



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
CITY COUNCIL MEETING
March 10, 2026

Final

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.

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

- City of Signal Hill website at 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 not later than 5:00 p.m. on Tuesday, March 10, 2026. 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 – 7:00 P.M.**

(2) **ROLL CALL**

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

(3) **PLEDGE OF ALLEGIANCE**

(4) **CLOSED SESSION REPORT**

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

(6) **PRESENTATIONS**

- a. CITY MANAGER CARLO TOMAINO WILL INTRODUCE COMMUNITY DEVELOPMENT DIRECTOR, GREG KAPOVICH, WHO BEGAN FULL TIME SERVICE TO THE CITY ON MARCH 2, 2026.

(7) **CITY MANAGER REPORTS**

- a. CITY COUNCIL DIRECTION TO SCHEDULE A BIENNIAL BUDGET WORKSHOP

Strategic Plan Goals:

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

Recommendation:

Select a date for the Biennial Budget Workshop for FY 2026-27 and FY 2027-28.

- b. LEASE AGREEMENT WITH CLEAR CHANNEL FOR THE CONSTRUCTION AND OPERATION OF A DIGITAL BILLBOARD
- c. RESOLUTION AMENDING THE CLASSIFICATION AND COMPENSATION PLAN

Recommendation:

Staff recommends the City Council:

1. Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE A WATER SYSTEMS SUPERVISOR

2. Approve the proposed salary range for the Water Systems Supervisor.
 3. Assign the Water Systems Supervisor position to the Signal Hill Employees' Association (SHEA) bargaining unit.
- d. 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Recommendation:

Authorize staff to submit the Signal Hill GPAPR for calendar year 2025, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

(8) 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. FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE WILLOW STREET AND CHERRY AVENUE EFFICIENT CORRIDORS PROJECT; MEASURE R FUNDING

Recommendation:

1. Authorize the City Manager, or his designee, to enter into a Funding Agreement with the Los Angeles County Metropolitan Transportation Authority and execute all necessary documents and amendments to receive and expend the project funding for the Willow Street and Cherry Avenue Efficient Traffic Corridors Project.
2. 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 THE FISCAL YEAR 2025-26.

- b. RESOLUTION APPROVING A LIST OF PROJECTS TO BE FUNDED BY THE SAFE, CLEAN WATER PROGRAM - MEASURE W FOR FISCAL YEAR 2026-27 AND AMENDING FISCAL YEAR 2025-26

Recommendations:

1. Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE LIST OF PROJECTS AND PROGRAMS FOR FISCAL YEAR 2026-27 TO BE FUNDED BY THE SAFE, CLEAN WATER PROGRAM - MEASURE W FUNDS

2. 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 THE FISCAL YEAR 2025-26.

- c. RESOLUTION APPROVING A LIST OF PROJECTS FUNDED BY SENATE BILL 1 - THE ROAD REPAIR AND ACCOUNTABILITY ACT FOR FISCAL YEAR 2026-27

Recommendation:

Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE LIST OF PROJECTS FOR FISCAL YEAR 2026-27 TO BE FUNDED BY SB 1 - THE ROAD REPAIR AND ACCOUNTABILITY ACT

- d. WARRANT REGISTER PRESENTED MARCH 10, 2026

Recommendation:

Authorize payment of the Warrant Registers presented March 10, 2026.

- e. APPROVAL OF MEETING MINUTES - FEBRUARY 24, 2026

Recommendation:

Approve the meeting minutes of the February 24, 2026, Regular City Council Meeting.

(9) COUNCIL AGENDA--NEW BUSINESS

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

(10) ADJOURNMENT

Tonight's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, March 24, 2026, 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.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: INTRODUCTION OF NEW EMPLOYEE

Summary:

City Manager Carlo Tomaino will introduce Community Development Director, Greg Kapovich, who began full time service to the City on March 2, 2026.



CITY OF SIGNAL HILL

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STAFF REPORT

9/9/2025

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: COLLEEN DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: INTRODUCTION OF NEW EMPLOYEE

Summary:

Community Development Director Colleen Doan will introduce the Code Compliance Officer, Gus Alonso, who began full time service to the City on June 23, 2025.



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: SIAMLU COX
ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

SUBJECT: CITY COUNCIL DIRECTION TO SCHEDULE A BIENNIAL BUDGET WORKSHOP

Summary:

The City Council will consider proposed dates for a budget workshop to review the City's proposed biennial budget for Fiscal Years (FY) 2026-27 and 2027-28.

Strategic Plan Goals:

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

Recommendation:

Select a date for the Biennial Budget Workshop for FY 2026-27 and FY 2027-28.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background and Analysis:

The City's fiscal year begins on July 1, which requires the annual budget adoption to occur on or before this date. Each year, the City Council schedules time for a budget workshop. The purpose of this biennial budget workshop is to review the upcoming budget cycle, which will cover two fiscal years: FY 2026-27 and FY 2027-28. Staff recommends scheduling the workshop on one of the following dates:

- Tuesday, May 12, 2026, at 6:00 PM or 7:00 PM

The Proposed FY 2026-2028 Biennial Budget will be distributed to the City Council and made

3/10/2026

available to the public on the City's website in advance of the selected workshop date. Scheduling the workshop in May allows sufficient time to incorporate the City Council's feedback before formal budget adoption in June 2026.



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: PROPOSED DIGITAL BILLBOARD SITE LEASE AGREEMENT WITH CLEAR CHANNEL OUTDOOR LIMITED LIABILITY COMPANY

Summary:

The proposed agreement authorizes the City to enter into a 20-year lease with Clear Channel Outdoor, LLC (“Clear Channel”) to remove the existing City-owned billboard at 3100 California Avenue and replace it with a modern, industry-standard digital display. The lease provides a stable and predictable revenue source through a 20-year initial term, including a Minimum Annual Guarantee in base rent beginning at \$150,000 in Year 1 and \$225,000 annually in Years 2-5, with scheduled escalations every five years. The agreement also provides for a 35% revenue sharing component that enables the City to receive a higher amount when net advertising revenue exceeds the minimum annual guarantee. The agreement transfers operational and market risk to Clear Channel while helping offset ongoing increases in City operations and maintenance costs. By modernizing an existing economic development tool without requiring additional municipal capital or staffing, the proposed lease agreement strengthens long-term fiscal stability and supports continued promotion of the Auto Center and local businesses.

Strategic Plan Goal(s):

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

Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Goal No. 4 Infrastructure: Maintain and Improve the City’s physical infrastructure, waste system, and recreational spaces.

Recommendation(s):

Approve the proposed Digital Billboard Site Lease Agreement between the City of Signal Hill and Clear Channel Outdoor, LLC for the removal of the existing City-owned billboard and installation,

operation, and maintenance of a new digital billboard at 3100 California Avenue.

Fiscal Impact:

The proposed lease agreement establishes a stable and predictable positive revenue stream for the City over a 20-year initial term. The agreement provides one 10-year term extension. The agreement includes a Minimum Annual Guarantee in base rent beginning at \$150,000 in Year 1 and \$225,000 annually in Years 2 through 5, with scheduled ten percent escalations every five years thereafter. Based on the Minimum Annual Guarantee schedule, the City would receive more than \$5 million in guaranteed payments over the initial 20-year term, not including a potential term extension of 10 years. If 35 percent of net advertising revenue exceeds the annual minimum guarantee in any year, the City will receive the higher amount.

Clear Channel would fund all demolition, permitting, construction, utilities, maintenance, and capital upgrades associated with the billboard. The City would not incur capital expenditures or operational staffing costs related to billboard operations. Over the life of the agreement, the guaranteed payments provide a dependable and escalating revenue source that supports long-term fiscal stability and helps offset rising operational and maintenance costs, while transferring operational and market risk to the private sector.

Background:

The City-owned digital billboard at 3100 California Avenue, adjacent to the I-405 Freeway, was constructed in 1993 as part of the Signal Hill Auto Center redevelopment efforts. The Auto Center Association originally owned and operated the structure. In 2011, the City acquired the underlying property. In 2020, during the COVID-19 pandemic, the City acquired the billboard itself to ensure continued promotion of the Auto Center and other local businesses.

Since acquiring the billboard, the City has utilized the structure to promote Auto Center dealerships, support other Signal Hill businesses, and display public service announcements and City programs. The sign serves as a primary marketing tool for the Auto Center, which generates a significant portion of the City's sales tax revenue. Given Signal Hill's limited geographic size of approximately 2.2 square miles and limited opportunities for new large-scale commercial development, the City must preserve and strengthen existing revenue-generating commercial districts. The freeway-oriented billboard plays an important role in supporting this economic base.

In recent years, the regulatory framework governing freeway-adjacent signage has changed. The California Outdoor Advertising Act and related federal-state agreements restrict new off-premises advertising displays adjacent to landscaped freeways and impose height and location limitations. The Signal Hill billboard historically operated under redevelopment-related statutory provisions. When redevelopment agency authority expired and related statutory exemptions sunset, those protections no longer applied. In response, the City evaluated long-term options to preserve freeway-oriented advertising at this location while maintaining legal compliance and fiscal responsibility.

The City negotiated a long-term lease agreement with Clear Channel to replace the existing structure with a modern digital display operated by an experienced outdoor advertising company. Approval of

the lease agreement does not grant development entitlements. Clear Channel must obtain all required municipal, state, and federal approvals before constructing and operating the new billboard. This action replaces an existing billboard at the same location and does not introduce new signage within the City.

Analysis:

As staff explored options related to the billboard, it became apparent that the existing billboard no longer reflects current industry standards. The billboard's size, cabinet configuration, and display format limit its appeal to regional and national advertisers and restrict revenue potential. Modern advertisers seek standardized digital display dimensions, updated LED technology, and professional sales networks that the current City-operated structure does not provide. Given the functional limitations of the existing billboard, staff began considering options that would leverage this asset and discussed the possibility of entering into an agreement with a private operator.

To address these limitations, the City evaluated options to modernize the structure while maintaining regulatory compliance and securing long-term fiscal stability. Staff reviewed how similarly situated cities structure digital billboard agreements and examined arrangements with established outdoor advertising operators active in the Southern California market. Rather than continue operating the billboard internally or removing it entirely, the City pursued a lease structure that would transfer operational responsibility to a qualified outdoor advertising company with demonstrated expertise in this specialized market.

After considering options for potential billboard operators, staff began discussions with Clear Channel is one of the nation's largest and most established outdoor advertising companies. The company operates thousands of digital and static displays across major metropolitan markets and maintains extensive experience in permitting, constructing, marketing, and maintaining freeway-oriented digital signage. Clear Channel brings established advertiser relationships, professional sales capacity, digital content management systems, and technical expertise that the City does not maintain internally.

