

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
MAY 13, 2025**

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 Peggy Lemons at 6:03 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

PLEDGE OF ALLEGIANCE: Blake Ganaway and Giselle Roman Fonseca, led the pledge of allegiance.

INVOCATION: Mayor Peggy Lemons delivered the invocation.

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

STAFF PRESENT: John Moreno, City Manager
Nicholas R. Ghirelli, City Attorney
Grissel Chavez, Assistant City Manager
Lana Dich, Finance Director
Adriana Figueroa, Public Works Director
Yecenia Guillen, Community Services Director
John King, Planning Director
Margarita Matson, Public Safety Director
Heidi Luce, City Clerk
Danny Elizarraras, Management Analyst
Ivan Reyes, Associate Planner
Celina Sanchez, Management Analyst

PRESENTATIONS

1. **VIDEO**
Adaptive Recreation Soccer Clinic and Paws & Present
CF
Videos highlighting the Adaptive Recreation Soccer Clinic and Paws & Present, SEAACA animal adoption opportunities was presented.

2. **CERTIFICATE OF RECOGNITION**
Student Mayor for the Day
CF
Mayor Lemons, on behalf of the City Council, recognized Student Mayors for the Day Blake Ganaway, 5th Grade Student at Keppel Elementary School and Giselle Roman Fonseca, 5th Grade Student at Tanner Elementary School.

3. PRESENTATION
2025 Pride of
Paramount Beautiful
Property Awards
CF

Mayor Lemons presented the 2025 Pride of Paramount Beautiful Property Awards to the following property owners:

 - Outstanding Landscape
8110 Madison Street
 - Water Wise
8039 Second Street
 - Beautiful Business
GoStore It, 15932 Minnesota Avenue
 - Model Apartment
*Downey Avenue Apartments,
16619 Downey Avenue*
 - Most Beautiful Home, Third Place
15705 Indiana Avenue
 - Most Beautiful Home, Second Place
15543 Orizaba Street
 - Most Beautiful Home, First Place
8527 Chester Street

4. PROCLAMATION
National Building
Safety Month
CF

Mayor Lemons, on behalf of the City Council, proclaimed May as National Building Safety Month. City Building Official Scott Fazekas with Fazekas & Associates was present to accept the proclamation.

5. PROCLAMATION
National Small
Business Week
CF

Mayor Lemons, on behalf of the City Council, proclaimed May 4th through May 10th as National Small Business Week. Staff members from Paramount small business Van Diest Bros, who has been in the City since 1932, were present to accept the proclamation.

6. PROCLAMATION
National Police Week
CF

Mayor Lemons, on behalf of the City Council, proclaimed May as National Police Week. Members of the Los Angeles County Sheriff's Department Special Assignment Officer team assigned to Paramount were present to accept the proclamation.

7. PROCLAMATION
National Water Safety
Month
CF

Mayor Lemons, on behalf of the City Council, proclaimed May as National Water Safety Month. Ryan Larson, Chief Operating Officer from Premier Aquatics, was present to accept the proclamation.

8. PROCLAMATION
National Military
Appreciation Month
CF
Mayor Lemons, on behalf of the City Council, proclaimed May as National Military Appreciation Month. Representatives from the Los Angeles County Department of Military & Veterans Affairs and Veteran Peer Access Network were present to accept the proclamation.
9. PROCLAMATION
National Senior Health
and Fitness Day
CF
Mayor Lemons, on behalf of the City Council, proclaimed May 29th as National Senior Health and Fitness Day. Claudia Quinones, Vice Chair of the Senior Services Commission and Ron Roberson, senior fitness instructor, were present to accept the proclamation.
10. PROCLAMATION
National Mental Health
Awareness Month
CF
Mayor Lemons, on behalf of the City Council, proclaimed May as National Mental Health Awareness Month. William Sinko, Executive Director for Community Family Guidance Center was present to accept the proclamation.
11. PROCLAMATION
National Public Works
Week
CF
Mayor Lemons, on behalf of the City Council, proclaimed May as National Public Works Week. Public Works Commission Chair Jaime Abrego and Commissioner Alvin Parks were present to accept the proclamation.
12. RECOGNITION
City of Paramount
Retiree – Clyde
Alexander – 17 Years
CF
Mayor Lemons, on behalf of the City Council, recognized City of Paramount Retiree Clyde Alexander for her 17 years of dedicated service to the City of Paramount.

