

**PARAMOUNT CITY COUNCIL
MINUTES OF AN ADJOURNED MEETING
MARCH 15, 2016**

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

CALL TO ORDER:

The adjourned meeting of the Paramount City Council was called to order by Mayor Daryl Hofmeyer at 5:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF
COUNCILMEMBERS**

Present: Councilmember Gene Daniels
Councilmember Tom Hansen
Councilmember Diane J. Martinez
Mayor Daryl Hofmeyer

Absent: Vice Mayor Peggy Lemons

Councilmember Hansen excused Vice Mayor Lemons' absence and it was seconded by Councilmember Daniels.

STAFF PRESENT:

John Moreno, City Manager
John E. Cavanaugh, City Attorney
Kevin Chun, Assistant City Manager
Christopher Cash, Public Works Director
David Johnson, Com. Serv. & Recreation Director
Karina Liu, Finance Director
Maria Meraz, Public Safety Director
Clyde Alexander, Acting Assistant Finance Director
Angel Arredondo, Code Enforcement Division Head
Chris Callard, Public Information Officer
Mike Carrillo, Management Analyst
John Carver, Assistant Community Development Director
Lana Chikami, City Clerk
Steve Coumparoules, Management Analyst
Marco Cuevas, Community Development Planner
Danny Elizarraras, Management Analyst
Antulio Garcia, Development Services Manager
Yecenia Guillen, Asst. Com. Serv. & Recreation Director
Sarah Ho, Assistant Public Works Director
Adriana Lopez, Assistant Public Safety Director
Wendy Macias, Public Works Manager
Jonathan Masannat, Management Analyst
Janene Ottaiano, Human Resources Manager

PUBLIC COMMENTS

There were none.

REORGANIZATION

1. Appointment of City Commissioners
CF 27

Mayor Hofmeyer announced the following Commissioner appointments:

Planning Commission

Ernie Esparza, Harlen “Roy” Gilham, Mike Hogue, James “Jim” Hyde, and Jim Williams would continue to serve.

Public Works Commission

Alexander Garcia was reappointed. Eileen Aparicio, Joe Espitia, Rosemary Mendez and Rosemary Vasquez would continue to serve.

Parks and Recreation Commission

Maria Angel, Frank Barraza, Charles “Carlos” Garcia, Lori Hernandez, and Vilma Stallings were reappointed.

Public Safety Commission

Jaime Abrego, Todd Bousema, Carmen Gomez, Javier Martinez, and Brenda Olmos were reappointed.

Senior Services Commission

Marie Espinoza, Shirley Grayson, Claudia Quinones, Cleone Hatwan, and James “Jim” Stevens were reappointed.

It was moved by Councilmember Daniels and seconded by Councilmember Hansen to make appointments to the Public Works, Parks and Recreation, Public Safety, and Senior Services Commissions. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer

NOES: None

ABSENT: Vice Mayor Lemons

ABSTAIN: None

2. Mayor’s Appointments
CF 11.4

Mayor Hofmeyer announced the following appointments:

California Contract Cities Association

Representative: Gene Daniels; Alternate: Tom Hansen

California Joint Powers Insurance Authority

Representative: Daryl Hofmeyer; Alternate: Diane J. Martinez

Central Basin Water Association

Representative: Tom Hansen; Alternate: Gene Daniels

County Sanitation Districts of L.A. County (Districts 1 and 2)

Representative: Daryl Hofmeyer; Alternate: Gene Daniels

Eco-Rapid Transit

Representative: Gene Daniels; Alternate: Daryl Hofmeyer

Gateway Cities COG Board of Directors

Representative: Gene Daniels; Alternate: Peggy Lemons

Gateway Cities COG I-710 Oversight Policy Committee

Representative: Gene Daniels

Gateway Cities COG SR-91/I-605/I-405 Corridor Cities
Committee

Representative: Gene Daniels; Alternate: Tom Hansen

Greater Los Angeles County Vector Control

Representative: Tom Hansen

League of California Cities

Representative: Gene Daniels; Alternate: Diane J. Martinez

L.A. County City Selection Committee

Representative: Daryl Hofmeyer

Paramount Unified School District Liaisons

Representatives: Diane J. Martinez and Peggy Lemons

Sister City Committee

Representative: Diane J. Martinez

Southeast Area Animal Control Authority (SEAACA)