Proposed Lease Agreement

The proposed agreement allows the City to modernize an ageing structure without committing municipal capital funds. The proposed replacement billboard would include two digital display faces designed to meet current industry standards, improving visibility, advertiser demand, and long-term competitiveness. Clear Channel would remove the existing structure at its sole cost and will fund all permitting, construction, utilities, maintenance, and ongoing operational expenses. The agreement requires Clear Channel to maintain the digital display in full operating condition and to install capital improvements or upgraded digital components as necessary to ensure the billboard remains consistent with industry best practices throughout the lease term. These lease provisions prevent technological obsolescence and ensure that the asset continues to perform as a modern revenue-producing structure over time.

The agreement also preserves important operational safeguards. The company must comply with

detailed advertising industry standards and remove non-compliant advertisements. The agreement also includes remedies if needed. To protect the City's financial interests, the agreement grants audit rights that allow the City to review advertising revenue records and verify compliance with the Minimum Annual Guarantee and revenue-sharing provisions. If an audit reveals material underpayment, Clear Channel must reimburse the City and, in certain circumstances, pay the City's audit costs.

The agreement further requires Clear Channel to carry insurance coverage and to indemnify the City against claims arising from operation of the billboard. At the conclusion of the lease term, Clear Channel must remove its improvements and restore the site in accordance with the agreement, ensuring that the City retains long-term control of the property.

Long-Term Revenue Stabilization

The City continues to experience ongoing increases in operations and maintenance costs, including utilities, infrastructure maintenance, contractual services, and personnel-related expenses. These structural cost pressures require the City to secure stable and diversified revenue sources to sustain existing service levels. Given Signal Hill's limited land area and constrained opportunities for immediate significant commercial development, the City must manage and modernize existing revenue-producing assets to maintain fiscal stability.

The proposed lease establishes a stable and predictable revenue source for the City through a 20-year initial term, with one optional 10-year extension subject to City approval. The agreement provides a Minimum Annual Guarantee beginning at \$150,000 in Year 1; \$225,000 annually in Years 2 through 5; and a ten percent escalation every five years thereafter. Over the 20-year initial term, these guaranteed payments create a dependable and escalating revenue stream. Should the 35 percent of net advertising revenue exceed the annual minimum guarantee in any year, Clear Channel must pay the higher amount.

Under the proposed lease, Clear Channel would also assume all operational and financial risks. The City would not incur capital expenditures or staffing increases associated with billboard operations.

Additional Public Benefits and Community Protections

The agreement preserves important public benefits and community safeguards. Clear Channel will provide advertising time during a lease year for City public service messaging at no cost on a space available basis, and will commit to at least five two-week periods to display the City's chosen announcements. Clear Channel will also display emergency and public safety alerts as needed. The agreement also prohibits advertising related to tobacco products, illegal drugs, obscene material, and certain adult-oriented content. If Clear Channel fails to remove noncompliant advertising within the required timeframe, the agreement authorizes monetary penalties. Lastly, the agreement also requires Clear Channel to offer a minimum ten percent advertising discount to Signal Hill businesses and to enter into a companion agreement that provides 50/50 revenue sharing for transit shelters. Staff will present the Transit Shelter Management Agreement for consideration at a future meeting.

Next Steps

Clear Channel must obtain all required permits and approvals associated with demolition for removal of the existing billboard structure, construction and operation of the replacement digital billboard, including building and electrical permits and any applicable state or federal approvals. The City would process these permits through its standard review procedures and coordinate closely with Clear Channel to ensure compliance with all applicable municipal, state, and federal requirements. Any potentially required environmental review would occur as part of the development entitlement and permitting process. Clear Channel has extensive experience working with the State on the required approvals and estimates that process could take an additional six months or more.

Environmental Assessment:

The requested City Council action is not a commitment or approval of any development plan at this time. (See State CEQA Guidelines, § 15352(a).) Approval of the replacement digital billboard may occur only upon satisfactory completion of environmental review in compliance with the California Environmental Quality Act (CEQA). This lease agreement does not bind any party, or commit to any definite course of action, prior to CEQA compliance. Further, this action shall not restrict the lead agency for the replacement digital billboard from considering any feasible mitigation measures and alternatives, including the “no project” alternative. (State CEQA Guidelines, § 15004(b)(2)(B).) The proposed lease agreement shall also not restrict the lead agency for CEQA review of the replacement digital billboard project from denying the approval of such project.

Conclusion

The proposed lease agreement represents a strategic modernization of an existing City asset. By replacing an outdated billboard structure with a modern, industry-standard digital display operated by an experienced outdoor advertising company, the City strengthens a long-standing economic development tool while maintaining regulatory compliance and operational safeguards. The agreement secures a predictable and escalating revenue stream over a 20-year term, transfers operational and financial risk to the private sector, and preserves meaningful City oversight, content controls, and financial transparency. At a time when the City continues to experience rising operational and maintenance costs, this structured revenue arrangement supports long-term fiscal stability without requiring additional municipal capital investment or staffing resources.

Reviewed for Fiscal Impact:

Siamlu Cox
Administrative Services Officer/Finance Director

Attachment:

A. Digital Billboard Site Lease Agreement

**DIGITAL BILLBOARD SITE LEASE AGREEMENT
SIGNAL HILL, CALIFORNIA**

THIS DIGITAL BILLBOARD SITE LEASE AGREEMENT (“**Agreement**”), dated as of _____, 2026 (“**Effective Date**”) is made and entered into by and between CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company (“**Lessee**”), and CITY OF SIGNAL HILL, a California municipal corporation (“**Lessor**” or “**City**”). Lessor and Lessee are sometimes hereinafter referred to collectively as “party” or “parties.”

RECITALS

This Agreement is entered into based upon the following facts, circumstances and understandings:

A. Lessor owns certain real property commonly known as 3100 California Avenue, Signal Hill, California 90755, APN: 7212-001-933 located entirely within City of Signal Hill in the County of Los Angeles, State of California, and more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “**City Property**” or “**Property**”).

B. Lessor desires to lease a portion of the City Property to Lessee as shown generally on Exhibit “B” attached hereto (the “**Premises**”) for the purpose of constructing, maintaining and operating an outdoor advertising structure and sign (the “**Digital Billboard**”) as defined in Section 2 below.

C. Lessee intends to remove the existing outdoor digital advertising structure (“**Existing Structure**”) owned and operated by the City and located on the City Property, as set forth under this Agreement. The City hereby conveys the Existing Structure to Lessee, without need for any further bill of sale or similar instrument, and officially authorizes the dismantlement to proceed at Lessee’s discretion, contingent on an approved demolition permit from the City.

D. Lessee will manage fourteen (14) transit shelters with advertising space on behalf of the City, as set forth under a separate transit shelter management agreement to be entered into concurrently with this Agreement. City shall be responsible for all maintenance and repair of these shelters, including, but not limited to cleaning, lighting, graffiti abatement, refurbishment, capital expenditures, and improvements. Lessee shall be responsible for sale of advertising space, posting, and removal of advertisements and city messages (on a space-available basis). Advertising revenue from the transit shelters will be split between Lessee and the City on a 50/50 basis.

E. The parties agree and acknowledge that this Agreement does not constitute project approval, a commitment to proceed, or the grant of any vested development rights for the Digital Billboard, and no party is bound to a definite course of action, unless and until compliance with the California Environmental Quality Act (“CEQA”) is achieved. Nothing in this Agreement limits the CEQA lead agency’s discretion to consider feasible mitigation measures and alternatives (including the “no project” alternative) or exemptions or to deny approval of the Digital Billboard.

F. Based on the foregoing facts, circumstances and understandings, and on the terms and conditions set forth below, Lessor is willing to lease the Premises to Lessee for Lessee’s proposed use, subject to the terms and conditions of this Agreement.

WHEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the facts, circumstances and understandings set forth above (which are incorporated into the body of this Lease by this reference) and the terms and conditions set forth herein, the parties, intending to be legally bound, hereto agree as follows:

OPERATIVE PROVISIONS

1. Grant and Acceptance of Lease. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the Premises for Lessee's permitted uses, subject to the following terms and conditions for the Term. Lessor grants to Lessee, its agents, contractors, subcontractors, and employees the nonexclusive right of access to and through the City Property to the Premises for Lessee to exercise all of its rights and fulfill all of its obligations under this Agreement. This Agreement is subject to: (i) all easements, conditions, restrictions, reservations, rights of way, liens, encumbrances, and other matters of record, (ii) all matters discoverable by physical inspection of the Premises or that would be discovered by an accurate survey of the Premises, and (iii) all matters known to Lessee or of which Lessee has notice, constructive, or otherwise.

2. Permitted Uses. The Premises may be used by Lessee for the construction, improvement, operation and maintenance of one (1) outdoor advertising structure with two digital displays (whether physically on-premise or via remotely changeable off-premise technology) ("**Digital Billboard**") substantially designed as shown on the attached Exhibit "C." The sign area and Premises are located along a portion of property located on the south side of I-405 just west of California Avenue in the area commonly known as the Signal Hill Dog Park in the City of Signal Hill in the County of Los Angeles, State of California and are more particularly graphically shown on the attached Exhibit "B." The terms and specifications regarding the design, location, size, materials, and installation of the Digital Billboard, as well as the ongoing operational requirements, are set forth in the attached Exhibit "D," which is incorporated herein by reference. Lessee agrees to comply with all requirements and guidelines contained in Exhibit "D" throughout the term of this Agreement.

Lessee may, at its sole cost and expense, use the Premises solely for the purposes of installing, placing, using, modifying, improving, operating and removing the supporting structure and related equipment (collectively "**Lessee's Facilities**") as required for access to and the operation of the Digital Billboard at the Premises subject to any applicable City permits and approval processes and additional permits and approval processes required by other appropriate state and/or federal agencies (i.e. the California Department of Transportation, ("**Caltrans**"). Further, Lessee may have the nonexclusive right, over the City Property, to access (ingress and egress) the Premises to perform the dismantlement of the Existing Structure in addition to the initial construction, improvement, ongoing maintenance, repairs, and modifications to the Digital Billboard as Lessee determines necessary and appropriate for its ongoing business, and as authorized by this Agreement. Lessee shall also have the right to perform all work necessary to prepare, modify and maintain the Premises to accommodate the Digital Billboard. This Agreement includes reasonably necessary rights for visibility of the Digital Billboard, including the visibility corridor as show in Exhibit "B"; the City itself shall not construct or authorize a third party to construct any structure or buildings on the Property that would in any way obstruct the visibility of the Digital Billboard, Lessee's access to the Premises, or Lessee's ability to operate and/or maintain the Digital Billboard. In addition, the City itself shall not construct or authorize a third party to construct communications antennas or towers, cell phone antennas or towers, Internet antennas or towers or similar structures on the Property or a City-owned property within a radius of three hundred (300) feet from the Digital Billboard.

