



Town of Paradise Town Council Meeting Agenda 6:00 PM – August 12, 2025

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

Mayor, Steve Crowder
Vice Mayor, Steve “Woody” Culleton
Council Member, Greg Bolin
Council Member, Heidi Lange
Council Member, Ronald Lassonde

Town Manager, Jim Goodwin
Town Attorney, Scott E. Huber
Town Clerk/Elections Official, Melanie Elvis
CDD, Planning & Onsite, Susan Hartman
CDD, Building & Code Enforcement, Tony Lindsey
Finance Director/Town Treasurer, Aimee Beleu
Public Works Director/Town Engineer, Marc Mattox
Division Chief, CAL FIRE/Paradise Fire, Jason Finney
Chief of Police, Eric Reinbold
Recovery & Economic Development Director, Colette Curtis
Human Resources & Risk Management Director, Crystal Peters
Information Systems Director, Luis Marquez

Meeting Procedures

- I. The Mayor is the Presiding Chair and is responsible for maintaining an orderly meeting. The Mayor calls the meeting to order and introduces each item on the agenda.
- II. The Town staff then provides a report to Council and answers questions from the Council.
- III. Citizens are encouraged to participate in the meeting process and are provided several opportunities to address Council. Any speaker addressing the Council is limited to three minutes per speaker - fifteen minutes per agenda item
 - A. If you wish to address the Council regarding a specific agenda item, please complete a “Request to Address Council” card and give it to the Town Clerk prior to the beginning of the meeting. This process is voluntary and allows for citizens to be called to the speaker podium in alphabetical order. Comments and questions from the public must be directed to the Presiding Chair and Town Council Members (please do not address staff.) Town staff is available to address citizen concerns Monday through Thursday at Town Hall between the hours of 8am and 5pm.
 - B. If you wish to address Council regarding an item not on the agenda, you may do so under Item 4, “Public Communication.” Again, please fill out a card and give it to the Town Clerk before the meeting. State Law prohibits Council action on items not listed on a public agenda.

In compliance with the Americans with Disabilities Act (ADA) Compliance, persons who need special accommodations to participate in the Town Council meeting may contact the Town Clerk at least three business days prior to the date of the meeting to provide time for any such accommodation.

1. OPENING

- 1a. Call to Order
- 1b. Pledge of Allegiance to the Flag of the United States of America
- 1c. Invocation
- 1d. Roll Call

- 1e. Presentations by The Paradise Ridge Chamber of Commerce, The Paradise Performing Arts Center, Theater on the Ridge, The Paradise Art Center, The Gold Nugget Museum, and the Paradise Symphony regarding the second year of the TOT Reinvestment Program. Each organization will present an expenditure overview summarizing how their allocation was spent over the last year, explaining the impact on tourism, and outlining their plans for next year's funding allocation. (**Introduction by Colette Curtis/Recovery & Economic Development Director**)

- 1f. p5 Camp Fire Recovery Updates - Written reports are included in the agenda packet.

Colette Curtis, Recovery and Economic Development Director - recovery projects, advocacy, economic recovery and development, communications, emergency operations and Housing updates.

Marc Mattox, Public Works Director/Town Engineer -infrastructure and sewer updates.

Tony Lindsey, CDD-Building and Code Enforcement- Code Enforcement update.

- 1g. p16 Paradise Sewer Project Update by Town Engineer Marc Mattox.

2. CONSENT CALENDAR

One roll call vote is taken for all items. Consent items are considered to be routine business that does not call for discussion.

- 2a. p17 Approve minutes of the July 8, 2025 Special and Regular Town Council meetings and the July 24, 2025 Special Town Council meeting. (**Melanie Elvis/Town Clerk**)

- 2b. p28 Approve July 2025 Cash Disbursements in the amount of \$11,067,596.13. (**Aimee Beleu/Finance Director**)

- 2c. p37 Adopt Resolution No. 2025-___ "A Resolution of the Town Council of the Town of Paradise Amending a Policy on Nondiscrimination in Programs Receiving Federal Assistance." (**Marc Mattox/Town Engineer**)

