



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL April 22, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chambers on April 22, 2025.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

PRESENT: MAYOR KEIR JONES  
VICE MAYOR TINA HANSEN  
COUNCIL MEMBER CHARLIE HONEYCUTT  
COUNCIL MEMBER LORI WOODS

ABSENT: NONE

LATE ARRIVAL: COUNCIL MEMBER ROBERT COPELAND

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8

PROPERTY: APPROX. 59,916 SQ. FT. VACANT LOT, LOCATED WITHIN THE BORDERS OF 2730 CHERRY AVENUE AND 2701 ST. LOUIS AVENUE, SIGNAL HILL; ASSESSOR'S PARCEL NOS.: 7212-014-900, 7212-014-901, 7212-014-902, 7212-014-903, 7212-014-904, 7212-014-905, 7212-014-906, 7212-014-907, 7212-014-908, 7212-014-909, 7212-014-910.

AGENCY-DESIGNATED NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL, THE KENNEY COMPANY, RED MOUNTAIN GROUP, AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

RECOMMENDATION:

RECESS PRIOR TO ADJOURNMENT OF TONIGHT'S MEETING TO CONDUCT A CLOSED SESSION...END

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

There was no public business from the floor.

**(5) RECESSED TO CLOSED SESSION AT 6:01 P.M.**

It was moved by COUNCIL MEMBER WOODS and seconded by VICE MAYOR HANSEN to recess to Closed Session.

Council Member Copeland arrived at 6:01 p.m.

**(6) RECONVENED REGULAR MEETING – 7:07 P.M.**

Mayor Jones and Student Mayor Ana-Paula Olea Sanchez reconvened the meeting and led the audience in the Pledge of Allegiance.

**(7) PLEDGE OF ALLEGIANCE**

**(8) CLOSED SESSION REPORT**

The City Attorney reported on the closed session item; there was no reportable action taken.

**(9) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA**

Signal Hill resident Abraham Chira addressed the City Council and commented on the water rates under consideration by the City Council.

**(10) PRESENTATIONS**

- a. A STUDENT REPRESENTATIVE FROM ALVARADO ELEMENTARY SCHOOL WILL PARTICIPATE IN THE CITY COUNCIL MEETING BY LEADING THE PLEDGE OF ALLEGIANCE AND CEREMONIOUSLY PRESIDING OVER THE MEETING WITH THE GAVEL. MAYOR JONES WILL THEN RECOGNIZE THE STUDENT.

Mayor Jones presented agenda item 10a.

- b. THE CITY OF LONG BEACH, LONG BEACH ANIMAL CARE SERVICES STAFF WILL INTRODUCE A PET AVAILABLE FOR ADOPTION.

May Villanueva from Long Beach Animal Care Services presented agenda item 10b.

- c. RECREATION COORDINATOR ERENDIRA HERNANDEZ WILL PROVIDE A PRESENTATION COMMEMORATING OLDER AMERICANS MONTH.

Parks, Recreation & Library Services Manager Alison Dobay presented agenda item 10c.

- d. MAYOR JONES WILL PRESENT A PROCLAMATION IN RECOGNITION OF ARBOR DAY, APRIL 25, 2025.

Mayor Jones presented agenda item 10d.

## **(11) CITY MANAGER REPORTS**

- a. INTERVIEWS AND APPOINTMENTS TO THE CIVIL SERVICE, PARKS AND RECREATION, AND PLANNING COMMISSIONS

Assistant City Clerk Tina Knapp provided a presentation on this item and the City Council proceeded with the interview and appointment process for three vacancies on each of the Civil Service, Parks and Recreation, and Planning Commissions.

Beginning with the Parks and Recreation Commission, candidates were provided three minutes each to address the City Council. The City Council asked follow-up questions as desired. Individuals addressed the City Council once regardless of how many Commissions they applied for. Jennifer Arzate and Maria Gengenbacher indicated they are both interested in Commissions for which they did not apply.

Candidates addressed the City Council in the following order: Timothy Anhorn, Jennifer Arzate, Pam Dutch Hughes, Linda Edwards, Maria Gengenbacher, and Mary Gonzales.

Mayor Jones called for nominations to the Parks and Recreation Commission.

Council Member Copeland nominated Timothy Anhorn, Pam Dutch Hughes, and Linda Edwards. There were no additional nominations.

Mayor Jones presented the slate for appointments to the Parks and Recreation Commission: Timothy Anhorn, Linda Edwards, and Pam Dutch Hughes.

The City Clerk conducted a roll call vote on the slate.

The following vote resulted:

AYES:           MAYOR JONES  
                    VICE MAYOR HANSEN  
                    COUNCIL MEMBER COPELAND

COUNCIL MEMBER JONES  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

Candidates for the Planning Commission were provided three minutes each to address the City Council. The City Council asked follow-up questions as desired.

Candidates addressed the City Council in the following order: Georgette (Gege) Lopez, Victor Parker, and Sonia Savouliau.

Mayor Jones called for nominations to the Planning Commission.