3. Conditions Precedent: Prior Approvals; Construction. This Agreement is subject to and conditioned upon Lessee applying for and obtaining all governmental licenses, permits and approvals (collectively, the "**Development Approvals**") to enable Lessee to remove the Existing Billboard and to construct, use and operate the Digital Billboard on the Premises, including the following entitlements required by the City of Signal Hill Municipal Code and Caltrans:

1. all necessary approvals and permits required by Caltrans;
2. Environmental review required by CEQA, including any mitigation requirements and alternatives;
3. all necessary permits and approvals required by the City, including building and electrical permits, as determined by the City, in its sole and absolute discretion;

4. a construction work schedule in a form agreed to by the Parties; and

(a) Lessee shall be solely responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with the Development Approvals. Lessor agrees to cooperate with Lessee's reasonable requests for Lessor's authorization on permit applications and to allow site inspections by any governmental agencies as required in connection with reviewing permit applications, provided that such cooperation and assistance shall be at no direct expense to Lessor. Nothing herein shall restrict or restrain the City's exercise of its discretion in the issuance of any permits or approvals or waive, reduce or modify the City's legislative, administrative, land use and police powers to require permits and approvals in accordance with the City's municipal code and zoning ordinance or to require inspections of construction in connection with such efforts.

(b) Additionally, the construction of the Digital Billboard shall be substantially completed within 180 days (the "**Construction Period**") following receipt by Lessee of all Development Approvals (the "**Construction Outside Date**"); provided however, that the Construction Period shall be tolled in the event that Lessee is prohibited from completing construction due to some action or inaction that is outside of Lessee's control, such as any delays due to action or inaction by Southern California Edison ("SCE") when Lessee is attempting to connect the Digital Billboard to electrical service. Lessee shall inform the City in writing of the occurrence of any such action or inaction that would toll the Construction Period. Failure to substantially complete construction of the Digital Billboard by the Construction Outside Date, shall constitute a material breach of this Agreement. The parties may also agree to mutually extend the Construction Period.

(c) Lessee agrees that in the event the Agreement terminates pursuant to this Section, Lessee shall not seek reimbursement from Lessor for Lessee's expenses incurred in pursuing the necessary Development Approvals, or for Lessee's lost profits, or for damages of any kind.

(d) Construction of the Digital Billboard shall substantially conform to the design and conceptual drawing in Exhibit "B" attached hereto and incorporated herein, or as mutually-agreed by the parties. Lessee shall be solely responsible for all costs and expenses related to constructing and installing the Digital Billboard and Lessee's Facilities, including dismantling the Existing Billboard, site preparation of the Premises and all preconstruction activities. Notwithstanding the foregoing, Lessee shall, in its discretion, decide certain parts of the Existing Billboard may be utilized in construction of the Digital Billboard.

4. **Term.** The term of this Agreement ("**Term**") shall commence on the Effective Date and shall continue for a period of twenty (20) years from the Commencement Date (as defined below). "**Commencement Date**" means the first day of the calendar month following the day that all of the following are true: (i) Lessee has obtained all Development Approvals listed in Section 3, and all appeal periods with respect to such approvals have expired (with no appeal having been filed); (ii) Lessee has obtained all permits and approvals for the removal of the Existing Structure and removed the Existing Structure; (iii) Lessee and Lessor have executed a transit shelter management agreement providing for a 50/50 split of advertising revenue for 14 transit shelters in the City; (iv) the Digital Billboard is fully-constructed and operational, has electrical power from a permanent source, has passed the City's final inspection(s), and is fully capable of displaying digital advertising; and (v) the City's inspector has initialed the building permit job card for the Digital Billboard. Lessee shall inform Lessor in writing as of the occurrence of the Commencement Date so that both parties have a clear record.

If the conditions to the Commencement Date have not occurred within one (1) year following the Effective Date, either Party may, thereafter and until the Commencement Date occurs, terminate this Agreement by written notice to the other Party, in which event the Parties shall have no further rights or obligations with regards to this Agreement. The Parties may agree to extend this date by one (1) year if circumstances beyond the control of Lessor or Lessee are found to have delayed the development of the Digital Billboard.

Each 12-month period during the Term beginning on the Commencement Date or any anniversary thereof may be referred to as a "Lease Year."

5. Renewal Options. Provided that Lessee is in good standing and not in default at the time of such option to renew, the Term shall automatically extend for a ten (10) year renewal term unless either party sends written notice of intent not to renew at least one hundred eighty (180) days before the expiration of the initial term. For the avoidance of doubt, compensation for the extension period shall be the corresponding annual figures for years 21 through 30, detailed in Exhibit "D."

6. Rent.

(a) Intentionally Omitted.

(b) Annual Base Rent. Upon the Commencement Date, Lessee shall pay to Lessor annual rent for the Premises ("**Rent**") in an amount equal to the greater of: (i) the "**Minimum Annual Guarantee**" or "**MAG**" as defined in Exhibit "D" or (ii) an amount representing thirty five percent (35%) of the annual "Net Advertising Revenue" (defined as gross advertising revenue less any agency commission) ("**Percentage Rent**") each in accordance with this Section 6(b) and the attached Exhibit "D" as an annual base Rent.

The MAG shall be paid in equal monthly installments on the first day of each month with the first payment due on the Commencement Date and subsequent payments due on the first day of each month thereafter during the Term.

If the Percentage Rent owing to Lessor in any Lease Year exceeds the Minimum Annual Guarantee (MAG) payment during such Lease Year, Lessee shall pay the difference to Lessor within forty-five (45) days following the end of such Lease Year. Concurrently with such payment of the Percentage Rent, Lessee shall submit a written statement ("**Reconciliation Statement**") showing the gross revenues for the Digital Billboard, the advertising agency commission (if any) which shall not exceed sixteen and sixty-seven hundredths (16.67%) of the costs of each advertisement, the Net Revenue and the Percentage Rent. The Reconciliation Statement shall identify the advertiser, gross sales, Net Revenues, unsold space and any trade/barter. Lessee shall comply with reasonable written requests from Lessor for copies of advertiser contracts and agency commission agreements within five (5) business days after receipt of Lessor's request, to be made available at Lessee's local offices.

For purposes of this Agreement, "**Net Revenue**" means the gross revenue received from advertising on the Digital Billboard minus any commissions or fees paid to any outside, bona fide advertising agency that is not an affiliate of Lessee for such advertising, provided such commissions shall not exceed sixteen and sixty-seven hundredths (16.67%) of each advertisement. No other deductions or offsets from gross receipts may be made.

7. City Public Service Messages.

(a) City Public Service Announcements. The City and its departments shall be provided with advertising time at no cost on the Digital Billboard for non-commercial City events and public service messages ("**Public Service Announcements**"). At the request of the City Manager or the City Manager's designee, Lessee shall make the Digital Billboard available to the Lessor, on an applicable space-available basis for Public Service Announcements. Notwithstanding the foregoing promise to display Public Service Announcements on a space available basis, Lessee shall provide at least five two-week periods each calendar year when the City's chosen Public Service Announcements will be displayed in the normal rotation. This commitment shall be in addition to the time when Lessee is displaying Public Service Announcements on a space available basis. Lessor's messages must meet Lessee's graphics-arts standards so that the messages are "camera ready," at no cost to Lessee. Lessor shall be responsible for providing Lessee with its Public Service Announcements, which may be updated by Lessor at any time, and for any costs associated with providing Lessee with associated artwork in acceptable format. Lessor shall notify Lessee at least forty-five (45) days before the proposed display date of a Public Service Announcement. Lessor must submit "camera ready art" utilizing formats and protocols acceptable to Lessee from time to time. All copy shall be submitted to Lessee at least ten (10) business days in advance.

Lessor shall not charge for, or exchange goods or services for, or donate any advertising space on the Digital Billboard provided by Lessee to Lessor pursuant to this Agreement. In addition, it is expressly understood and agreed that Public Service Announcements may not include any names, logos, marks, products, or services associated with any commercial entity or any third party. The foregoing limitation shall not be construed to prohibit the display of names, logos, or marks of the City, its departments, or names, logos, or marks of City events or activities. Lessor shall and hereby does agree to indemnify, defend and hold harmless Lessee for, from and against, any claims, costs (including, but not limited to, court costs and reasonable attorney's fees), losses, actions, or liabilities arising from or in connection with any third party allegation that any portion of any Public Service Announcement provided by Lessor infringes or violates the rights, including, but not limited to, copyright, trademark, trade secret or any similar right, of any third party. This indemnity obligation shall not include Lessee's lost profits or consequential damages.

(b) Notwithstanding the right to advertise Public Service Announcements, in the case of emergencies declared by local, regional, state, and/or federal agencies, Lessee shall cause to be displayed on the Digital Billboard emergency and public safety announcements and alerts, including but not limited to Amber Alerts, wanted criminal postings from public safety enforcement bureaus (i.e., police and fire), and information about natural disasters or weather-related emergencies ("**Emergency Messaging**"). There shall be no charge to the City or any other local, regional, state, and/or federal agencies for the display of such Emergency Messaging.

(c) Lessee shall comply with the advertising parameters contained in the attached Exhibit "E" (Code of Advertising Practices). In addition, Lessee shall comply with the advertising requirements set forth in Section 13 and Section 14.

8. Due Diligence Contingency and Pre-Commencement Date Access to Premises.

(a) Lessee shall have the right (but not the obligation) at any time following the full execution of this Agreement and prior to the Commencement Date, to enter the Premises for the purpose of making necessary inspections, taking measurements and conducting engineering surveys (and soil tests where applicable) and any other reasonably necessary tests to determine the suitability of the Premises for Lessee's Facilities ("**Due Diligence**"), and for the purpose of preparing the Premises for the installation or construction of the Digital Billboard and/or Lessee's Facilities at Lessee's sole cost and expense. Lessor or its representatives shall have the right to go upon and inspect the Premises during the Due Diligence period at all reasonable times and shall have the right to post and keep posted thereon notices of non-responsibility. During any Due Diligence activities or pre-installation or pre-construction work, Lessee shall have insurance that covers such activities as set forth in this Agreement. Lessee shall notify Lessor in writing of any proposed tests, measurements or pre-installation or pre-construction work, and shall coordinate the scheduling of such activities with Lessor. If, during the course of Due Diligence, Lessee determines that the Premises are unsuitable for Lessee's contemplated use, then Lessee shall have the right to terminate this Agreement prior to the Commencement Date without any further liability or obligation to Lessor by delivery of written notice of termination to Lessor as set forth in Section 17. In the event Lessee terminates this Agreement pursuant to the provisions of this Section 8, then, and in that event, Lessee, at Lessee's sole cost, shall immediately return the Premises to the condition thereof existing prior to Lessee engaging in all Due Diligence activities, reasonable wear and tear excepted. Lessee agrees that in the event the Agreement so terminates, Lessee shall not seek reimbursement from Lessor for Lessee's expenses incurred in pursuing Due Diligence activities, or for Lessee's lost profits, or for damages of any kind.