- 2d. p45 Adopt Resolution No. 2025-___, "A Resolution of the Town Council of the Town of Paradise Adopting the Program Guidelines for the HOME Investment Partnerships Programs Infill New Construction for First-Time Home Buyers". (**Colette Curtis/Recovery & Economic Development Director**)

- 2e. p88 Adopt Resolution No. 2025-____ “A resolution of the Town Council of the Town of Paradise amending and updating the HOME Investment Partnerships Program (HOME) First-Time Homebuyer Program Guidelines, previously adopted by resolution 2022-33.” (**Colette Curtis/Recovery & Economic Development Director**)

3. ITEMS REMOVED FROM CONSENT CALENDAR

4. PUBLIC COMMUNICATION

For matters that are not on the Council business agenda, speakers are allowed three (3) minutes to address the Council. The Town Council is prohibited from taking action on matters that are not listed on the public agenda. The Council may briefly respond for clarification and may refer the matter to the Town staff.

5. PUBLIC HEARINGS

For items that require a published legal notice and/or a mailed notice.

Public Hearing Procedure:

- A. Staff Report
- B. Mayor opens the hearing for public comment in the following order:
 - i. Ask Town Clerk if there are any cards submitted
 - ii. Ask if there is anyone else wishing to comment
- C. Mayor closes the hearing
- D. Council discussion and vote

- 5a. p126 1. Consider concurring with the project “CEQA determination” finding presented and considered by the Planning Commission on June 17, 2025, and embodied within Planning Commission Resolution No 2025-04; and, 2. Waive the first reading of the entire Town Ordinance No. ____ and read by title only; and, 3. Introduce Town Ordinance No. ____, “An Ordinance Amending Text Regulations within Paradise Municipal Code Title 17 of the Paradise Municipal Code Relative to the Agricultural Residential Zoning District; General Definitions; and the Animal Regulations”; or, 4. Provide alternative direction to town staff. (ROLL CALL VOTE) (**Susan Hartman/Community Development Director**)

6. COUNCIL CONSIDERATION

Action items are presented by staff and the vote of each Council Member must be announced. A roll call vote is taken for each item on the action calendar. Citizens are allowed three (3) minutes to comment on agenda items.

- 6a. p145 1. Consider concurring with Town staff’s recommendation for the Town of Paradise to award and execute a professional services agreement with PlaceWorks to prepare the update to Town of Paradise 1994 General Plan and subsequent Zoning Ordinance update; and, 2. Authorize the Town Attorney to draft an agreement for professional services to be executed between the Town of Paradise and PlaceWorks; and, 3. Authorize the Town Manager, on behalf of the Town of Paradise, to sign the awarded agreement for professional services with PlaceWorks with a not-to-exceed \$2.2M budget; or, 4. Adopt a motion to provide alternative direction to Town staff regarding this agenda item. (ROLL CALL VOTE) (**Susan Hartman/Community Development Director**)

- 6b. p147 Review critical information relating to the forecasted property acquisition needs associated with planned Capital Improvement Program Projects. (**Marc Mattox/Town Engineer**)
- 6c. p150 Hear a presentation and report on the Town-wide user fee update and provide direction to staff regarding the updated Town-wide fee structure for adoption at a future Town Council meeting. (**Aimee Belev/Finance Director**)
- 6d. p234 1. Provide staff with verbal concurrence and/or direction on the effective processes implemented on July 28, 2025; and, 2. Adopt Resolution No. 2025-___, "A Resolution of the Town Council of the Town of Paradise adopting a policy requiring subcontractor verification throughout the construction inspection process."; or, 3. Provide alternative directions for the Town staff. (**Tony Lindsey/Community Development Director**)
- 6e. p242 1. Consider approving the Second Amendment to the Employment Agreement Between the Town of Paradise and James Goodwin; or, 2. Provide alternative direction. (ROLL CALL VOTE) (**Scott E. Huber/Town Attorney**)

7. COUNCIL INITIATED ITEMS AND REPORTS

- 7a. Council initiated agenda items
- 7b. Council reports on committee representation
- 7c. Future Agenda Items

8. STAFF COMMUNICATION

- 8a. Town Manager Report
- 8b. Community Development Director

9. CLOSED SESSION - None

10. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date: _____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE _____	