

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
JUNE 7, 2016**

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 Daryl Hofmeyer at 6:03 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Gene Daniels.

INVOCATION: The invocation was delivered by Pastor Brian Warth, Chapel of Change.

ROLL CALL OF COUNCILMEMBERS:

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

Absent: Vice Mayor Peggy Lemons

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to excuse Vice Mayor Lemons' absence. 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

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
William Pagett, City Engineer
Clyde Alexander, Acting Assistant Finance Director
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. & Rec. Director
Margarita Gutierrez, Finance Supervisor
Sarah Ho, Assistant Public Works Director
John King, Planning Manager
Adriana Lopez, Assistant Public Safety Director
Wendy Macias, Public Works Manager
Jonathan Masannat, Management Analyst
Patrick Matson, Human Resources Manager
Carlos Mendoza, Neighborhood Preservation Specialist
Mario Ponce, Community Service Officer Supervisor

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

1. APPROVAL OF
MINUTES
May 3 and May 17,
2016

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to approve the Paramount City Council minutes of May 3 and May 17, 2016. 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. Register of Demands
CF 47.2

Mayor Hofmeyer requested that this item be pulled from the consent calendar. He stated that he had a conflict of interest and disqualified himself from voting on check number 151203 made payable to J&M Sanitation.

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to approve the Paramount City Council Register of Demands with the exception of check number 151203. 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 Hansen and seconded by Councilmember Daniels to approve check number 151203. The motion was passed by the following roll call vote:

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

3. AWARD OF
CONTRACT
Hybrid Vehicles (2)
CF 82.3

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to award the contract for two hybrid vehicles to Penske Toyota in the amount of \$94,712.00, and authorize the Mayor to execute the agreement. 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. AWARD OF
CONTRACT
Sculpture, Fountain, and
Signage at the
Clearwater Crossing
Project (15750
Paramount Boulevard)
CF 43.1040

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to award the contract for the design, production, and installation of a bronze sculpture, fountain, and signage in the amount of \$172,500 (with the understanding that the developer will contribute \$50,000), and authorize the Mayor to execute the contract. 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. RESOLUTION NO.
16:011
Adopting the Orangeline
Development Authority,
DBA Eco-Rapid Transit,
Fifth Amended Joint
Exercise of Powers
Agreement
CF 43.798

It was moved by Councilmember Hansen and seconded by Councilmember Daniels to read by title only and adopt Resolution No. 16:011, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, CALIFORNIA, ADOPTING THE ORANGELINE DEVELOPMENT AUTHORITY, DBA ECO-RAPID TRANSIT, FIFTH AMENDED JOINT EXERCISE OF POWERS AGREEMENT." 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. Biennial Review of Conflict of Interest Code CF 77.3
It was moved by Councilmember Hansen and seconded by Councilmember Daniels to direct the City Clerk to commence a review of the City's Conflict of Interest Code no later than July 1, 2016 and report the results to the City Council no later than October 3, 2016. 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

7. PUBLIC HEARING
Confirming a Diagram and Assessment and Providing for Annual Assessment and Levy for Landscape Maintenance Assessment District No. 81-1
CF 25.3
Mayor Hofmeyer opened the public hearing. City Manager Moreno announced that notice of this hearing was given, the affidavits of publication and posting are filed in the City Clerk's Office, and that no written protests were received.

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 Hansen to read by title only, and adopt Resolution No. 16:010, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, CALIFORNIA, CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY." 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

8. CONTINUED PUBLIC HEARING
ORDINANCE NO. 1070/ZOTA No. 4
Assistant City Manager Chun gave the report, a request for a Zoning Ordinance Text Amendment (ZOTA) No. 4 regarding the prohibition of the storage of independently-owned trucks or commercial vehicles in the City's commercial and

(Introduction - Continued from May 17, 2016) Approving Zoning Ordinance Text Amendment No. 4, Adding Section 64.1 to Chapter 44, Article VI; Section 70.1 to Chapter 44, Article VII; Section 76.1 to Chapter 44, Article VIII; and Section 83.1 to Chapter 44, Article IX of the Paramount Zoning Ordinance, Prohibiting the Storage of Trucks or Commercial Vehicles Owned Independently of a Primary Licensed Business of any Parcel; Prohibiting Truck Yards or the Storage of Trucks or Commercial Vehicles as the Primary Use on Any Parcel, and Prohibiting the Storage of Trucks or Commercial Vehicles Unassociated with the Primary Business Operations at Any On-Site Building on Any Parcel in the C-3 (General Commercial), C-M (Commercial Manufacturing), M-1 (Light Manufacturing), and M-2 (Heavy Manufacturing) Zones CF 109: ZOTA 4

industrial zones. He stated that the Planning Commission recommended approval of the ZOTA request at its May 10, 2016 meeting, and the City Council continued this item at its May 17, 2016 meeting to allow more time to finalize the proposed ZOTA. Mr. Chun discussed issues (operational issues, truck routes, aesthetics, and balanced industries) justifying the proposed prohibition.