(b) Lessor hereby expressly disclaims all Warranties of Merchantability and Fitness for a Particular Purpose associated with the Premises. Lessee accepts the Premises "As Is."

9. Ongoing Access to Premises. Throughout the Term of this Agreement, Lessee shall have right of non-exclusive access without escort over the Property to the Premises for its employees and agents twenty-four (24) hours a day, seven (7) days per week, at no additional charge to Lessee. In exercising its right of access to the Premises herein, Lessee agrees to cooperate with any reasonable security or access control procedures utilized by Lessor at Lessor's Property and further agrees not to unduly or unreasonably disturb or interfere with the business or other activities of Lessor or of other tenants or occupants of Lessor's Property. Lessor shall have the right to reconfigure

the traffic flow and location of such roadways and driveways on Lessor's Property without approval of or compensation to Lessee, provided that doing so does not unreasonably restrict Lessee's ability to access the Premises or otherwise unreasonably interfere with Lessee's operations on the Premises or Property. Lessor shall be responsible for maintaining and repairing such roadways and driveways on Lessor's Property at Lessor's sole expense, except for any damage caused by Lessee's use of such roadways or driveways. If Lessee causes any such damage, Lessee shall promptly repair the same at its sole expense to the condition in which it was prior to such damage. Lessee shall be responsible for the maintenance and compliance with laws of all structures and appurtenances located on the Premises which Lessee constructs. Lessee shall not use Lessee's access over the City Property for any purpose other than in support of Lessee's installation, construction, improvement, repair, maintenance and operation of the Digital Billboard and Lessee's Facilities. Lessee shall operate the Digital Billboard at its sole cost and is responsible for all utilities necessary to operate the Digital Billboard, including any and all hook-up fees and monthly charges.

10. Reserved Easements. Notwithstanding anything contrary in this Agreement, Lessor reserves to itself, together with the right in its sole discretion to grant to others in the future, nonexclusive utility easements (including easements for construction, maintenance, repair, replacement and reconstruction) over, under, through, above, across or on the Premises in locations that will not unreasonably interfere with Lessee's use of the Premises, operation of the Digital Billboard and Lessee's Facilities, or the operation, views, or lines of sight of any of the displays on the Digital Billboard, further detailed as the View Corridor in Exhibit B. Lessee shall not be obligated to maintain or repair easement facilities unless the need for repair is caused by Lessee's gross negligence or other wrongful conduct. Lessee shall be given reasonable written notice before commencement of any work on the Premises. Lessor also reserves to itself the right in its sole discretion to grant to others in the future nonexclusive easements over portions of the Premises for purposes of access to any adjacent land owned by Lessor including, without limitation, the right to grant access to improvements on adjacent land owned by Lessor, and for the construction, maintenance, repair, replacement or reconstruction of improvements or facilities located on such Lessor property, which will not unreasonably interfere with Lessee's use of the Premises or operation of any advertising structure, or the access, operation, views, or lines of sight of any of the displays.

11. Lessee's Work, Maintenance, Repairs and Restoration. All of Lessee's construction and installation work at the Premises, including the dismantling of the Existing Billboard and pre-construction and site preparation work on the Premises, shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner. Lessee is—and shall remain—the owner of the Digital Billboard and Lessee's Facilities and shall remove the Digital Billboard upon the expiration or termination of this Agreement within ninety (90) calendar days after the receipt of all permits necessary to demolish the Digital Billboard. Prior to removal, Lessee shall obtain any permit(s) necessary for the demolition and removal of the Digital Billboard and Lessee's Facilities and City will expeditiously process such permits after receiving an application from Lessee. The ninety (90)-day count shall begin on the day that demolition permits are received from City. After removing the Digital Billboard, Lessee shall restore the ground surrounding where the Digital Billboard was installed to a level foundation. Lessee shall not be required to re-erect the Existing Billboard or any other sign; rather, the Premises shall be surrendered and left neat and clean and of finished grade.

Lessee shall maintain the Digital Billboard and Lessee's Facilities and the Premises in neat and safe condition in compliance with all applicable codes and governmental regulations, including and any and all security lighting or appliances installed. Lessee, at Lessee's expense, shall be required to make all repairs to the Premises due to damage caused by Lessee, its agents or contractors. Lessee shall also repair any damage that Lessee causes to the existing access roadways or driveways that lead to the Premises; but this shall be an obligation to repair damage *caused by Lessee*, its agents or contractors not an overarching maintenance obligation. Lessee shall keep the Digital Billboard in operating order in accordance with industry standards and shall promptly address any issues with the operation of the Digital Billboard. During the Term, Lessee shall install capital improvements or new digital faces as reasonably necessary in Lessee's sole opinion to maintain a modern Digital Billboard in keeping with industry best practices on digital billboard signs.

If Lessor, in its sole discretion, undertakes repairs that are Lessee's responsibility under this Agreement after written notice to Lessee and Lessee's failure to cure within applicable cure periods, Lessor shall give Lessee at least thirty (30) days' prior written notice of its intention to undertake the repairs and maintenance. If Lessee does not

make the repairs within that time period, or fails to satisfy Lessor that the repairs are not reasonably necessary, Lessee shall promptly reimburse Lessor for the reasonable cost of the repairs or maintenance performed by or on behalf of Lessor.

12. Title to the Digital Billboard and Lessee's Facilities. Title to the Digital Billboard and Lessee's Facilities and any equipment placed on the Premises by Lessee shall be held by and remain with Lessee. The Digital Billboard and all of Lessee's Facilities shall remain the property of Lessee and are not fixtures. Lessee has the right to remove the Digital Billboard and all Lessee's Facilities at its sole expense within ninety (90) days of the expiration or termination of this Agreement. Lessor acknowledges that Lessee may enter into financing arrangements including promissory notes and financial and security agreements for the financing of Lessee's Facilities (the "**Collateral**") with a third-party financing entity and may in the future enter into additional financing arrangements with other financing entities. In connection therewith, Lessor (i) consents to the installation of the Collateral to the extent that the Collateral is part of the approved Lessee's Facilities; (ii) disclaims any interest in the Collateral, as fixtures or otherwise, whether arising at law or otherwise, including, but not limited to any statutory landlord's lien; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

Notwithstanding anything in this section, Lessee agrees to remove the Digital Billboard and Lessee's Facilities from the Premises and return the Premises to the conditions that existed prior to the placement of such Facilities and equipment within ninety (90) days of the termination or expiration of this Agreement, reasonable wear and tear, casualty and condemnation excepted.

13. Digital Billboard Operation.

(a) Lessee shall conform operation of the Digital Billboard to this section, Exhibits "E" and "F" and to all applicable laws and regulations and conditions of the Development Approvals, including but not limited to laws and regulations pertaining to outdoor advertising.

(b) Subject to Lessee's obligation to display Public Service Announcements on a space-available basis (in accordance with Section 7), Lessee shall have the exclusive right to display outdoor advertising on the Digital Billboard. Lessee agrees to preempt its messages at any time without cost to Lessor in order to display Emergency Messaging by local, regional, state, or federal agencies with jurisdiction over the City.

(c) Lessee, shall not utilize the display faces on the Digital Billboard to advertise any of the following and shall, within a commercially reasonable time following written request therefor, remove from the Digital Billboard any advertising message that:

(i) directly promotes the sale or use of tobacco products, or illegal drugs or products;

(ii) contains "obscene matter," as that term is defined in California Penal Code section 311 on the Effective Date; or advertises an adult entertainment establishment;

(iii) contains matter that is vulgar, profane, scatological, or presents a clear and present danger of causing an imminent threat to health or safety;

(iv) is prohibited by any City ordinance existing as of the Effective Date of this Agreement or as may be amended or implemented from time-to-time after the Effective Date and equally applicable to all billboard displays.

If there is a dispute between Lessee and Lessor as to whether any such content is prohibited, Lessee shall remove the disputed content until the dispute is resolved. If Lessee displays any commercial advertisement in violation of any of the advertising standards described herein, Lessee shall remove the advertisement within three (3) business days following receipt by Lessee of a written notice of non-compliance from Lessor. If Lessee fails to remove a noncompliant advertisement within three (3) business days as stated above, Lessee shall be penalized \$250.00 per

day for every advertisement that has not been timely removed. Additionally, any failure by Lessee to remove an advertisement under the provisions above shall constitute a material breach of this Agreement and Lessor may, at its sole discretion, seek any and all remedies available at law.

(d) Lessee will install and maintain on the Digital Billboard on the pole a sign reading "City of Signal Hill." The design of such sign shall be approved by the City.

(e) Lessee may utilize the advertising space on the Digital Billboard for regional Emergency Messaging as reasonably necessary.

(f) Digital Billboard operation may not begin before the Commencement Date. Once it is fully-operational, the Digital Billboard shall be allowed to display advertisements 24-hours per day.

(g) The Digital Billboard shall not be placed such that the structure or its illumination interferes with the effectiveness of, or obscure, obstruct or otherwise physically interfere with any official traffic sign, device, or signal; nor shall any outdoor advertising structure include or be illuminated by flashing, intermittent, or moving lights except for electronic message centers; nor shall any outdoor advertising structure cause beams or rays of light to be directed at any roadway or freeway if the light is of such intensity or brilliance so as to cause glare or to impair the vision of any driver, or to interfere with any driver's operation of a motor vehicle.

(h) Each message on the Digital Billboard must be displayed for a minimum of (8) eight seconds and the interval between messages shall not be more than one second.

(i) The Digital Billboard shall use an automated system to adjust brightness, ≤ 0.3 ft-c/ambient light when measured perpendicularly from a distance of 250 feet.

14. Lessee's Advertising Policies. The Parties acknowledge that public advertising is an important form of public communication. Lessor desires to preserve this type of communication while preserving the character of the community. Accordingly, Lessee agrees to comply with the voluntary industry principles shown on the attached Exhibit "F."

15. Utilities. Lessee shall have the right to install utilities, at Lessee's expense, and to improve the present utilities on or near the Premises (including, but not limited to the installation of emergency back-up power); provided such installation does not unreasonably interfere with Lessor's use of the Property or existing utilities. Lessee shall have the right to place utilities on (or to bring utilities across) Lessor's Property to service the Premises and Lessee's Facilities. Lessor agrees to use reasonable efforts in assisting Lessee to acquire necessary utility service at no cost or expense to Lessor.

