following events and provided a brief overview of each: Eco-Rapid Transit board meeting and the CCCA Legislative Tour. She also reported that she attended the recent Clutter Free Paramount event and expressed appreciation to the volunteers and staff for an awesome event.

Mayor Cuellar Stallings reported on her attendance at the following events and provided a brief overview each: Mayor Rex Richardson's swearing in ceremony; a welcome event for Sheriff Luna; a breakfast with MUSA; the Clutter Free Paramount event; the CCCA Legislative Tour; the Neighborhood Backyard meeting with Congresswoman Barragan; and the US Conference of Mayors Annual Conference in Washington DC.

Staff

City Manager Moreno introduced a new employee, Celina Sanchez, who was recently hired to work as a Management Analyst in the Environmental Sustainability division of the Public Works Department.

CLOSED SESSION

There was no closed session.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Cuellar Stallings adjourned the meeting at 8:10 p.m. in memory of community members Shirley Korver and Todd Hansen, and Riverside County Sheriff's Deputies Isaiah Cordero and Darnell Calhoun who all recently passed away. The meeting was adjourned to a meeting on January 28, 2023 at 8:30 a.m. at Progress Park Plaza, 15500 Downey Avenue, Paramount, CA 90723.

/s/ Vilma Cuellar Stallings

Vilma Cuellar Stallings, Mayor

ATTEST:

/s/ Heidi Luce

Heidi Luce, City Clerk

APPROVED February 14, 2023