At 6:47 p.m., Mayor Lemons recessed the meeting for a brief break. The meeting was reconvened at 6:54 p.m.

CF 10.4

CITY COUNCIL PUBLIC COMMENT UPDATES

City Manager Moreno responded to comments made by Residents of Elijah Mobile Home Park, Nelson Sanchez, Concepcion Sanchez, Jose Sanchez at the April 22, 2025 City Council meeting.

PUBLIC COMMENTS

CF 10.3

The following individual addressed the City Council and provided public comments: Andrea Crow, Paramount Library.

CONSENT CALENDAR

It was moved by Councilmember Cuellar Stallings and seconded by Vice Mayor Olmos to approve Consent Calendar Items 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 as shown below. The motion was passed by the following roll call vote:

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

- | | | |
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| 13. | APPROVAL
Minutes of April 1, 2025 (Special Meeting), April 8, 2025, April 10, 2025 (Special Meeting), and April 22, 2025 | Approved. |
| 14. | APPROVAL
Register of Demands
April 2025
CF 47.2 | Approved the Register of Demands for April 2025. |
| 15. | APPROVAL
Treasurer's Report for the Quarter Ending March 31, 2025
CF | Received and filed the Treasurer's Report. |
| 16. | RESOLUTION 25:013
Appointing Cristina Cota as Interim Human Resources Manager
CF | Adopted Resolution No. 25:013, appointing Cristina Cota as Interim Human Resources Manager. |

17. RESOLUTION 25:014 AND 25:015
Approving the Engineer's Report and Declaration of Intent to Levy and Collect Assessment for Landscaping and Maintenance Assessment District No. 81-1
CF
- A. Adopted Resolution No. 25:014, Approving the Engineer's Report for Certain Landscaping Improvements for Landscaping and Maintenance Assessment District No. 81-1.
- B. Adopted Resolution No. 25:015, Declaring the City's Intention to Levy and Collect Assessments within Landscaping and Maintenance Assessment District No. 81-1 for FY 2025-2026 and Setting a Time and Place for a Public Hearing.
18. RESOLUTION 25:016
Affirming the Fiscal Year 2025-2026 Budget for the Use of Funds Provided by the Road Repair and Accountability Act of 2017 (SB 1)
CF
- Adopted Resolution No. 25:016, Affirming the Fiscal Year 2025-2026 Budget for the Use of Funds Provided by the Road Repair and Accountability Act of 2017 (SB 1).
19. APPROVAL
Amendment No. 1 to the Engineering Services Agreement with Hazen and Sawyer for Well 16 Support
CF
- Approved Amendment No. 1 to the Engineering Services Agreement with Hazen and Sawyer for Well 16 support in the amount of \$26,370 and authorized the Mayor or her designee to execute the amendment.
20. APPROVAL
Parade Permit Application for Hynes D.E.S. Inc. – June 22, 2025
CF
- Approved the parade permit application with the understanding that Hynes D.E.S. Inc. will reimburse the City approximately \$2,900, acquire appropriate liability insurance, and contract with a third-party motorcade agency to provide eight motorcade units for the event.
21. APPROVAL
Right-of-Way Use Agreement for the Gateway Cities Regional Fiber Optic Network
CF
- 1) Approved the Right-of-Way (ROW) Use Agreement between the City and the Gateway Cities Council of Governments for the installation, maintenance, and operation of the Gateway Cities Regional Fiber Optic Network on the City's rights-of-way; and 2) Authorized the City Manager or his designee to administer the Agreement, including approving finalized plans and any other actions in connection with the Agreement.

