



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL May 27, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chamber on May 27, 2025.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

PRESENT: MAYOR KEIR JONES  
COUNCIL MEMBER ROBERT COPELAND  
COUNCIL MEMBER CHARLIE HONEYCUTT  
COUNCIL MEMBER LORI WOODS

ABSENT: NONE

LATE ARRIVAL: VICE MAYOR TINA HANSEN

(3) **CLOSED SESSION**

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

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 RED MOUNTAIN

GROUP, AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

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

There was no public business from the floor.

**(5) RECESSED TO CLOSED SESSION AT 6:03 P.M.**

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER WOODS to recess to Closed Session.

Vice Mayor Hansen arrived at 6:03 p.m.

**(6) RECONVENED REGULAR MEETING – 7:01 P.M.**

Mayor Jones 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**

There was no public business from the floor.

**(10) PRESENTATIONS**

- a. PRESENTATION OF THE NEW SPOTLIGHT ON SMALL BUSINESS VIDEO SERIES FEATURING MIA'S CAFÉ BRUNCH & GRILL.

Mayor Jones presented agenda item 10a.

**(11) PUBLIC HEARINGS**

- a. PROPOSITION 218 PROTEST HEARING - WATER RATE INCREASES

Mayor Jones introduced this item and asked the City Clerk to explain the requirements of Proposition 218, which governs this Public Hearing and the proposed adoption of the rates and charges. The City Clerk indicated that the Public Hearing was set in compliance with Proposition 218 and that the City mailed a notice of this Public Hearing to any record owner whose property is subject to the imposition of the proposed rates and charges and any tenant who is directly liable for the payment of such rates and charges. The date and time of the hearing was set not less than 45 days after the City mailed the notices.

The City Clerk further explained that the purpose of the Public Hearing is for the City Council to hear all oral testimony and consider all written protests concerning the proposed rate increases. The Public Hearing is also held to determine whether there is a majority protest to the proposed rates and whether to proceed with the adoption of the proposed rates.

Property owners and tenants were not required to provide oral testimony at this hearing, written protests submitted directly to the City Clerk indicating opposition to the proposed rate increases were accepted. In order for a protest to be counted, the protest must be submitted in writing prior to the close of the Public Hearing. The Public Hearing will be closed after the City Council has heard and considered all oral testimony. Further, in order to be counted, the protest must be in writing, state it is in opposition to the rate increase, include the location of the identified parcel (by address or assessor's parcel number), and include the name and signature of the person submitting the written protest. Any protest submitted by email or other electronic means was not accepted as a formal written protest.

The City Clerk further indicated that if written protests to the proposed rate increases are presented by a majority of the owners of the identified parcels upon which the charges are to be imposed or tenants directly liable for the payment of the charges, the City Council may not impose the rate increases. If there is no majority protest, the City Council may impose the rate increases. Pursuant to State law governing Proposition 218, in determining whether a majority protest exists, only one written protest per parcel may be counted.

In addition, any member of the public may submit a written legal objection prior to the close of the public comment portion of tonight's public hearing. In order to be valid, the objection must specify the grounds for alleging the City's noncompliance with Proposition 218, provide the location of the identified parcel (street address or assessor's parcel number), and include the individual's name and signature. Failure to submit a written objection that meets these criteria prior to the close of the public comment portion of the public hearing may prevent bringing a legal challenge in the future.

Mayor Jones indicated that the Public Hearing will be conducted in the following manner: staff will first provide a presentation explaining the proposed rate increases; after the presentation, the City Council will open the Public Hearing for any person wishing to speak on this item; and after all testimony has been heard and all valid legal objections have been submitted, the City Council will close the Public Hearing and have a short recess, if needed, to determine if a majority protest to the proposed rates increases has been received (only those written objections and protests submitted prior to the close of the Public Hearing will be counted). Mayor Jones indicated that, to facilitate the discussion, questions from speakers will be acknowledged after the close of the Public Hearing.

Public Works Director/City Engineer Thomas Bekele provided a presentation on

the Water Master Plan, Water Rate Study Report, and Resolution for consideration of establishing rates for water service fees.

The Public Hearing was opened at 7:26 p.m.

Abraham Chira and Julianne Nachtrab, Signal Hill home owners/tenants, spoke in opposition to the proposed water services fees.

