



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
June 24, 2025

The City of Signal Hill appreciates your attendance. Public interest provides the Council and Agency with valuable information regarding issues of the community. Regular meetings are held on the 2nd and 4th Tuesday of every month.

Regular meetings begin at 6:00 pm with the conduct of any business permitted to be conducted in closed session by the Brown Act (Government Code Section 54950, et seq.), if any, and with the public portion of the meeting beginning at 7:00 pm. There is a period for public comment on closed session matters at 6:00 pm prior to the closed session. In the event there is no business to be conducted in closed session, the Regular meeting shall begin at 7:00 pm. There is a public comment period at the beginning of the Regular meeting. Any person wishing to comment shall be allotted three minutes per distinct item. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

**To view the meeting live at 7:00 p.m.:**

- City of Signal Hill website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org), select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 74 or Frontier FiOS Channel 38.

**To participate (closed session at 6:00 p.m. and regular meeting at 7:00 p.m.):**

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at [cityclerk@cityofsignalhill.org](mailto:cityclerk@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, June 24, 2025. Written comments will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record.

City Council Members are compensated \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957(B)(1) TO CONDUCT PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS.

TITLES: DEPUTY CITY MANAGER/DIRECTOR OF PARKS, RECREATION AND LIBRARY SERVICES; DIRECTOR OF PUBLIC WORKS/CITY ENGINEER; DIRECTOR OF COMMUNITY DEVELOPMENT; CHIEF OF POLICE; AND ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR.

(4) **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

(5) **RECESS TO CLOSED SESSION**

(6) **RECONVENE REGULAR MEETING – 7:00 P.M.**

(7) **PLEDGE OF ALLEGIANCE**

(8) **CLOSED SESSION REPORT**

(9) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA (SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(10) **PRESENTATIONS**

- a. PUBLIC WORKS DIRECTOR/CITY ENGINEER THOMAS BEKELE WILL INTRODUCE NEW EMPLOYEES TO THE CITY OF SIGNAL HILL.
- b. COMMUNICATION SPECIALIST CINDY FLARO WILL PRESENT ON THE CAPTURE SIGNAL HILL CITYWIDE PHOTO CONTEST.

(11) **PUBLIC HEARINGS**

- a. PUBLIC HEARING AND ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING

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MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2025-26

Summary:

The City formed the Landscape and Lighting Maintenance District No. 1 (LLMD) in 1992 to fund the maintenance costs of common landscaped areas within the California Crown Tract. The California Crown Tract lies south of East Hill Street, north of East 19th Street, west of Temple Avenue, and east of North Orizaba Way. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The proposed Resolution declares the City Council's intention to levy and collect the proposed assessments. The total proposed assessment for all California Crown Tract lots for Fiscal Year (FY) 2025-26 is \$106,564.

The proposed annual assessment for basic lots is \$1,077.30, representing a four percent increase of \$41.43; the proposed yearly assessment for landscape easement lots is \$1,446.80, representing a four percent increase of \$55.65. Property owners approved the proposed assessments within the LLMD through the last Proposition 218 hearing that occurred on June 14, 2022. Staff is requesting the City Council adopt a Resolution to declare the intent to levy and collect assessments for Fiscal Year 2025-26 for the LLMD.

Strategic Plan Goal:

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Staff recommends the City Council open a public hearing, consider public testimony, confirm the diagram, approve and adopt the proposed annual assessments, and declare the City Council's order to levy and collect assessments for the Landscape and Lighting Maintenance District No. 1.
2. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 AND LEVYING ASSESSMENTS ON ASSESSABLE LOTS AND PARCELS FOR FISCAL YEAR 2025-26.

**(12) CITY MANAGER REPORTS****a. FACILITIES MASTER PLAN**Summary:

The City of Signal Hill's 2023-2028 Strategic Plan identifies the need for a Capital Facility Master Plan (FMP) to assess current, deferred, and future maintenance needs at City-owned facilities. The FMP serves as a framework to guide long-term investments in maintenance and infrastructure improvements. On October 24, 2023, the City Council authorized a professional services agreement with Bureau Veritas Technical Assessment, LLC to conduct a comprehensive assessment of 12 City-owned facilities. The resulting FMP includes routine maintenance schedules to preserve facility conditions and a facility Capital Improvement Program (CIP) that prioritizes projects based on urgency and critical need.

The FMP provides a strategic roadmap to implement consistent maintenance practices and prioritize major repairs that support uninterrupted service delivery across all City facilities. Staff recommends the City Council adopt the completed Facility Master Plan Assessment Reports; if adopted, staff would begin developing an implementation plan, identifying funding needs, and return to the City Council with future project recommendations for consideration. Staff would also utilize the assessment reports to pursue grant funding opportunities to help finance the implementation of capital improvement projects.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City Services.

Recommendation:

Adopt the Facilities Master Plan Assessment Reports substantially in the form attached.

- b. PUBLIC WORKS CONTRACT WITH SPIESS CONSTRUCTION COMPANY, INCORPORATED FOR THE GUNDRY RESERVOIR ROOF REPLACEMENT AND REHABILITATION PROJECT (PROJECT NO. 95.23001)

Summary:

The City's Water Master Plan identifies the Gundry Reservoir Roof Replacement Project as a critical priority project. The Gundry Reservoir, located within Reservoir Park at 3315 Gundry Avenue, is a cylindrical concrete water storage tank with a five-million-gallon capacity, originally constructed in 1929. Over the decades, the reservoir has undergone multiple upgrades, including the replacement of its original wooden roof framing with a steel structure in the 1990s and the application of a watertight coating in 2006. In March 2022, an interior and structural inspection identified failing structural roof members, necessitating a complete roof replacement and recoating to ensure continued water quality and structural integrity.