Representative: Peggy Lemons; Alternate: Tom Hansen

Southeast Water Coalition

Representative: Tom Hansen; Alternate: Gene Daniels

So. Calif. Assoc. of Governments (SCAG)

Representative: Gene Daniels

It was moved by Councilmember Daniels and seconded by Councilmember Hansen to approve the Mayor's Appointments. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer
NOES: None
ABSENT: Vice Mayor Lemons
ABSTAIN: None

REPORTS

3. RESOLUTION NO.
16:006
Approving the
Modification of Fees and
Charges for Pick-up and
Hauling of Refuse Within
the City of Paramount
CF 86; 43.23

Assistant City Manager Chun presented the item, a request by the City's franchised trash hauler, CalMet Services, Inc. (CalMet), for a rate increase for commercial and residential trash hauling services. Mr. Chun stated that there was no residential increase in 2015 and that the last residential rate increase of 4.1% was in 2014. There was a commercial rate increase of 2.0% in 2015. He also commented on the necessary rate adjustments to cover increases in the Consumer Price Index and CalMet's disposal tipping fees.

Mr. Chun reviewed CalMet's 2016 rate increase request. He stated that CalMet originally requested an increase of 4.2% for residential and 3.3% for commercial accounts. After negotiations, however, a 2.0% increase for residential accounts and a 3.0% increase for commercial accounts was proposed. The current rate for residential accounts is \$16.95/month and the 2.0% proposed rate increase (\$0.34) would be \$17.29/month.

He then presented the following 3.0% proposed commercial rate increase:

COMMERCIAL
<u>3-Yard Bin Pickup - 1x/week</u> \$3.46 increase/month Old Rate: \$115.26/month; New Rate: \$118.72/month
<u>3-Yard Bin Pickup - 2x/week</u> \$5.76 increase/month Old Rate: \$192.12/month; New Rate: \$197.88/month
<u>3-Yard Bin Pickup - 3x/week</u> \$ 8.01 increase/month Old Rate: \$266.88/month; New Rate: \$274.89/month

The proposed rate increase for residential and commercial trash hauling services would go into effect April 1, 2016.

Next, Mr. Chun presented charts showing that Paramount's current and proposed rates continue to be competitive and remain in the lower quadrant when compared to other cities in the region.

Mayor Hofmeyer inquired about the most common commercial bin, and Mr. Bill Kalpakoff of CalMet Services told him that the 3-yard bin is the largest bin and the most common.

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to read by title only and adopt Resolution No. 16:006, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING THE MODIFICATION OF FEES AND CHARGES FOR PICK-UP AND HAULING OF REFUSE WITHIN THE CITY OF PARAMOUNT." The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer
NOES: None
ABSENT: Vice Mayor Lemons
ABSTAIN: None

4. PUBLIC HEARING
Host Fee Agreement With
Royal Recycling and
Transfer, LLC
CF 86.5, 43.1028

City Manager Moreno gave the report regarding a Host Fee Agreement between the City of Paramount and Royal Recycling and Transfer, LLC (RRT). He discussed the approval of Conditional Use Permit No. 721, allowing the operation of a Materials Recovery Facility (MRF) at 14001 Garfield Avenue to receive, process and transfer source-separated recyclables and residential curb-side recycling materials. Mr. Moreno also discussed the amendment of Conditional Use Permit No. 445, reducing the allowable daily tonnage and restricting the type of waste to be processed at the Paramount Resource Recycling (PRR) facility at 7230 Petterson Lane.