Mayor Hofmeyer opened the public hearing. 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

There was discussion regarding the process and citing of vehicles, and then it was moved by Councilmember Martinez and seconded by Councilmember Daniels to read by title only, waive further reading, introduce Ordinance No. 1070, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 4, ADDING SECTION 64.1 TO CHAPTER 44, ARTICLE VI; SECTION 70.1 TO CHAPTER 44, ARTICLE VII; SECTION 76.1 TO CHAPTER 44, ARTICLE VIII; AND SECTION 83.1 TO CHAPTER 44, ARTICLE IX OF THE PARAMOUNT ZONING ORDINANCE, PROHIBITING THE STORAGE OF TRUCKS OR COMMERCIAL VEHICLES OWNED INDEPENDENTLY OF A PRIMARY LICENSED BUSINESS ON ANY PARCEL, PROHIBITING TRUCK YARDS OR THE STORAGE OF TRUCKS OR COMMERCIAL VEHICLES AS THE PRIMARY USE ON ANY PARCEL, AND PROHIBITING THE STORAGE OF TRUCKS OR COMMERCIAL VEHICLES UNASSOCIATED WITH THE PRIMARY BUSINESS OPERATIONS AT ANY ON-SITE BUILDING ON ANY PARCEL IN THE C-3 (GENERAL COMMERCIAL), C-M (COMMERCIAL MANUFACTURING), M-1 (LIGHT MANUFACTURING), AND M-2 (HEAVY MANUFACTURING) ZONES," 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

9. a) PUBLIC HEARING
ORDINANCE NO. 1071/
ZOTA No. 2 (Continue
to July 5, 2016)
Approving Zoning
Ordinance Text
Amendment No. 2,
Amending Ordinance
No. 778, Zone Change
No. 97, to Revise the
Allowable Uses by
Right, Prohibited Uses,
and Uses Subject to a
Conditional Use Permit
for Property Generally
Bounded by Paramount
Boulevard to the East,
Colorado Avenue to the
West, Alondra
Boulevard to the North,
and Jackson Street to
the South in the PD-PS
(Planned Development
with Performance
Standards) Zone
CF 109: ZOTA 2

Assistant City Manager Chun reported that the revision of allowable uses by right, prohibited uses, and uses subject to a Conditional Use Permit in the PD-PS (Planned Development with Performance Standards) zone for:

- a. Ordinance No. 1071/Zoning Ordinance Text Amendment (ZOTA) No. 2 – Town Center West Zone Amendment; and
- b. Ordinance No. 1072/Zoning Ordinance Text Amendment (ZOTA) No. 3 – Town Center East Zone Amendment, and the expansion of the existing Town Center East PD-PS zone to include property at 15950 and 15954 Paramount Boulevard

have not been finalized, and recommended that the City Council open and continue both public hearings to their July 5, 2016 meeting.

Mayor Hofmeyer opened the public hearing for Ordinance No. 1071/ZOTA No. 2, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 2, AMENDING ORDINANCE NO. 778, ZONE CHANGE NO. 97, TO REVISE THE ALLOWABLE USES BY RIGHT, PROHIBITED USES, AND USES SUBJECT TO A CONDITIONAL USE PERMIT FOR PROPERTY GENERALLY BOUNDED BY PARAMOUNT BOULEVARD TO THE EAST, COLORADO AVENUE TO THE WEST, ALONDRA BOULEVARD TO THE NORTH, AND JACKSON STREET TO THE SOUTH IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE," and it was moved by Councilmember Hansen and seconded by Councilmember Daniels to continue the public hearing to the July 5, 2016 City Council meeting. 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

b) PUBLIC HEARING
ORDINANCE NO. 1072/
ZOTA No. 3 (Continue
to July 5, 2016)
Approving Zoning
Ordinance Text
Amendment No. 3,
Amending Ordinance
No. 771, Zone Change
No. 130, to Expand the
Existing Town Center
East PD-PS (Planned
Development with
Performance Standards)
Zone in the City of
Paramount, Generally
Bounded by Paramount