16. Taxes. This Agreement may create a possessory interest subject to property taxation, and Lessee hereunder in whom such possessory interest is vested may be subject to payment of property taxes levied on such interest. Lessee agrees to pay any such taxes when due.

(a) Lessee agrees to pay all lawful taxes, assessments or charges which during the Term hereof may become a lien or be levied by the state, county, city or any other tax or assessment levying body upon any interest in this Agreement or any possessory right which Lessee may have in or to said land and/or the improvements thereon by reason of its use or occupation thereof, or otherwise, as well as all taxes, assessments and charges on any activity conducted by Lessee on the Premises, and on goods, merchandise, fixtures, appliances, equipment and property owned by it in and about said Premises.

(b) Lessee may at no cost to Lessor reasonably contest the legal validity or amount of any taxes, assessments, or charges for which Lessee is responsible under this Agreement, and institute such proceedings as Lessee considers necessary; provided, however, that Lessee agrees that Lessee at all times shall protect Lessor and the Premises from foreclosure of any lien, and that Lessor shall not be required to join in any proceeding or

contest brought by Lessee, unless Lessor's participation is ordered as a necessary party to the proceeding, in which case Lessee shall be responsible for, indemnifying and holding Lessor harmless from all Lessor's cost and expenses (which obligations shall survive the expiration or earlier termination of this Agreement).

(c) In order to assist Lessor in its efforts to receive direct distribution of the local tax on materials associated with the development and operation of the Digital Billboard, the California Sales and Use Tax ("the Local Tax") shall be allocated to the Digital Billboard site, within the City, to the maximum extent reasonably possible. The Digital Billboard, as currently envisioned, has the potential to be a significant source of additional local use tax revenue to the Lessor. Lessee and all of its contractors, subcontractors, and suppliers shall cooperate with the Lessor to the extent that is reasonably possible to maximize the allocation of the Local Tax to the Lessor. To the extent commercially reasonable, Lessee and its contractor(s) and sub-contractor(s) shall require equipment and material vendors and suppliers from which they make any individual purchases, which are subject to use tax and are to be used in the City, to allocate the local use tax to the Lessor to the extent authorized by law. The incremental Local Tax generated from the construction of Digital Billboard project shall accrue to the Lessor in accordance with the applicable law.

17. Termination. For the avoidance of doubt, any and all Caltrans permits relating to the operation of the Digital Billboard shall remain the property of Lessee in the event of termination contemplated in this section.

(a) By Lessee.

(1) Title Defects. This Agreement may be immediately terminated by Lessee in its sole discretion without further liability, by delivery of written notice thereof to Lessor prior to the Commencement Date for any reason resulting from Lessee's Due Diligence, or if a title report obtained by Lessee for Lessor's Property shows any defects of title or any liens or encumbrances which may adversely affect Lessee's use of the Premises for Lessee's intended use, or for any other or no reason.

(b) By Lessor. Lessor may terminate this Agreement, in its sole and absolute discretion, without further liability (i) pursuant to Section 5; or (ii) if Lessee fails to pay Rent or other sums of money required to be paid by Lessee when due, and fails to cure such monetary default within ten (10) business days of written notice from Lessor of such failure; or (iii) if Lessee breaches or defaults in the performance of any of the covenants, terms or conditions of this Agreement and fails to cure such breach or default within thirty (30) days of receipt of written notice from Lessor or such longer period as may be reasonably necessary to cure such breach or default. Lessor shall deliver notices to Lessee according to the requirements in Section 25.

18. Obstruction. Lessor and Lessor's agents, employees or other persons acting on Lessor's behalf, shall not place or maintain any object on the Property or the Premises or any neighboring property owned or controlled by Lessor, which in Lessee's sole and reasonable opinion, would obstruct access to the Digital Billboard or Premises or all or any portion of the view of the advertising copy on the Digital Billboard. If Lessor fails to remove the obstruction within five (5) days after notice from Lessee, Lessee may in its sole discretion: (a) remove the obstruction at Lessor's expense; or (b) reduce the rent to One Hundred Dollars (\$100.00) per month while the obstruction continues. Lessee may trim any trees and vegetation currently on the Premises and on any neighboring property owned or controlled by the Lessor as often as the Lessee in its sole and reasonable discretion deems appropriate to prevent obstructions.

Further, if, in Lessee's sole and reasonable opinion, for any reason not caused by Lessee: (a) the view of the Digital Billboard's advertising copy becomes entirely or partially obstructed; (b) access to the Digital Billboard or the Premises becomes unavailable or restricted; (c) electrical service or illumination is unavailable or restricted; (d) the Digital Billboard or Premises cannot safely be used for the erection or maintenance of the Digital Billboard for any reason; (e) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Digital Billboard or Premises; (f) Lessee is unable to obtain or maintain any necessary permit(s) for the erection, use and/or maintenance of the Digital Billboard; or (g) the Digital Billboard's use is prevented or restricted by law; then Lessee shall inform Lessor in writing, and request to engage in a consultation with Lessor for the purpose of discussing and mutually-agreeing to either: (i) reduce rent in direct proportion to the loss suffered for so long as such loss continues; or

(ii) cancel this Agreement and receive all pre-paid MAG for that month, if any, as an exception to Section 6(b) of this Agreement.

19. Condemnation. If a condemning authority takes all of Lessor's Property, or a portion which in Lessee's sole discretion is sufficient to render the Premises unsuitable for Lessee's ongoing operation, then Lessee shall have the right to terminate this agreement. In any condemnation proceeding, each party shall be entitled to make a claim against the condemning authority for just compensation recoverable under applicable condemnation law. Sale of all or part of the Premises to a purchaser with the power of eminent domain in the face of the exercise of its power of eminent domain shall be treated as a taking by a condemning authority. For the avoidance of doubt, any and all Caltrans permits relating to the operation of the Digital Billboard shall remain the property of Lessee in the event of any such condemnation contemplated by this Section 19.

20. Insurance.

(a) Policies. Without limiting Lessee's indemnification of Lessor, and prior to commencement of work, Lessee shall obtain, provide, and maintain at its own expense during the term of this Agreement, policies of insurance of the types and amounts described below and in a form that is satisfactory to Lessor.

(1) General liability insurance. Lessee shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(2) Automobile liability insurance. Lessee shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Lessee arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned, or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

(3) Umbrella or excess liability insurance. Lessee shall obtain and maintain an umbrella liability insurance policy with limits of \$5,000,000 that will provide bodily injury, personal injury, and property damage liability coverage, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

- i. A drop-down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason, other than bankruptcy or insolvency of said primary insurer;
- ii. "Pay on behalf of" wording as opposed to "reimbursement";
- iii. Concurrency of effective dates with primary policies.

Should Lessee obtain and maintain an excess liability policy, such policy shall be excess over commercial general liability, automobile liability, and employer's liability policies. Such policy or policies shall include wording that the excess liability policy follows the terms and conditions of the underlying policies.

(4) Workers' compensation insurance. Lessee shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

(5) Lessor agrees to maintain liability insurance for their own operations and activities on its owned Property.

(b) Proof of insurance. Lessee shall provide certificates of insurance and required endorsements to Lessor as evidence of the insurance coverage required herein. Insurance certificates and endorsements must be approved by Lessor's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with Lessor for the contract period and any additional length of time required thereafter.

(c) Duration of coverage. Lessee shall procure and maintain for the term, and any additional length of time required thereafter, insurance against claims for injuries to persons or damages to property, or financial loss which may arise from or in connection with performance under this Agreement by Lessee, their agents, representatives, employees, or subconsultants.

(d) Primary/non-contributing. Coverage provided by Lessee shall be primary and any insurance or self-insurance procured or maintained by Lessor shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of Lessor before the Lessor's own insurance or self-insurance shall be called upon to protect it as a named insured.

(e) Lessor's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, Lessor has the right but not the duty to obtain the insurance it deems necessary, and any premium paid by Lessor will be promptly reimbursed by Lessee or Lessor will withhold amounts sufficient to pay premium from Lessee payments. In the alternative, Lessor may cancel this Agreement.

(f) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Lessor's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against Lessor, its elected or appointed officers, agents, officials, employees, and volunteers or shall specifically allow Lessee or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Lessee hereby waives its own right of recovery against Lessor and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Products/completed operations coverage. Products liability coverage shall extend for a minimum of three years (3) after project completion, and completed operations coverage for construction agreements shall extend for 10 years from the date of substantial completion of the project or the statute of repose, whichever is longer. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using subcontractors, the Policy must include work performed "by or on behalf" of the insured. Policy shall contain no language that would invalidate or remove the insurer's duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer. The City, its officials, officers, agents, and employees, shall be included as additional insureds under the Products and Completed Operations coverage.

(h) Enforcement of contract provisions (non estoppel). Lessee acknowledges and agrees that any actual or alleged failure on the part of the Lessor to inform Lessee of non-compliance with any requirement imposes no additional obligations on the Lessor nor does it waive any rights hereunder.

(i) Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Lessee maintains higher limits than the minimums shown above, the Lessor requires and shall be

entitled to coverage for the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Lessor.

(j) Notice of cancellation. Lessee agrees to oblige its insurance agent or broker and insurers to provide the Lessor with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage. If any of the Lessee's insurers are unwilling to provide such notice, then Lessee shall have the responsibility of notifying the Lessor immediately in the event of Lessee's failure to renew any of the required insurance coverages or insurer's cancellation or non-renewal.

(k) Additional insured status. General liability, automobile liability, and umbrella/excess liability insurance policies shall provide or be endorsed to provide that City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies.

(l) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to Lessor and approved of in writing.

(m) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Lessee's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(n) Pass through clause. Lessee agrees to ensure that its subconsultants, subcontractors, and any other party who is brought into or involved in the services by Lessee (hereinafter collectively "Subcontractor"), provide the same minimum insurance coverage and endorsements required of Lessee. Lessee agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. However, in the event Lessee's Subcontractor cannot comply with this requirement, which proof must be submitted to the Lessor, Lessee may still be able to utilize the Subcontractor provided Lessee shall be required to ensure that its Subcontractor provide and maintain insurance coverage and endorsements sufficient to the specific risk of exposure involved with Subcontractor's scope of work and services, with limits less than required of the Lessee, but in all other terms consistent with the Lessee's requirements under this Agreement. This provision does not relieve the Lessee of its contractual obligations under the Agreement and/or limit its liability to the amount of insurance coverage provided by its Subcontractors. This provision is intended solely to provide Lessee with the ability to utilize a Subcontractor who may be otherwise qualified to perform the work or services but may not carry the same insurance limits as required of the Lessee under this Agreement given the limited scope of work or services provided by the Subcontractor. Lessee agrees that upon request, all agreements with Subcontractors, and others engaged in the services, will be submitted to Lessor for review.

