

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

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 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**

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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 4<sup>th</sup> through May 10<sup>th</sup> 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.

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| 8.  | PROCLAMATION<br>National Military<br>Appreciation Month<br>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<br>National Senior Health<br>and Fitness Day<br>CF                   | Mayor Lemons, on behalf of the City Council, proclaimed May 29 <sup>th</sup> 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<br>National Mental Health<br>Awareness Month<br>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<br>National Public Works<br>Week<br>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<br>City of Paramount<br>Retiree – Clyde<br>Alexander – 17 Years<br>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

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#### **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

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.

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



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| 22. | APPROVAL<br>Legal Services<br>Agreement between<br>the Paramount Public<br>Financing Authority,<br>the City of Paramount<br>and Anzel Galvan LLP<br>CF   | Approved the Legal Services Agreement between the Authority, the City and Anzel Galvan LLP and authorized execution of the agreement.   |
| 23. | APPROVAL<br>Declaration of Surplus<br>Tangible Property<br>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<br>CONTRACT<br>Downtown Electrical<br>Upgrade (City Project<br>No. 9573) – Approval<br>of Plans and<br>Specifications, Finding<br>the Project Exempt<br>from the California<br>Environmental Quality<br>Act Pursuant to the<br>Class 1 Categorical<br>Exemption, and Award<br>of Contract<br>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. |

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#### **NEW BUSINESS**

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| 25. | PRESENTATION<br>Greater Los Angeles<br>County Vector Control<br>District<br>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<br>ORDINANCE 1199<br>Approving Zone<br>Change No. 250,<br>Changing the Official | Planning Director King gave the report and presented a PowerPoint presentation.<br><br>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

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| 28. | RECEIVE AND FILE<br>General Plan Annual<br>Progress Report –<br>Calendar Year 2024<br>CF                          | Planning Director King gave the report and presented a PowerPoint presentation on the General Plan Annual Progress Report for Calendar Year 2024.<br><br>The report was received and filed.  |
| 29. | ORAL REPORT<br>2025 Summer Concert<br>Lineup<br>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<br>Status update on staff<br>vacancies in<br>compliance with<br>Assembly Bill 2561<br>(2024)<br>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).<br><br>Mayor Lemons opened the public hearing and asked if there was anyone in the audience wishing to testify.<br><br>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**

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None.

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

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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**

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##### **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**

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##### 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**

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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:

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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%20DOCUMENTS/CITY%20CLERK/AGENDA/MINUTES/2025%20MINUTES/01-14-2025%20MINUTES-CC.DOCX); 6/6/2025 9:27 PM