Boulevard to the West, Monroe Street and the Northern Boundary of the Property at 16000 Paramount Boulevard to the North, Jackson Street to the South and California Avenue to the East, to Include Property at 15950 and 15954 Paramount Boulevard; and Revise the Allowable Uses by Right, Prohibited Uses, and Uses Subject to a Conditional Use Permit in the PD-PS (Planned Development with Performance Standards) Zone
CF 109: ZOTA 3

Mayor Hofmeyer opened the public hearing for Ordinance No. 1072/ZOTA No. 3, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 3, AMENDING ORDINANCE NO. 771, ZONE CHANGE NO. 130, TO EXPAND THE EXISTING TOWN CENTER EAST PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE IN THE CITY OF PARAMOUNT, GENERALLY BOUNDED BY PARAMOUNT BOULEVARD TO THE WEST, MONROE STREET AND THE NORTHERN BOUNDARY OF THE PROPERTY AT 16000 PARAMOUNT BOULEVARD TO THE NORTH, JACKSON STREET TO THE SOUTH, AND CALIFORNIA AVENUE TO THE EAST, TO INCLUDE PROPERTY AT 15950 AND 15954 PARAMOUNT BOULEVARD; AND REVISE THE ALLOWABLE USES BY RIGHT, PROHIBITED USES, AND USES SUBJECT TO A CONDITIONAL USE PERMIT IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE," and it was moved by Councilmember Hansen and seconded by Councilmember Daniels to continue the public hearing to the July 5, 2016 City Council meeting. 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

10. Proposed Facility Fees and Use Adjustments
CF 74.8; 74.22

Community Services and Recreation Director Johnson presented a proposal for the implementation of new facility rental fees and use adjustments for the Paramount Park Community Center, Progress Plaza West, and the Clearwater Building. Mr. Johnson outlined proposed rental changes for residents and non-residents at the Paramount Park Community Center to address the decline in rental of this facility and also discussed introducing a pilot program for the expansion of rental opportunities for residents to use Progress Plaza West and the Clearwater Building. He provided detailed information regarding fee structures, permissible event types, rental hours, alcohol event requirements, standard fees, fines, and insurance requirements for the facilities.

Following Mr. Johnson's report, there was discussion regarding security guards, staff's consultation with an event planning and catering expert to establish fees, and the use of banners and brochures to advertise City facility rentals.

It was moved by Councilmember Martinez and seconded by Councilmember Daniels to authorize the City Manager to implement the fee increases and operational adjustments for the rental of the Paramount Park Community Center as well as the 1-year pilot programs for allowed uses and fee structure for Progress Plaza West and the Clearwater Building. 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

11. Introduction of the Fiscal
Year 2017 Proposed
Budget
CF 28.1

Finance Director Liu provided an overview of the FY 2017 Proposed Budget. Ms. Liu stated that the budget is balanced and includes funding for all essential City services, and she projected a General Fund surplus of approximately \$100,000. She provided an overview of revenues, including General Fund, Sales Tax, and Utility Users Tax (Measure P). She also mentioned a proposed 2.41% fee increase (based on the Consumer Price Index) for business licenses, development fees, and commercial and highway parking citations.

Next, Ms. Liu reported on FY 2017 operating expenditures which are estimated at approximately \$31 million (excluding the Water Department) and provided the following breakdown: Public Works - 20%, General Government - 13%, Municipal Support - 6%, Community Services & Recreation - 16%, Community Development - 9%, and Public Safety - 36%. She highlighted the following expenditures:

Community Promotion

- Continued funding for 14 community groups (based on matrix)
- Jr. Pirates Football/Cheer (Requesting \$10,000 for FY 2017—previously received \$6,400)

Human Resources

- No changes to full-time salaries and benefits
- New minimum wage law – 5% COLA for all part-time positions
- Upgrade of part-time Maintenance Aides, Aquatic Aides, and Administrative Interns
- Upgrade of 1 full-time Recreation Supervisor
- Downgrade of 1 full-time Management Analyst to 1 IT Technician

- New part-time Code Enforcement Officer

Capital Purchases/Vehicle Leases

- 1 AQMD vehicle (Public Safety Department) – vehicle replacement
- 2 leased vehicles (Public Works Department)

Public Safety

- Total budget: \$11.5 million (\$216,150 increase)
- 3.5% increase in the Sheriff's contract
- 9.7% contribution to the Liability Trust Fund (3.7% increase)
- Restructure of sworn staffing
- New part-time Code Enforcement Officer
- Neighborhood Watch and neighborhood preservation efforts
- Addition of new service for residents to license pets at SEAACA

Community Services and Recreation

- Maintaining the current level of service
- New events/programs (60th Anniversary, Santa house, Halloween haunted house/maze, new sports programs, summer open gym, and family excursions)

Public Works

- Maintaining the current service levels
- Absorbing contract increases

Water Utility

- New water rate effective June 2016
- Projecting a deficit - \$330,000
- New water well drilling
- Installation of services and hydrants
- Annual valve replacement program

Ms. Liu reported an appropriation of approximately \$4.9 million for the following capital improvements (including bond-funded projects), and stated that approximately \$3.6 million has been budgeted for street improvements.