Before closing the Public Hearing, Mayor Jones offered anyone who would like to submit or withdraw a written protest the opportunity to do so. No additional written protests were submitted and no legal objections were received, so additional time was not need to respond.

The public hearing was closed at 7:33 p.m.

The City Clerk reported that, prior to the close of the Public Hearing, five written protests were received. The City Clerk further reported that a majority protest does not exist to the proposed rates for the water service charges.

The City Council proceeded to discuss the proposed rates for the water services charges and clarified that the rates are not cumulative. The City Council also responded to questions surrounding water conservation and the associated rates. Council Member Honeycutt acknowledged Mr. Chira for his involvement in this process. In response to a question from Council Member Copeland, staff provided brief information about the program for economic assistance for lower income residents. Vice Mayor Hansen reiterated the process for the consideration of revising water service fees, which began many months ago. Mayor Jones indicated that careful consideration has been given to these fees to determine the best path forward. The City Council indicated that all options were weighed and that this decision is not taken lightly; all Council Members pay the same fees as residents.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to receive, file, and adopt the Water Master Plan; receive and file the Water Rate Study Report; and adopt Resolution No. 2025-05-6875, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ESTABLISHING RATES FOR WATER SERVICE FEES AND TAKING OTHER ACTIONS RELATED THERETO.

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) CITY MANAGER REPORTS**

a. CIVIC CENTER MASTER PLAN AND SIGNAL HILL AMPHITHEATER PROJECT UPDATE

Deputy City Manager/Director of Parks, Recreation and Library Services Yvette Aguilar and Director of Public Works/Engineer Bekele provided an update on the Civic Center Master Plan and Signal Hill Amphitheater project and responded to questions from the City Council about the project.

It was moved by COUNCIL MEMBER COPELAND and seconded by VICE MAYOR HANSEN to advance Phase One of the Civic Center Master Plan and receive and file the status update report.

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

b. RESOLUTIONS APPROVING THE ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO.1 FOR FISCAL YEAR 2025-26

Director of Public Works/City Engineer Bekele and Contracts Manager Margarita Beltran provided a presentation on this item and responded to questions from the City Council. The City Council requested that the City Attorney and staff research the possibility of dissolving the Landscape and Lighting Maintenance District No. 1.

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER COPELAND to set the Public Hearing for the consideration of levying and collecting assessments for Landscape and Lighting Maintenance District No. 1 for Fiscal Year 2025-26 for June 24, 2025 and adopt the following Resolutions.

Adopt Resolution No. 2025-05-6876, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-26 WITHIN AN EXISTING

LANDSCAPE AND LIGHTING DISTRICT PURSUANT TO THE LANDSCAPING AND LIGHTING MAINTENANCE ACT OF 1972, APPOINTING THE ENGINEER OF WORK, AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT; and

Adopt Resolution No. 2025-05-6877, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26 AND APPROVING THE ENGINEER'S REPORT.

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. **POTENTIAL FARMER'S MARKET OPPORTUNITIES**

City Manager Carlo Tomaino briefly introduced this item, indicating that it was agendized at the request of the City Council at the meeting of May 13, 2025. The City Council discussed potential farmers' market opportunities, including location, traffic needed to ensure success, prior farmers' markets in the City, and costs. Council Member Woods provided a recap of Sustainable City Committee discussions about farmers' market possibilities. The City Council requested, and staff agreed, that staff conduct more research on the opportunity for a farmers' market in the City and asked that staff return to the City Council with additional information and a formal report in the next couple of months.

**(13) CONSENT CALENDAR**

- a. VOTE CENTER FACILITY DROP BOX USE AGREEMENT
- b. WARRANT REGISTER MAY 15, 2025
- c. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT
- d. APPROVAL OF MEETING MINUTES

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER WOODS 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

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

Council Member Wood presented a pillow that she made out of the Centennial step and repeat. Council Member Honeycutt reported on the recent California Contract Cities Association he and Council Member Woods attended and shared information about a decal presented by the Los Angeles County District Attorney providing a warning to those committing crimes in the County.

**(15) ADJOURNMENT**

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER COPELAND to adjourn tonight's meeting to the next Regular meeting of the City Council on June 10, 2025 at 7:00 p.m.

MAYOR JONES adjourned the meeting at 8:44 p.m.

---

KEIR JONES  
MAYOR

Attest:

---

DARITZA GONZALEZ  
CITY CLERK