(o) Lessor's right to revise specifications. The Lessor reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Lessee ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Lessee, the Lessor and Lessee may renegotiate Lessee's compensation.

(p) Self-insured retentions. Any self-insured retentions must be declared to and approved by Lessor. Lessor reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible, or require proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention through confirmation from the underwriter.

(q) Timely notice of claims. Lessee shall give Lessor prompt and timely notice of claims made or suits instituted that arise out of or result from Lessee's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(r) Additional insurance. Lessee shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

21. Assignments or Transfers. Lessee shall not assign or transfer this Agreement to any other person or entity in whole or in part unless the Assignee or Transferee first agrees in writing to fulfill all of the duties and obligations of the Lessee in this Agreement, and the Lessor has approved in writing of the assignment or transfer, which approval may be withheld in its reasonable discretion, and the Lessor's City Attorney shall first approve in writing of the form of the assignment or transfer document. Notwithstanding the foregoing, however, Lessee may assign this Agreement upon written notice to Lessor, to any person controlling, controlled by, or under common control with Lessee, or any person or entity that acquires Lessee's business and assumes all existing, and future obligations of Lessee under this Agreement. Upon such assignment, Lessee shall be relieved of all liabilities and obligations hereunder accruing thereafter and Lessor shall look solely to the assignee for performance under this Agreement and all obligations accruing thereafter provided such assignee accepts such obligations in writing and is of substantially similar financial strength or credit worthiness to Lessee at the inception of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, Lessee may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Agreement to any financing entity, or agent on behalf of any financing entity to whom Lessee (i) has obligations for borrowed money or in respect to guaranties thereof, (ii) has obligations evidenced by loans, bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

22. Non-disturbance and Quiet Enjoyment; Subordination; Estoppel Certificates.

(a) So long as Lessee is not in default under this Agreement, Lessee shall be entitled to quiet enjoyment of the Premises during the term of this Agreement or any Renewal Term, and Lessee shall not be disturbed in its occupancy and use of the Premises or the exercise of its rights and privileges as granted herein.

(b) This Agreement shall be subordinate to each and every deed of trust, mortgage or other security instrument which may now or hereafter affect Lessor's Property and to any renewals, extensions, supplements, amendments, modifications or replacements thereof. In confirmation of such subordination, Lessee shall execute and deliver promptly any commercially-reasonable certificate of subordination that Lessor may reasonably request, provided that such certificate acknowledges that this Agreement remains in full force and effect, recognizes Lessee's right to non-disturbance and quiet enjoyment of the Premises so long as Lessee is not in default under this Agreement, only contains true and accurate statements, and Lessee's liability shall be capped at the remaining rent under this Agreement. If any mortgagee or lender succeeds to Lessor's interest in Lessor's Property through a foreclosure proceeding or by a deed in lieu of foreclosure, Lessee shall attorn to and recognize such successor as Lessor under this Agreement provided such party similarly agrees not to disturb Lessee's occupancy and use of the Premises or the exercise of its rights and privileges as granted herein.

(c) At any time upon not less than ten (10) business days' prior written notice by a party, the other party shall execute, acknowledge and deliver to that party a Memorandum of Lease substantially in the form set forth in Exhibit "G" or other written statement in writing certifying that this Agreement is in full force and effect, if true, and the status of any continuing defaults under this Agreement.

23. Indemnification.

(a) Lessee's Indemnity. Lessee hereby agrees to defend, protect, indemnify and hold Lessor and Lessor's elected and appointed officials, officers, employees, agents and volunteers ("**Lessor's Indemnities**") free and harmless from and against any and all losses, claims, demands, liabilities, damages, actions, causes of action, costs and expenses including reasonable attorney's fees and costs of court, and injuries, including personal injuries or death, related to or arising from this Agreement, including without limitation, Lessee's performance, or failure to perform its obligations under this Agreement, or to the extent caused by Lessee's negligent occupation, use, operation, maintenance or repair of Lessee's Facilities at the Premises, or access over Lessor's Property to the Premises, except those resulting from the sole gross negligence or willful misconduct of Lessor or Lessor's Indemnities. Lessee agrees to assume all risk of injury to Lessee's personnel or damage to the Digital Billboard or to any other property of Lessee or under the control or custody of Lessee while upon the Premises caused by or contributed to in any way by the construction, operation, maintenance, repair, or use of City Property.

(b) Lessor's Indemnity. Lessor hereby agrees to defend, indemnify and hold Lessee and Lessee's officers, directors, partners, shareholders, employees, agents, contractors or subcontractors free and harmless from and against any and all losses, claims, liabilities, damages, actions, causes of action, costs and expenses (including attorney's fees and costs of court) and injuries (including personal injuries or death) related to or arising from Lessor's negligent use, operation, maintenance or repair of improvements on Lessor's Property, the use of Lessor's Property by other tenants or lessees of Lessor (not including public and private utility providers), or any violation by Lessor of governmental regulations relating to the Premises, except those resulting from the sole gross negligence or willful misconduct of Lessee or Lessee's officers, directors, partners, shareholders, employees, agents, contractors or subcontractors.

(c) Special Damages. Notwithstanding any other provision of this Agreement, neither Party shall be liable to the other for consequential damages, damages for lost income and profits, exemplary or punitive damages or other special damages, whether in tort, contract or equity.

(d) Survival of Indemnity Provisions. The indemnity provisions of this Section shall survive the expiration, cancellation or expiration of this Agreement for the length of the applicable statute of limitations term during which a claim may be filed plus 30 days, and any claims for indemnification under this Section shall be brought within that period.

24. Hazardous Material. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Material (as defined below) on, under, about or within the Lessor's Property in violation of any law or regulation. Lessor represents, warrants and agrees: (1) that neither Lessor nor, to Lessor's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material (defined below) on, under, about or within Lessor's Property in violation of any law or regulation, and (2) that Lessor will not, and will not permit any third party to use, generate, store or dispose of any Hazardous Material on, under, about or within Lessor's Property in violation of any law or regulation. Lessor and Lessee each agree to defend, indemnify and hold harmless the other and the other's partners, affiliates, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any representation, warranty or agreement contained in this paragraph. As used in this paragraph, "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the state in which Lessor's Property is located (California) to cause cancer and/or reproductive harm or toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation.

25. Notices and Deliveries. Any notice or demand required to be given herein shall be made in writing and shall be sent by: (a) certified or registered mail, postage pre-paid, return receipt requested, (b) personal delivery or (c) by reliable overnight delivery service that provides proof of delivery, and shall be addressed as follows:

If to Landlord:
City of Signal Hill
Attn: City Manager
2175 Cherry Avenue
Signal Hill, CA 90755

If to Tenant:
Clear Channel Outdoor, LLC
Attn: Vice President, Real Estate
19320 Harborgate Way
Torrance, CA 90501

With a copy to:
Matthew Richardson
Best, Best, and Krieger LLP
18101 Von Karman Avenue
Suite 1000
Irvine, CA 92612

With a copy to:
Clear Channel Outdoor, LLC
Attn: Legal Department
2325 East Camelback Road, Ste. 250
Phoenix, AZ 85016

Lessor or Lessee may from time to time designate any other addressees and addresses for notices or deliveries by written notice to the other party.

26. Bankruptcy.

(a) Lessor and Lessee hereby expressly agree and acknowledge that it is the intention of both parties that in the event during the term of this Agreement, either party shall become a debtor in any voluntary or involuntary bankruptcy proceeding (a Proceeding) under the United States Bankruptcy Code, 11 U.S.C. § 101, *et seq.*, (“Code”), this Agreement is and shall be treated as an unexpired lease of nonresidential real property for purposes of section 365 of the Code, 11 U.S.C. § 365 (as may be amended), and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said section 365 (as may be amended).

(b) Any person or entity to which this Agreement is assigned pursuant to the provisions of the Bankruptcy Code, 11 U.S.C. § 101, *et seq.*, shall be deemed without further act to have assumed all of the obligations of Lessee arising under this Agreement both before and after the date of such assignment. Any such assignee shall, upon demand execute and deliver to Lessor an instrument confirming such assumption. Any monies or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid to Lessor, shall be the exclusive property of Lessor, and shall not constitute property of the Lessee or of the estate of Lessee within the meaning of the Code. Any monies or other considerations constituting Lessor’s property under the preceding sentence not paid or delivered to Lessor shall be held in trust for the benefit of Lessor and be promptly paid to Lessor.

27. Remedies. Lessor’s rights and remedies are cumulative, and the exercise by Lessor of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by Lessor. Upon expiration of the applicable cure period (without cure), Lessor may, at its option, commence an action for damages, specific performance, or any other remedy as is permitted by law for such a default, or may terminate this Agreement by written notice to Lessee.

28. Relationship of Parties. Under no circumstances shall this Agreement be construed as one of agency, partnership, joint venture or employment between Lessee and Lessor, notwithstanding that concurrently the parties will be entering into the transit shelter management agreement.

29. Miscellaneous.

(a) Severability. If any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable shall not be affected, each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law, and the parties shall negotiate in good faith to amend this Agreement to retain the economic effect of the invalid or unenforceable provisions.

(b) Binding Effect. Each party represents and warrants that said party has full power and authority, and the person(s) executing this Agreement have full power and authority, to execute and deliver this Agreement, and that this Agreement constitutes a valid and binding obligation of each party, enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforcement of creditor’s rights generally and by general equitable principles (whether enforcement is sought in proceedings in equity or at law). This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(c) Waivers. No provision of this Agreement shall be deemed to have been waived by a party unless the waiver is in writing and signed by the party against whom enforcement of the waiver is attempted. No custom or practice which may develop between the parties in the implementation or administration of the terms of this Agreement shall be construed to waive or lessen any right to insist upon strict performance of the terms of this Agreement.

(d) Governing Law, Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Sole venue for any legal claim arising hereunder shall be in the Superior Court of the State of California in Los Angeles County.

(e) Attorneys' Fees and Costs. The prevailing party in any legal claim arising hereunder shall be entitled to its reasonable attorneys' fees and costs and court costs as may be awarded by the court.

(f) Survival. Terms, conditions, obligations, and indemnifications of this Agreement which by their sense and context survive the termination, cancellation or expiration of this Agreement will so survive for a period of two (2) years, or the applicable statute of limitations.

(g) Entire Agreement; Amendments. This Agreement constitutes the entire agreement and understanding between the parties regarding Lessee's lease of the Premises and supersedes all prior and contemporaneous offers, negotiations and other agreements concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this Agreement must be in writing and executed by duly authorized representatives of both parties.