Capital Improvement Projects

- Downtown revitalization project
- New well #16
- Arterial street resurfacing
- Neighborhood street improvements
- Annual sidewalk repairs
- Pilot drought-tolerant median landscape
- New monument signs at two entries
- Community Center: re-roof and interior lighting upgrade

- Clearwater Building improvements

Next, Ms. Liu projected FY 2016 ending balances: over \$12 million in the General Fund, \$5.9 million in the Restricted Fund, and \$1.7 million in the Water Fund. She also provided a 10-year history of the General Fund and reported an anticipated surplus of \$100,000 for next year.

Successor Agency Budget

Regarding the Successor Agency, Ms. Liu stated that the Successor Agency will continue to wind down the business of the former Redevelopment Agency, including making bond payments and carrying out various agreements. She also noted that the budget reflects the enforceable obligations on the ROPS, anticipated receipt of tax increment revenues, and appropriations for debt service payments, the downtown renovation project, and a new water well.

Housing Authority Budget

Ms. Liu concluded with the Housing Authority budget and reported that a limited amount of low-mod housing funds were received and that options are being explored for use of these funds.

It was moved by Councilmember Martinez and seconded by Councilmember Hansen to establish June 21st for further review of the Fiscal Year 2017 proposed budget. 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

12. PUBLIC HEARING
RESOLUTION NO.
16:012
Modifying the Service
Charges Schedule and
Establishing New Water
Rates Effective June 7,
2016
CF 113.4

Finance Director Liu gave the report and discussed a proposed 8% water rate increase, effective June 7, 2016. And, based on a recent survey, Ms. Liu stated that Paramount will continue to have some of the lowest water rates in the region. She also reported that a notice was published in the Paramount Journal and sent to customers in compliance with Proposition 218 requirements.

Mayor Hofmeyer opened the public hearing and there being no one in the audience wishing to testify, it was moved by Councilmember Martinez 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 Martinez and seconded by Councilmember Daniels to read by title only, and adopt Resolution No. 16:012, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, CALIFORNIA, MODIFYING THE SERVICE CHARGES SCHEDULE AND ESTABLISHING NEW WATER RATES EFFECTIVE JUNE 7, 2016." 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

COMMITTEE REPORTS

Mayor Hofmeyer and Councilmembers Daniels, Hansen, and Martinez reported on their attendance at the California Contract Cities Association's annual conference in Indian Wells on May 12-14, 2016.

COMMENTS FROM STAFF

City Manager Moreno introduced Patrick Matson, Human Resources Manager. He also showed the City's latest social media videos highlighting the following: 1) Clearwater Crossing development, and 2) June 2, 2016 "Beatles" Concert in the Park and the food trucks.

COMMENTS FROM COUNCILMEMBERS

There was discussion about the water well project and excitement in the community regarding the development of the downtown area.

CLOSED SESSION

Mayor Hofmeyer recessed the meeting at 7:05 p.m. The meeting reconvened at 7:10 p.m. to discuss the following:

Conference with Real Property Negotiator, John Moreno, City Manager, (pursuant to Government Code 54956.8) to

instruct for price, terms, and conditions for the purchase, sale, exchange, or lease of subject property.

Property: Downey Avenue/Alondra Boulevard

Negotiating Party: City of Paramount and Seagrove LA, LLC

Conference with Legal Counsel – Existing Litigation

Subdivision (a) of Section 54956.9

Name of Case: City of Paramount, et al v. Cohen, et al

Third District Court of Appeal Case No. C078968

At 7:15 p.m., City Attorney Cavanaugh announced that no action was taken.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Hofmeyer adjourned the meeting at 7:16 p.m. in honor of Mr. Victor Diaz, a former City employee, to a meeting on June 21, 2016 at 3:30 p.m.

/s/ Daryl Hofmeyer

Daryl Hofmeyer, Mayor

ATTEST:

/s/ Lana Chikami

Lana Chikami, City Clerk