Next, Mr. Moreno reported on the proposed Host Fee Agreement and stated that the Host Fee would go into effect when RRT is operational. He reviewed the Host Fee formula and stated that RRT would deposit \$500,000 with the City, and a monthly drawdown against the \$500,000 would be made by the City at a rate of \$2.00 per ton of incoming municipal solid waste and recyclables. He added that once the initial \$500,000 deposit dips down to \$20,000, RRT would make another \$500,000 deposit and that drawdowns would continue at the same rate. And, after the depletion of the second \$500,000 deposit, he said that the following three-tiered Host Fee would be implemented:

Tier	Annual Tonnage	\$/Ton
1	Up to 320,000 tons	\$2.09
2	Above 320,000 tons up to 450,000 tons	\$2.16
3	Above 450,000 tons	\$2.25

Mr. Moreno stated that the tiered payments would be collected on a monthly basis, and after the first full year of the tiered Host Fee, the rates for all tiers would be annually adjusted by the Consumer Price Index, or 2% whichever is

greater (not to exceed an increase of more than 3%). He also noted that City Attorney Cavanaugh was instrumental with the Host Fee Agreement.

Following Mr. Moreno's report, there was a brief discussion regarding the projected tonnage and the loss of curbside recycling to scavengers.

Mayor Hofmeyer 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 Martinez and seconded by Councilmember Daniels to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer
NOES: None
ABSENT: Vice Mayor Lemons
ABSTAIN: None

It was moved by Councilmember Martinez and seconded by Councilmember Daniels to approve the Host Fee Agreement between the City of Paramount and Royal Recycling and Transfer, LLC. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer
NOES: None
ABSENT: Vice Mayor Lemons
ABSTAIN: None

5. PUBLIC HEARING
ORDINANCE NO. 1067
(Introduction – Continued
from March 1, 2016)
CF 108: R-1, R-2, R-M,
C-3, C-M, M-1, M-2

This item was continued from the March 1, 2016 City Council meeting.

Assistant City Manager Chun gave the report, a request for a Zoning Ordinance Text Amendment (ZOTA) regarding landscape, hardscape and irrigation regulations in the R-1 (Single-Family Residential), R-2 (Medium Density Residential), R-M, (Multiple Family Residential), C-3 (General Commercial, C-M (Commercial Manufacturing), M-1 (Light Manufacturing), and M-2 (Heavy Manufacturing) zones; and regarding the water-efficient landscape provisions. He commented on City efforts to be responsible due to the drought conditions and discussed Governor Brown's executive order mandating further water use restrictions and increased water-efficiency standards for new and retrofitted landscapes.

The proposed ZOTA brings the City in compliance with the State Model Water Efficient Landscape Ordinance (MWELo) by incorporating State-mandated water elements, and Mr. Chun stated that the provisions of ZOTA applies to all zoning districts and regulates the design and proportion of hardscape to landscape materials, eliminates the City's turf requirement for ground cover in all zones, and incorporates the City's Drought Tolerant Planting Guidelines. He reviewed criteria for evaluating landscaping (landscape materials, plant density, non-plant density, turf replacement, artificial turf, hardscape [non-permeable], and irrigation), and encouraged planting drought-tolerant landscape materials.

Mr. Chun stated that the size thresholds for existing landscapes has not changed—remaining at 2,500 square feet. Only rehabilitated landscapes that are associated with a building or landscape permit, plan check, or design review would be subject to ZOTA, and he reviewed the following ZOTA requirements:

- Changes apply to new construction with landscape areas larger than 500 square feet and to existing landscapes larger than 2,500 square feet undergoing complex renovations.
- Turf would be banned in landscapes of new commercial, industrial, and institutional buildings.
- Turf would only be allowed to cover a maximum of 25% of residential homeowner's combined front, back and side yard areas.
- Exemptions included are recreational areas and landscapes irrigated with recycled water.

Councilmember Daniels inquired about ZOTA requirements when drought conditions no longer exist and was informed that the requirements would stay in effect and that the ZOTA would need to be amended to effectuate change.