Staff issued a new Notice Inviting Bids to re-advertise the Project on March 14, 2025. Following a competitive bidding process, staff recommends the City Council award a Public Works contract to Spiess Construction Company, Incorporated, as the lowest responsible bidder, for a not-to-exceed amount of \$6,707,137. Staff also recommends the City Council authorize a 10% contingency for a total construction budget of \$7,377,851. If approved, the construction is slated to begin in October of 2025; staff anticipates the contractor would complete work by May 2026. Staff proposes funding the project with capital funding from the Water Division, along with a \$3 million bridge loan from the General Fund.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communications, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to enter into a Public Works Contract with Spiess Construction Company, Incorporated, for the construction of the Gundry Reservoir Roof Replacement and Rehabilitation Project (Project No. 95.23001), for a term of 120 working days and a not-to-exceed contract amount of \$6,707,137 in a form approved by the City Attorney.

2. Authorize a contingency of \$670,714 and up to a 60-working day extension to accommodate additional scope of work, changes, or any unforeseen conditions, to be utilized if approved by the Public Works Director, for a total construction budget of \$7,377,851.
3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-26.

### (13) **CONSENT CALENDAR**

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Council at one time without discussion. Any item may be removed by a Council Member for discussion.

- a. PROPOSITION A LOS ANGELES COUNTY METROPOLITAN AUTHORITY TRANSPORTATION FUNDING APPROPRIATION

#### Summary:

The City receives Proposition A revenues each year to be utilized for transportation-related programs. Proposition A is a voter-approved half-cent sales tax in Los Angeles County, generating revenue to cover transit service costs. The Proposition A Funds are restricted to transportation-related uses, such as providing subsidized transit services for Signal Hill residents, seniors, and individuals with disabilities. All new and ongoing projects must be submitted for approval to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Any remaining unexpended allocation would be budgeted and spent within the three-year cycle. The City is estimated to receive approximately \$296,132 in FY 2025-26; however, the entire allocation has a three-year life span and does not need to be expended within the first fiscal year. The total proposed expenditures, including prior rollover fund balances, are \$441,177. The City Council will consider authorizing the planned expenditures of Proposition A funds and proposed Contract Service Agreements with the Long Beach Public Transportation Company (Long Beach Transit) to provide Dial-A-Lift and Fixed Route Bus services for FY 2025-26.

#### Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Authorize the City Manager to submit a request to LACMTA for FY 2025-26 Proposition A Transportation Programs based upon the estimated funding allocation of \$296,132.
2. Authorize the City Manager to execute a Contract Services Agreement between the City, Global Paratransit, Incorporated, and Long Beach Transit, for a one-year term, not to exceed \$9,627, for the Dial-A-Lift service, in a form approved by the City Attorney.
3. Authorize the City Manager to execute a Contract Services Agreement between the City and Long Beach Transit for a one-year term, not to exceed \$112,957, with a contingency total of 10% of the base compensation for the Fixed Route Bus Services, in a form approved by the City Attorney.
4. Adopt a resolution to adopt a budget adjustment appropriating \$120,802 to support expanded recreational transit services and additional bus shelter enhancements, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-26.

b. CONTRACT AMENDMENT REGISTER DATED JUNE 24, 2025

Summary:

The attached Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget.
- Staff are satisfied with the goods/services received to date.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are five contract amendments for City Council consideration as follows:

1. Ron's Maintenance, Incorporated, First Amendment for Catch Basin and Storm Facilities Cleaning and Maintenance Services extending the term through June 30, 2026, and increase the contract amount by \$57,580 for a new not-to-exceed amount of \$106,760.
2. T.E. Roberts, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services, extending the term through June 30, 2026.

3. W.A. Rasic Construction Company, Incorporated, Second Amendment for on-Call Water Infrastructure Maintenance and Repair Services extending the term through June 30, 2026.
4. Michael Baker International, Incorporated, Third Amendment for Community Development Block Grant and Permanent Local Housing Allocation Consulting Services, extending the term through June 30, 2026 and increasing the contract amount by \$25,000, for a new not-to-exceed amount of \$137,500.
5. CLIPA, LLC DBA Celebration Holiday Studio, Second Amendment for outdoor Holiday Lights Decoration Services extending the term through June 30, 2026, and increasing the contract amount by \$70,000 for a new not-to-exceed amount of \$161,000.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize the Contract Amendment Register dated June 24, 2025.

c. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of June 10, 2025 and Special Meeting of June 18, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.

d. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown in the report. The monthly transaction report provides a list of the changes in investments for the prior month.



Strategic Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Receive and file.

e. WARRANT REGISTER DATED JUNE 24, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and warrants to be approved by the City Council.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Register dated June 24, 2025.

**(14) COUNCIL AGENDA--NEW BUSINESS**

COUNCIL MEMBER WOODS  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER COPELAND  
VICE MAYOR HANSEN  
MAYOR JONES

**(15) ADJOURNMENT**

Tonight's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, July 8, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

**PUBLIC PARTICIPATION**

Routine matters are handled most quickly and efficiently if contact is made with the City department directly concerned. However, if you would like to request that a matter be presented for City Council consideration, you may do so by writing to the City Council, City Clerk, or City Manager. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. The complete agenda, including back up materials, is available on the City website on the Friday preceding the meeting.

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the

meeting to inform us of your particular needs and to determine if accommodation is feasible.