(h) No Presumptions Regarding Preparation of Agreement. The parties acknowledge and agree that each of the parties has been represented by counsel or has had full opportunity to consult with counsel and that each of the parties has participated in the negotiation and drafting of this Agreement. Accordingly, it is the intention and agreement of the parties that the language, terms and conditions of this Agreement are not to be construed in any way against or in favor of any party hereto by reason of the roles and responsibilities of the parties or their counsel in connection with the preparation of this Agreement.

(i) Interpretation.

(1) Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

(2) The headings in this Agreement are for reference only and are not incorporated in any term herein.

(j) No Personal Liability of Officials and Employees of either Party. No elected official, officer, employee, agent, or volunteer of either Party shall be personally liable for any default or liability whatsoever under this Agreement, except in instances of criminal negligence.

(k) Public Document. Lessor is a municipal corporation under the laws of the State of California. Lessor and Lessee acknowledge that this Agreement is subject to public disclosure as specified by California Government Code § 6250 *et seq.*, and is a "public record" within the meaning of California Government Code § 6252(e).

(l) No Assurances. Execution of this Agreement is completely unrelated to any and all City of Signal Hill planning process(es) and all other required municipal licenses, permits, authorizations, and approvals whatsoever. Execution of this Agreement does not assure Lessee that it will be successful in whole or in part in securing any or all required City of Signal Hill permits, or any other required permits or authorizations. Lessee is solely responsible, at its sole expense, for securing any and all required governmental authorizations to construct and to operate Lessee's Facilities.

(m) Payment of Sums During Breach. The receipt of any sum paid by Lessee to Lessor after a breach of this Agreement shall not be deemed a waiver of such breach unless expressly set forth in writing by Lessor.

(n) Records; Audit. Lessee shall accurately maintain, for a period not less than five (5) years following the close of a fiscal year, all records relating to the annual gross revenue from the Digital Billboard,

including, but not limited to, advertising contracts, commission contracts or arrangements, and billing records. Lessee shall maintain complete accounting records on an accrual basis in accordance with generally accepted accounting principles (GAAP). Lessee shall maintain all records in a manner that allows for the separate identification of all revenues and expenses associated with advertising space sold on the Digital Billboard. The City shall have the right, upon ten (10) business days' advance notice, once every Lease Year and then only for the prior Lease Year, to inspect, audit and copy all such records. Such records shall be made available to City for inspection, audit and copying at Lessee's regular place of business, but in no event outside the County of Los Angeles, California. All such records shall be subject to audit and inspection, for the primary purpose of assuring compliance with the terms of this Agreement, by the City, its auditors or other agents. If such audit discloses an underpayment of the Rent due under this Agreement, Lessee shall pay to City, within thirty (30) days of written notice from City, together with detailed back-up documentation supporting such underpayment, the amount of such underpayment, together with interest at the rate of twelve percent (12%) per year computed from the date Lessee should have made the payment. provided, however, that any such interest shall cease to accrue after twelve (12) months from the date of such underpayment. If the underpayment exceeds ten percent (10%) of the amount that should have been paid for any given year, Lessee shall further reimburse the City for the entirety of its reasonable and actual audit costs, including, without limitation, auditor's cost and expenses, internal costs and expenses, and legal and other third-party expenses. If an audit discloses overpayment(s) by Lessee, the City shall promptly refund the overpayment without interest, or credit it without interest against sums owed by the Lessee. For purposes of this Section, an "underpayment" or "overpayment" shall consist of the difference between the sum of the payments made by Lessee in a calendar year, as determined by the audit.

(o) Intentionally omitted.

(p) Additional Consideration. Lessee shall offer a discount of not less than ten (10%) percent from their published rates to all businesses that maintain their headquarters or a principal place of business within the boundaries of the City of Signal Hill. In order to qualify for this discount, such businesses shall provide reasonable documentation to Lessee.

(q) Agreement Contingent. The parties expressly agree that this Agreement is expressly conditioned upon the execution and delivery of the bus transit shelter agreement by each of the parties.

(r) Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives on the dates set forth below and acknowledge that this Agreement is effective as of the date first above written.

[SIGNATURES ON FOLLOWING PAGE]

TENANT:
CLEAR CHANNEL OUTDOOR, LLC

LANDLORD:
CITY OF SIGNAL HILL

By: _____
Bryan Parker
Executive Vice President
Real Estate and Public Affairs

By: _____
Carlo Tomaino
City Manager

Telephone No. _____
Facsimile No. _____

Telephone No. _____
Facsimile No. _____

Date: _____

Date: _____

ATTEST:

By: _____
Daritza Gonzalez
City Clerk

APPROVED AS TO FORM:

By: _____
Matthew E Richardson
Best Best & Krieger LLP
City Attorney

Exhibit A
Legal Description, Assessor's Parcel Number (APN), and Parcel Map

Site address:
3100 California Avenue, Signal Hill, CA 90755 (APN: 7212-001-933).

Legal Description:

ASSESSORS PARCEL 7212-001-031

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF SIGNAL HILL, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 15 ACRES (AREA BEING COMPUTED TO STREET CENTERS) OF FARM LOT 23 OF THE AMERICAN COLONY TRACT, RANCHO LOS CERRITOS, IN THE CITY OF SIGNAL HILL. COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 89 AND 90 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, RECORDED

DECEMBER 4, 1959 AS INSTRUMENT NO 1125 OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF FARM LOT 23 LYING NORTHERLY AND EASTERLY OF THE SOUTH LINE OF SAID LAND DESCRIBED IN A DEED CONVEYED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 4, 1959 AS INSTRUMENT NO. 1125 OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO DARNELL AND DICK INVESTMENT COMPANY, RECORDED SEPTEMBER 18, 1973 AS INSTRUMENT NO 2462 OFFICIAL RECORDS, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 15 ACRES OF FARM LOT 23 IN THE AMERICAN COLONY TRACT. AS SHOWN ON MAP RECORDED IN BOOK 19, PAGES 89 AND 90, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, REQUIRED BY THE STATE OF CALIFORNIA BY PARCEL 55-C OF DEED (STATE PARCEL 8177) RECORDS IN BOOK D1708, PAGE 746 OF OFFICIAL RECORDS, IN SAID OFFICE. DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 55-C, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 55-C, NORTH 89° 50' 57" EAST, 8 49 FEET. THENCE NORTH 30° 40' 08" WEST, 16 62 FEET TO THE WESTERLY LINE OF SAID PARCEL 55-C, THENCE ALONG SAID WESTERLY LINE SOUTH 0° 05' 17" EAST, 14.30 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION DISCLOSED IN A TAX DEED TO WILLIAM QUINN, RECORDED MARCH 1, 1982 AS INSTRUMENT NO 213753 OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED THEREIN AS FOLLOWS:

AMERICAN COLONY TRACT LOT COMMENCING EAST 576 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF LOT 23 WITH THE EAST LINE OF CALIFORNIA AVENUE PER MAP R 19-89-90, THENCE EAST 32 FEET WITH A UNIFORM DEPTH OF 66 FEET, NORTH PART OF LOT 23.

ALSO EXCEPT THE SOUTH 66 FEET OF THE EAST 32 FEET OF THE WEST 736 FEET (COMPUTED FROM THE EAST LINE OF CALIFORNIA AVENUE) OF THE WEST 15 ACRES OF SAID FARM LOT 23.

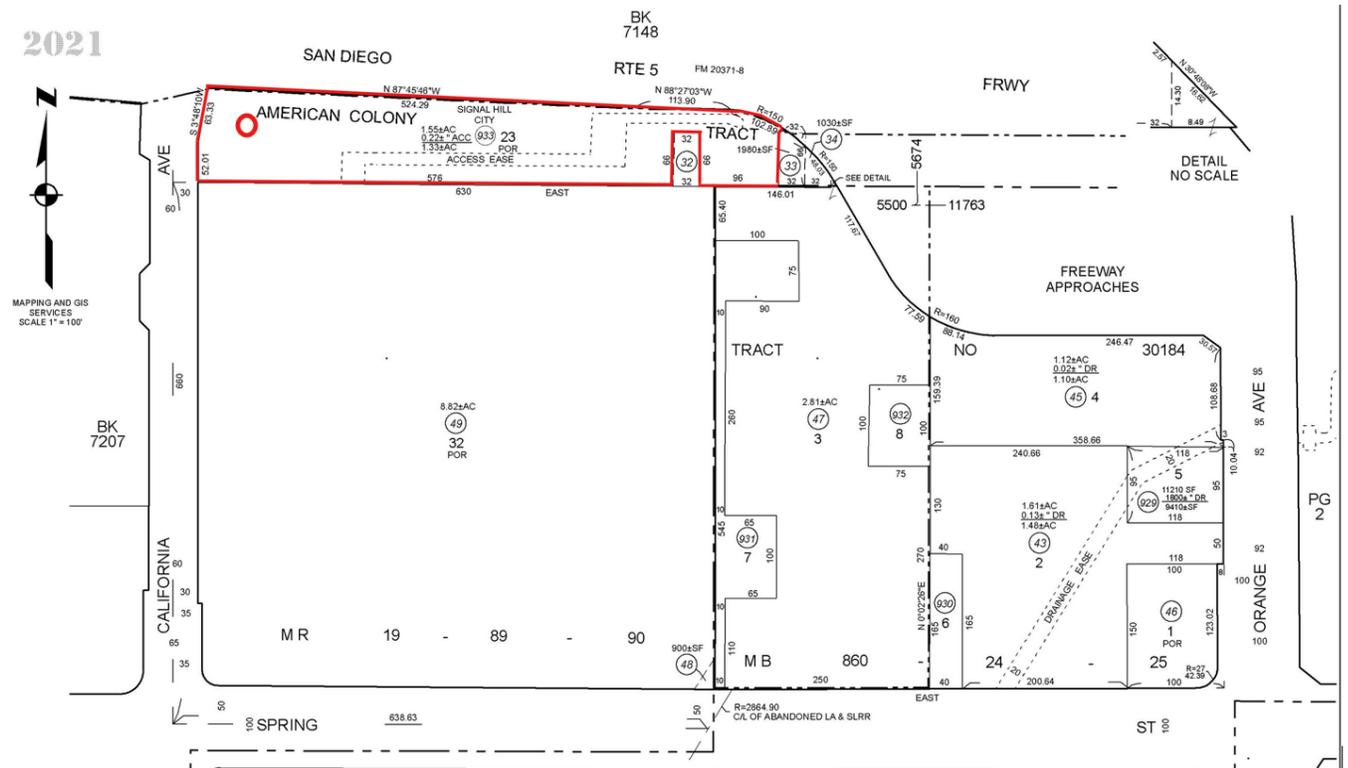
ALSO EXCEPT PARCEL 48-F THE SOUTH 22 FEET OF THE EAST 32 FEET OF THE NORTH 616 FEET OF THE WEST 768 FEET (COMPUTED FROM THE EAST LINE OF CALIFORNIA

AVENUE) OF THE WEST 15 ACRES OF SAID FARM LOT 23.