Mayor Hofmeyer 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 Daniels and seconded by Councilmember Hansen to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer
NOES: None
ABSENT: Vice Mayor Lemons
ABSTAIN: None

It was moved by Councilmember Daniels and seconded by Councilmember Hansen to read by title only, waive further reading, introduce Ordinance No. 1067, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING CHAPTER 44 OF THE PARAMOUNT MUNICIPAL CODE, INCLUDING SECTIONS 44-23 (a), 44-36 (f), 44-47 (a), 44-49 (b), 44-67 (a), 44-70 (9), 44-76 (8), AND 44-83 (8) REGARDING DROUGHT TOLERANT LANDSCAPING BY REPEALING AND REVISING LANDSCAPE AND HARDSCAPE STANDARDS TO PROMOTE DROUGHT TOLERANT LANDSCAPING MATERIALS IN THE R-1 (SINGLE FAMILY), R-2 (MEDIUM DENSITY), R-M (MULTIPLE FAMILY), C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL MANUFACTURING), M-1 (LIGHT MANUFACTURING), AND M-2 (HEAVY MANUFACTURING) ZONES, AND SECTIONS 44-266 (e) AND 44-267 (a) AND (b), REGARDING WATER-EFFICIENT LANDSCAPE PROVISIONS, AND DELETING SECTIONS 44-267 (b) AND 44-269 IN THEIR ENTIRETY," and place it on the next regular agenda for adoption. The motion was passed by the following roll call vote:

AYES: Councilmembers Daniels, Hansen, Martinez
Mayor Hofmeyer
NOES: None
ABSENT: Vice Mayor Lemons
ABSTAIN: None

6. Pavement Management System
CF 94

Public Works Director Cash stated that the City typically programs two large street projects per year—an arterial street and a local street. Due to limited financial resources, he said that streets are selected based on their need and cost efficiency. He mentioned the use of the City's Pavement Management System (PMS) to aid in decision making. He also provided an inventory of City streets, noting that the City's total estimated street replacement cost would be approximately \$86,229,000.

METRO (MTA) requires the City to adopt and update its PMS, and Mr. Cash explained that the PMS is a methodology that develops cost-effective maintenance and repair alternatives for road and streets. He discussed the assignment of a Pavement Condition Index (PCI), the quantified ranking of a street's health based on the severity of

its defects, and reported that the overall PCI for Paramount is 64, which is considered good. He commented that a PCI of 70 is considered a desirable level for an average PCI of street pavement, but most Southern California cities are near 60, a reasonable level.

Mr. Cash provided an overview of the City's street conditions and stated that potential maintenance strategies are: slurry seal, grind and overlay, and reconstruction. He talked about the factors that are considered when selecting the City's annual street projects and the limitations, including budget, condition of the street, and geography.

The City's budget includes an annual allocation of \$900,000 to \$1.1 million for street projects, and Mr. Cash stated that the goal of a PMS is to perform street maintenance at the lowest cost while maximizing the life of the roadway, and he said that the City's PMS provides the guidance for putting limited resources towards street work that will make the most difference.

City Council praised Public Works Director Cash for his excellent report.

COMMENTS FROM STAFF

There were none.

COMMENTS FROM COUNCILMEMBERS

Councilmember Martinez stated that, on March 7, 2016, she represented the City of Paramount at the swearing-in ceremony of California State Assembly Speaker Anthony Rendon, representing the 63rd Assembly District. She commented on how fortunate the Paramount community is to have him as a resident and directed staff to extend him an invitation to City events and make him part of the City family. She also encouraged attendance at his upcoming April 2, 2016 swearing-in celebration to be held at Hollydale Park. City Manager Moreno mentioned that the City will have a booth at this event.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Hofmeyer adjourned the meeting at 5:50 p.m. to a meeting on April 5, 2016 at 6:00 p.m.

\s\ Daryl Hofmeyer

Daryl Hofmeyer, Mayor

ATTEST:

\s\ Lana Chikami

Lana Chikami, City Clerk