



## TOWN COUNCIL Meeting Minutes

6:00 PM – August 12, 2025

### 1. OPENING

The Regular meeting of the Paradise Town Council was called to order by Mayor Crowder at 6:01 p.m. in the Town Council Chamber located at 5555 Skyway, Paradise, California who led the Pledge of Allegiance to the Flag of the United States of America. An invocation was offered by Council Member Lassonde.

**COUNCIL MEMBERS PRESENT:** Greg Bolin, Steve “Woody” Culleton, Heidi Lange, Ronald Lassonde and Steve Crowder, Mayor

**COUNCIL MEMBERS ABSENT:** None

**STAFF PRESENT:** Town Manager Jim Goodwin, Town Attorney Scott E. Huber, Town Clerk/Elections Official Melanie Elvis, Community Development Director Susan Hartman, Community Development Director Tony Lindsey, Public Works Director/Town Engineer Marc Mattox, Recovery and Economic Development Director Colette Curtis, Finance Director Aimee Bealeu, Police Chief Eric Reinbold, and Information Systems Director Luis Marquez.

- 1a. Recovery and Economic Development Director Colette Curtis reviewed the requirements for the Transient Occupancy Tax allocation recipients. The following organizations provided a verbal report of their 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: Paradise Ridge Chamber of Commerce, Paradise Performing Arts Center, Paradise Symphony and Theater on the Ridge. Paradise Arts Center and Gold Nugget Museum did not present verbal reports. (510-20-415)

- 1b. Camp Fire Recovery Updates - Written reports are included in the agenda packet. (110-60-061)

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.

- 1c. Town Engineer Marc Mattox provided an update on the Paradise Sewer Project. (960-70-009)

## **2. CONSENT CALENDAR**

**MOTION by Bolin, seconded by Culleton**, approved consent calendar items 2a through 2e. Roll call vote was unanimous.

- 2a. Approved minutes of the July 8, 2025 Special and Regular Town Council meetings and the July 24, 2025 Special Town Council meeting.
- 2b. Approved July 2025 Cash Disbursements in the amount of \$11,067,596.13. (310-10-035)
- 2c. Adopted Resolution No. 2025-63 “A Resolution of the Town Council of the Town of Paradise Amending a Policy on Nondiscrimination in Programs Receiving Federal Assistance.” (930-20-004, 110-10-032)
- 2d. Adopted Resolution No. 2025-64, “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”. (710-10-098)
- 2e. Adopted Resolution No. 2025-65 “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 2024-70.” (710-10-086)

## **3. ITEMS REMOVED FROM CONSENT CALENDAR - None**

## **4. PUBLIC COMMUNICATION**

1. Christine Daniels commented on the deficiencies in her manufactured home.
2. Serra Blaine spoke in favor of increasing the number of allotted chickens in Town.
3. Casey Taylor provided an overview of the projects and partnerships Rebuild Paradise Foundation has had with the Town in the last 6 years.
4. Charles Brooks shared the history and inspiration for Rebuild Paradise Foundation and clarified the comments made at the last Council meeting regarding earmarked monies for a collaborative project to advocate for affordable insurance on the ridge.
5. Kathy Thomas in favor of increasing the number of allotted chickens in Town.
6. Colleen Corners shared concerns about statements she heard Council Member Lange voice about the public and its residents.

7. Christine Poje spoke in favor of increasing the number of allotted chickens in Town.
8. Kirk Chapman asked for more time to complete the Town's defensible space requirements.

## 5. PUBLIC HEARINGS

- 5a. Community Development Director Susan Hartman introduced the proposed ordinance related to animal keeping regulations in the AG 3/5 zoning.

Mayor Crowder opened the public hearing at 7:01 p.m.

1. Jon Remalia was concerned about the permit type being discretionary and asked that it fall under the ministerial permit type.

Town Attorney Scott E. Huber clarified that the proposed permit type would be considered ministerial.

Mayor Crowder closed the public hearing at 7:08 p.m.

**MOTION by Bolin, seconded by Culleton** 1. Concurred 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. Waived the first reading of the entire Town Ordinance No. 648 and read by title only; and, 3. Introduced Town Ordinance No. 468, "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." Roll call vote was unanimous. (540-16-217)

## 6. COUNCIL CONSIDERATION

- 6a. Community Development Director Susan Hartman provided an overview of the PlaceWorks proposal to prepare the update to Town of Paradise 1994 General Plan.