Council Member Copeland nominated Gege Lopez, Victor Parker, and Sonia Savouliau. There were no additional nominations.

Mayor Jones presented the slate for appointments to the Planning Commission: Gege Lopez, Victor Parker, and Sonia Savouliau.

The City Clerk conducted a roll call vote on the slate.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER JONES  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

Candidates for the Civil Service Commission were provided three minutes each to address the City Council. The City Council asked follow-up questions as desired.

Candidates addressed the City Council in the following order: Marilou Gan, Diana Phillips, and Lisa Wong.

Mayor Jones called for nominations to the Civil Service Commission.

Vice Mayor Hansen nominated Diana Phillips and Jennifer Arzate.

Council Member Copeland nominated Marilou Gan and Maria Gengenbacher.

The City Clerk conducted a roll call vote for nominee Marilou Gan.

The following vote resulted:

AYES: COUNCIL MEMBER COPELAND

NOES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER JONES  
COUNCIL MEMBER WOODS

ABSENT: NONE

The City Clerk conducted a roll call vote for nominee Maria Gengenbacher.

The following vote resulted:

AYES: VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER WOODS

NOES: MAYOR JONES  
COUNCIL MEMBER HONEYCUTT

ABSENT: NONE

The City Clerk conducted a roll call vote for nominee Diana Phillips.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER JONES  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

The City Clerk conducted a roll call vote for nominee Jennifer Arzate.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND

COUNCIL MEMBER JONES  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

Mayor Jones presented the slate for appointments to the Civil Service Commission: Maria Gengenbacher, Diana Phillips, and Jennifer Arzate.

The City Clerk conducted a roll call vote on the slate.

The following vote resulted:

AYES: MAYOR JONES  
VICE MAYOR HANSEN  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER JONES  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: NONE

The City Council congratulated the appointed Commissioners and thanked all of the applicants for their interest in serving the City.

b. AN ORDINANCE AMENDING CHAPTER 13.04.130 OF THE SIGNAL HILL MUNICIPAL CODE

Director of Public Works/City Engineer Thomas Bekele provided the City Council with a verbal overview of this item and it was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to introduce Ordinance No. 2025-04-1554 amending Sections 13.04.130(A) and 13.04.130(C) of the Signal Hill Municipal Code to authorize future rates for water service fees to be set by resolution, and finding said action exempt from the California Environmental Quality Act.

Introduce Ordinance No. 2025-04-1554, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING SECTIONS 13.04.130(A) AND 13.04.130(C) OF THE SIGNAL HILL MUNICIPAL CODE TO AUTHORIZE FUTURE RATES FOR WATER SERVICE FEES TO BE SET BY RESOLUTION, AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- c. ADOPT A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF SIGNAL HILL AND LORI HEFLER FOR THE PROPERTIES LOCATED AT 1975 EAST 21ST STREET AND 2107 CHERRY AVENUE AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT; AND APPROPRIATE \$1,475,000 FROM THE LAND AND BUILDING RESERVE FUNDS

Assistant to the City Manager/Economic Development Manager Alfa Lopez provided the City Council with a presentation on this item and it was moved by COUNCIL MEMBER WOODS and seconded by VICE MAYOR HANSEN to adopt Resolution No. 2025-04-6872 approving a purchase and sale agreement between the City of Signal Hill and Lori Hefler for the properties located at 1975 East 21st Street and 2107 Cherry Avenue and authorize the City Manager to execute all transactional documents required to complete the Agreement; and adopt Resolution No. 2025-04-6873 to appropriate \$1,475,000 from the land and building reserve funds.

Resolution No. 2025-04-6872, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF SIGNAL HILL AND LORI HEFLER FOR THE PROPERTIES LOCATED AT 1975 EAST 21ST STREET AND 2107 CHERRY AVENUE AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT

Resolution No. 2025-04-6873, 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 2024-25

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(12) CONSENT CALENDAR**

- a. CONTRACT WITH THE LOS ANGELES DEPARTMENT OF PUBLIC HEALTH FOR PUBLIC HEALTH SERVICES
- b. CONTRACT AMENDMENT REGISTER DATED APRIL 22, 2025
- c. APPROVAL OF MEETING MINUTES
- d. WARRANT REGISTER APRIL 22, 2025
- e. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER COPELAND to approve the Consent Calendar.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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

Vice Mayor Hansen indicated that she applies the absence of term limits to Commission appointments. Mayor Jones provided a number of reminders about upcoming events and encouraged all to go to social media for new content. Mayor Jones also thanked all those that participated in the Mayor's Earth Day clean-up event held this morning.



**(14) ADJOURNMENT**

It was moved by COUNCIL MEMBER WOODS and seconded by VICE MAYOR HANSEN to adjourn tonight's meeting to the next regular meeting of the City Council on May 13, 2025 at 7:00 p.m.

MAYOR JONES adjourned the meeting at 8:50 p.m.

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KEIR JONES  
MAYOR

Attest:

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DARITZA GONZALEZ  
CITY CLERK