22. APPROVAL
Legal Services Agreement between the Paramount Public Financing Authority, the City of Paramount and Anzel Galvan LLP
CF
Approved the Legal Services Agreement between the Authority, the City and Anzel Galvan LLP and authorized execution of the agreement.
23. APPROVAL
Declaration of Surplus Tangible Property
CF
Declared the items listed as surplus tangible property and authorized the Mayor or her designee to dispose of the property by appropriate means
24. AWARD OF CONTRACT
Downtown Electrical Upgrade (City Project No. 9573) – Approval of Plans and Specifications, Finding the Project Exempt from the California Environmental Quality Act Pursuant to the Class 1 Categorical Exemption, and Award of Contract
CF
1) Approved the plans and specifications as detailed in the bid documents, with respect to design criteria; 2) Find the project exempt from CEQA; 3) Approved an additional amount of \$137,025 from the available Capital Project Fund Balance; and 4) Awarded the contract for the Downtown Electrical Upgrade project (City Project No. 9573) to Innovative Engineering Systems, Inc DBA Agilitech, Bakersfield, California, in the amount of \$442,750 and authorized the Mayor or her designee to execute the agreement.

NEW BUSINESS

25. PRESENTATION
Greater Los Angeles County Vector Control District
CF
Caroline Gongora, Public Information Coordinator with Greater Los Angeles County Vector Control District gave a presentation providing information on the Greater Los Angeles County Vector Control District and the services the organization provides to Paramount residents.
26. PUBLIC HEARING
ORDINANCE 1199
Approving Zone Change No. 250, Changing the Official
Planning Director King gave the report and presented a PowerPoint presentation.
Mayor Lemons opened the public hearing and asked if there was anyone in the audience wishing to testify.

Zoning Map from R-1
(Single-Family
Residential) To M-2
(Heavy Manufacturing)
on vacant land North of
13900 Orange Avenue
identified as APNS
6236-003-901 and
6236-003-902
CF

There being no one in the audience wishing to testify,
it was moved by Vice Mayor Olmos and seconded by
Councilmember Aguayo to close the public hearing.

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

It was moved by Vice Mayor Olmos and seconded by
Councilmember Aguayo to read by title only, waive
further reading, introduce Ordinance No. 1199, "AN
ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF PARAMOUNT, APPROVING ZONE CHANGE
NO. 250, CHANGING THE OFFICIAL ZONING MAP
FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2
(HEAVY MANUFACTURING) ON VACANT LAND
NORTH OF 13900 ORANGE AVENUE IDENTIFIED
AS APNS 6236-003-901 AND 6236-003-902," and
place it on the May 27, 2025 agenda for adoption. The
motion was passed by the following roll call vote:

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

27. PUBLIC HEARING
Adoption of the Fiscal
Year 2025-26 One-
Year Action Plan for
the Community
Development Block
Grant (CDBG) and
Home Investment
Partnerships (HOME)
Programs
CF

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

Mayor Lemons opened the public hearing and asked if
there was anyone in the audience wishing to testify.

There being no one in the audience wishing to testify,
it was moved by Councilmember Cuellar Stallings and
seconded by Vice Mayor Olmos to close the public
hearing.

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

It was moved by Councilmember Aguayo and seconded by Councilmember Cuellar Stallings to adopt the One-Year Action Plan (FY 2025-26); and authorize the City Manager or designee to execute and submit all required certification and related documents and agreements to implement the One-Year Action Plan in compliance with HUD regulations. The motion was passed by the following roll call vote:

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

28. RECEIVE AND FILE
General Plan Annual
Progress Report –
Calendar Year 2024
CF
Planning Director King gave the report and presented a PowerPoint presentation on the General Plan Annual Progress Report for Calendar Year 2024.
The report was received and filed.
29. ORAL REPORT
2025 Summer Concert
Lineup
CF
Community Services Director Guillen gave the report and presented a PowerPoint presentation providing a preview of the 2025 summer concert lineup
30. PUBLIC HEARING
Status update on staff
vacancies in
compliance with
Assembly Bill 2561
(2024)
CF
Assistant City Manager Chavez gave the report and presented a PowerPoint presentation providing a status update on staff vacancies in compliance with Assembly Bill 2561 (2024).
Mayor Lemons opened the public hearing and asked if there was anyone in the audience wishing to testify.
There being no one in the audience wishing to testify, it was moved by Councilmember Cuellar Stallings and seconded by Vice Mayor Olmos to close the public hearing.