**MOTION by Culleton, seconded by Lassonde** 1. Concurred 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. Authorized the Town Attorney to draft an agreement for professional services to be executed between the Town of Paradise and PlaceWorks; and, 3. Authorized 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. Council provided direction that the contract agreement include a firm deliverable timeline requirement. Roll call vote was unanimous. (760-40-064, 510-20-486)

- 6b. Town Engineer Marc Mattox provided a review relating to forecasted property acquisition needs associated with planned Capital Improvement Program Projects. (820-10-046)
- 6c. Finance Director Aimee Beleu presented the report on the Town-wide User Fee Update study produced by Matrix Consulting Group. (395-20-043)
- 6d. Community Development Director Tony Lindsey presented the proposed resolution relating to subcontractor verification.
  - 1. Janessa Blow commented on construction issues with her home.
  - 2. Kayla Martin commented on failing homes.
  - 3. J.T. Martin requested an audit of the building department and removal of certain management.
  - 4. Jessica & Nick Olsen commented on construction issues with their home.
  - 5. Tina Reszler was concerned with failing homes but warned about the broader attached on Slavic builders.
  - 6. Doug Speicher warned about racism and grouping all Slavic builders into one issue.
  - 7. Steven Smith commented on the cost effect of having sub-contractors present for all inspections.
  - 8. Christina Burton commented on construction issues with her home.
  - 9. Doug Munjar suggested the Town require a construction bond.
  - 10. Amanda Clark suggested buyers ask for a Certificate of Insurance from builders.
  - 11. Christina Poje commented on setback issues in her neighborhood.
  - 12. Christine Daniels commented on issues with her home.
  - 13. Autumn Field commented on this item.
  - 14. George Spershe suggested permits be pulled for every trade.

**MOTION by Lassonde, seconded by Culleton** 1. Provided staff with verbal concurrence on the effective processes implemented on July 28, 2025; and, 2. Adopted Resolution No. 2025-66, "A Resolution of the Town Council of the Town of Paradise adopting a policy requiring subcontractor verification throughout the construction inspection process"; and, 3. Provided direction to staff to create an Ad Hoc Committee consisting of the stakeholders, staff, and Council Member Lange and Mayor Crowder to enhance the Building Department's inspection practices for review and discussion at the October Town Council meeting. Roll call vote was unanimous. (740-30-013)

**MOTION by Lange, seconded by Crowder**, directed staff to bring back a scope of work for an independent audit of the Building Department's practices. AYES: Culleton, Lange, Lassonde and Crowder; NOES: Bolin; ABSENT: None; ABSTAIN: None.

- 6e. Town Attorney Scott E. Huber presented the proposed second amendment to the agreement contract with Town Manager James Goodwin.

**MOTION by Bolin, seconded by Culleton** approved the Second Amendment to the Employment Agreement Between the Town of Paradise and James Goodwin. Roll call vote was unanimous. (510-20-390)

## **7. COUNCIL INITIATED ITEMS AND REPORTS**

7a. Council initiated agenda items – None

7b. Council reports on committee representation:

Council Member Bolin attended the monthly LAFCo meeting and the quarterly PID/TOP and TOP/PUSD Liaison Committee meetings.

Council Member Lange attended Party in the Park; PRPD's Drive-In; the Working Group Committee meeting; Ad Hoc Sewer Project Committee meetings; Astronomy on the Lake; the TOP/PUSD Liaison Committee; and a Habitat for Humanity ribbon cutting.

Council Member Lassonde attended the TOP/PID Liaison Committee meeting; the Working Group Committee meeting; the Healthcare Committee meeting; Habitat for Humanity Home dedication and Eaglepoint Apartments grand opening ceremony.

Council Member Culleton attended the Eaglepoint Apartments grand opening ceremony.

Mayor Crowder provided a sewer project update on KPAY; attended the Healthcare Committee meeting; participated in the sewer tour of Biggs; the Chamber breakfast; participated in a Zoom call with the Washington State Insurance Commission; and attended a homeowner protection strategy meeting.

7c. Future Agenda Items

1. Discuss adjacently owned lot uses (CULLETON)
2. Discuss creating an Insurance Advocacy Committee (LANGE)

## **8. STAFF COMMUNICATION**

8a. Town Manager James Goodwin reported on the committee meetings he attended in the past month.

8b. Community Development Director Susan Hartman reviewed projects currently in the review, in the environmental and permitting processes.

## **9. CLOSED SESSION – None**

## 10. ADJOURNMENT

Mayor Crowder adjourned the meeting at 10:22 p.m.

Date approved: September 9, 2025

By:

\_\_\_\_\_/s/\_\_\_\_\_  
Steve Crowder, Mayor

Attest:

\_\_\_\_\_/s/\_\_\_\_\_  
Melanie Elvis, Town Clerk