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

The report was received and filed.

**ENVIRONMENTAL SUSTAINABILITY NEW
BUSINESS**

None.

**SUCCESSOR AGENCY FOR THE PARAMOUNT
REDEVELOPMENT AGENCY – CONSENT
CALENDAR**

It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to approve Consent Calendar Item1 as shown below. The motion was passed by the following roll call vote:

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

SA1. APPROVAL
Register of Demands –
April 2025 (Successor
Agency)
CF 47.2

Approved.

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Delgadillo reported that she attended the City of Bellflower BRAVO Awards, the Pathways volunteer recognition event and the Paramount Unified School District Star Awards. She congratulated

Classified Employee of the Year Angie Medina from Paramount High School and Teacher of the Year Nicole Bottomley from Odyssey STEM Academy

Councilmember Aguayo reported on her attendance at the SCAG Regional Conference & General Assembly and provided a brief overview of the sessions she attended.

Vice Mayor Olmos reported on her attendance at the CalCities City Leaders Summit in Sacramento and shared information on the press conference regarding funding for homelessness that was held during the event and the panel discussion she participated in about how elected leaders build trust in their communities. Lastly, she urged residents to call the Sheriff's Department when they see or hear street takeovers occurring.

Councilmember Cuellar Stallings reported on her attendance at National Day of Prayer, the Gateway Cities COG Transportation Committee meeting and the Community Family Guidance Center volunteer recognition event. She asked staff to provide an update on the two former Guillen market properties. City Manager Moreno and Planning Director King provided an update on both properties.

She also asked staff to explain how the senior transportation program works because she ran into a resident at Walmart that waited a considerable amount of time for her ride. Community Services Director Guillen provided information on the various transportation programs and explained that there should not be long wait times. Lastly, she thanked staff for all they do.

Mayor Lemons reported that she attended various committee meetings and the events mentioned by her colleagues. She expressed appreciation to the City's social media team for the excellent work they do.

Staff

City Manager Moreno announced that there will be a road closure on Wednesday morning on Somerset Boulevard by Fire Station 31. He reported that staff will

be attending a Gateway Cities COG workshop on June 11 to learn about what the region will be doing with regard to Olympic and World Cup watch parties. He also reminded the City Council that there will be several upcoming Neighborhood Watch meetings. Lastly, he introduced the City's new Finance Director Lana Dich.

Mayor Lemons recessed the City Council meeting at 7:53 p.m. to conduct the Paramount Public Financing Authority meeting

Mayor Lemons called the City Council meeting back to order at 7:54 p.m. and recessed the City Council meeting to Closed session to discuss the matter listed below.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Government Code Section 54956.9(d)(1) – One (1)
case

Case Name: City of Paramount v. Paramount
General Hospital Co., et al., Los Angeles County
Superior Court; Case No. 25CMCV00662

Mayor Lemons called the meeting back to order in open session at 8:15 p.m.

City Attorney Ghirelli reported that the City Council met in closed session, with all five Councilmembers present, to discuss the matter listed above and provided direction to staff regarding the case.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Lemons adjourned the meeting at 8:16 p.m. to a meeting on May 20, 2025 at 2:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA

ATTEST:

Heidi Luce, City Clerk

[HTTPS://PARAMOUNTCITY1957.SHAREPOINT.COM/SITES/CITYMANAGERS/SHARED DOCUMENTS/CITY CLERK/AGENDA/MINUTES/2025 MINUTES/01-14-2025 MINUTES-CC.DOCX](https://PARAMOUNTCITY1957.SHAREPOINT.COM/SITES/CITYMANAGERS/SHARED DOCUMENTS/CITY CLERK/AGENDA/MINUTES/2025 MINUTES/01-14-2025 MINUTES-CC.DOCX); 6/6/2025 9:27 PM