ALSO EXCEPT PARCEL 60-F ALL SOUTH OF THE NORTH 638 FEET OF THE EAST 32 FEET OF THE WEST 768 FEET (COMPUTED FROM THE EAST LINE OF CALIFORNIA AVENUE) OF THE WEST 15 ACRES OF SAID FARM LOT 23.

ALSO EXCEPT PARCEL 54-F THE SOUTH 22 FEET OF THE EAST 32 FEET OF THE NORTH 638 FEET OF THE WEST 768 FEET (COMPUTED FROM THE EAST LINE OF CALIFORNIA AVENUE) OF THE WEST 15 ACRES OF SAID FARM LOT 23.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. AS RESERVED OR GRANTED IN DOCUMENTS OF RECORD.



Red area: The real property mentioned in Recital A (3100 California, Avenue, Signal Hill, California 90755

Exhibit B

Premises Map and Visibility Corridor

The Premises shall consist of the area highlighted in blue, commonly known as the Signal Hill Dog Park. The Visibility Corridor shall consist of the area highlighted in yellow, spanning one thousand (1,000) feet west of southwest corner of the Premises and spanning one thousand (1,000) feet east of the southeast corner of the Premises, in addition to the area in between, to the edge of Freeway I-405.





Exhibit C

Billboard Structure Design Details

[CCO TO PROVIDE]

Exhibit D

Rental Terms: MAG Schedule & Percentage Rent

Tenant shall pay Landlord the Minimum Annual Guarantee (“**MAG**”) set forth in the table below, payable in twelve (12) equal monthly installments on or before the first day of each month. The MAG shall increase automatically by ten percent (10%) in Year 6 and every five (5) years thereafter as reflected in the table below. Within thirty (30) days following the one (1) year period after the Commencement Date and each anniversary thereof during the Term, Tenant shall pay to Landlord the amount, if any, by which thirty-five percent (35%) of the annual Net Revenue (defined as gross advertising revenue less any agency commission not to exceed sixteen and sixty seven hundredths (16.67%) indefeasibly received and recognized by Tenant for the Digital Billboard in respect of such one-year period exceeds the MAG paid to Landlord during such year (“**Percentage Rent**”). Such Percentage Rent payment shall be accompanied by a reasonably detailed statement of how such Percentage Rent was calculated. Landlord shall maintain such information as confidential and solely for revenue verification purposes. If Landlord’s review reveals any additional amount due to Landlord, Tenant shall deliver such additional undisputed payment within thirty (30) days’ written notice thereof. Rent for years 21 to 30 shall be payable to Lessor unless either party sends written notice of intent not to renew, at least one hundred eight (180) days before the expiration of the initial term.

Lease Year	Minimum Annual Guarantee 2 Digital Faces
1	\$150,000.00
2	\$225,000.00
3	\$225,000.00
4	\$225,000.00
5	\$225,000.00
6	\$247,500.00
7	\$247,500.00
8	\$247,500.00
9	\$247,500.00
10	\$247,500.00
11	\$272,250.00
12	\$272,250.00
13	\$272,250.00
14	\$272,250.00
15	\$272,250.00
16	\$299,475.00
17	\$299,475.00
18	\$299,475.00
19	\$299,475.00
20	\$299,475.00
Extension Term (Unless either party sends written notice of intent not renew at least one hundred eighty (180) days before the expiration of the initial term.)	\$329,423.00
21	
22	\$329,423.00
23	\$329,423.00
24	\$329,423.00
25	\$329,423.00
26	\$362,365.00
27	\$362,365.00
28	\$362,365.00
29	\$362,365.00
30	\$362,365.00

THE PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT THE MAG NUMBERS SET FORTH IN THE PRECEDING TABLE ARE BASED ON TENANT’S INSTALLATION, OPERATION, AND MAINTENANCE OF A DOUBLE-SIDED ADVERTISING STRUCTURE WITH TWO DIGITAL DISPLAY FACES. IN THE EVENT THAT TENANT DOES NOT OBTAIN APPROVALS TO – OR ULTIMATELY IS UNABLE TO CONSTRUCT A DOUBLE-SIDED DIGITAL STRUCTURE – THEN THE PARTIES SHALL AMEND THIS AGREEMENT TO PROVIDE FOR THE MAG IN THAT INSTANCE.

Exhibit E

Operating Requirements
[CCO TO PROVIDE]

Exhibit F

()

Code of Industry Standards

[CCO TO PROVIDE]

Exhibit G
Memorandum of Lease

WHEN RECORDED MAIL TO:

CLEAR CHANNEL OUTDOOR, LLC
Attn: Legal Department
2325 East Camelback Road, Suite 250
Phoenix, Arizona 85016

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this “Memorandum”) is made by THE CITY OF SIGNAL HILL (“Landlord”) and CLEAR CHANNEL OUTDOOR (“Tenant”) upon the following terms:

1. Landlord is the owner of the following described Property: 3100 California Avenue, Signal Hill, California 90755, APN: 7212-001-933 located entirely within City of Signal Hill in the County of Los Angeles, State of California.
2. Landlord and Tenant have entered into that certain DIGITAL BILLBOARD SITE LEASE AGREEMENT SIGNAL HILL, CALIFORNIA, dated [DATE] (the “Lease”), wherein Tenant has leased portions of the Property for the construction, maintenance and operation of one or more outdoor advertising structures for a term beginning on [DATE] and continuing for twenty (20) years, excluding extensions and renewals, if any.
3. The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE PAGE FOLLOWS]

LANDLORD: CITY OF SIGNAL HILL]

By: _____

Carlo Tomaino

City Manager

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
20__ by _____, the _____ of
_____, a _____, on behalf of
said corporation.

Notary Public

My commission expires:



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: GABINO LUNA
ACTING DIRECTOR OF PUBLIC WORKS**

**PATRICIA AHUMADA
HUMAN RESOURCES MANAGER**

SUBJECT: RESOLUTION AMENDING THE CLASSIFICATION AND COMPENSATION PLAN

Summary:

At the City Council meeting of February 24, 2026, staff received approval for all mid-year budget adjustment requests, which included the incorporation of a full-time Water Systems Supervisor position as part of the Fiscal Year (FY) 2025-26 Operating Budget and the Public Works Department Personnel Summary. The addition of the full-time Water Systems Supervisor position is offset by reducing the number of Senior Water Systems Operators from three to two budgeted personnel. The adopted Water Rate Study incorporated the personnel change as part of the rate structure over the next five-year period. To formalize the approval, staff recommends the City Council adopt a resolution to amend the classification and classification plan. Staff would then proceed with the recruitment for the new position to fill in the current fiscal year. The proposed appropriation for this new classification is included as part of the mid-year budget adjustment; staff would subsequently include this position as part of the Fiscal Year 2026-2027 Operating Budget.

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:

Staff recommends the City Council:

1. Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA,
AMENDING THE CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE A WATER
SYSTEMS SUPERVISOR

2. Approve the proposed salary range for the Water Systems Supervisor.
3. Assign the Water Systems Supervisor position to the Signal Hill Employees' Association (SHEA) bargaining unit.

Fiscal Impact:

As part of the mid-year budget review, the City Council approved additional appropriations to support staff requests for personnel changes. The salary range outlined in this report is consistent with the projections presented at mid-year. Since the City Council recently approved the proposed adjustments, there is no fiscal impact associated with the approval of this item beyond what was presented to the City Council at the meeting of February 24, 2026.

Background:

In May 2025, the City Council adopted the Water Master Plan with updated water service rates, following all applicable legislative processes. These actions are essential to support ongoing operations, replace aging infrastructure, and ensure continued compliance with state and federal regulations. The Water Master Plan and Water Rate Study Report identified the need to incorporate the Water Systems Supervisor position in the operations projections to ensure the City's water system retains highly trained and certified staff, keeps up with operational coverage demands, maintains compliance with current and future state and federal water quality, safety, environmental regulations and standards, and enhances existing programs.

In August 2025, Human Resources engaged the consulting firm Public Pay to conduct a compensation and organizational survey of agencies operating comparable water distribution and treatment systems. The purpose of the study was to evaluate the City's current structure and identify opportunities to strengthen recruitment and retention within the Water Division. Based on the consultant's findings and management's operational assessment, staff concluded that adding a Water Systems Supervisor position would enhance oversight and efficiency within the division to provide quality water services to residents, while improving the City's ability to attract and retain qualified personnel (Attachment A). The Water Rate Study considered the costs for this position and incorporated this into the proposed rate structure.

Analysis:

In conjunction with the mid-year review of the FY 2025-26 Operating Budget, City management evaluated departmental operations and staffing levels and developed recommendations aligned with adopted workplans and strategic priorities. As part of this process, management conducted a focused review of the Public Works Water Division's organizational structure and service demands.

Public Pay conducted a comparative analysis of similarly sized agencies operating equivalent water distribution and treatment systems. The study included an evaluation of organizational structures and a compensation survey for the Water Systems Supervisor classification. Based on the salary survey

findings, staff recommends establishing the following salary range for the Water Systems Supervisor position, in addition to the adoption of the new position:

	Step A	Step B	Step C	Step D	Step E	Step F
Annual	91629.00	96210.45	101020.97	106072.02	111375.62	116944.40
Monthly	7635.75	8017.54	8418.41	8839.34	9281.30	9745.37

Staff further recommends assigning the position to the Signal Hill Employees' Association (SHEA) bargaining unit. City representatives met and conferred with SHEA regarding the addition of this classification and reached an agreement on its inclusion in the unit (Attachment B).

Adjusted FTE Allocation for FY 2025-26:

The Personnel Summary includes the FTE count by department and is included in each year's adopted operating budget. The inclusion of the Water Systems Supervisor position in the Enterprise Operations Budget Summary for FY 2025-26 will not result in an increase in total Full-Time Equivalent (FTE), as position quantities would be reallocated. To account for the addition of the Water Systems Supervisor position, the Senior Water Systems Operators FTE would be reduced from three to two budgeted personnel. The chart below denotes the reallocation of positions with a net zero impact in total FTE count:

Current Positions	Current FTE	Proposed FTE	FTE Change
Water Systems Superintendent	1	1	0
Water Systems Supervisor	0	1	+1
Senior Water Systems Operator	3	2	-1
Water Systems Operator I	2	2	0
Water Systems Operator II	0	0	0
Water Utility Worker I	0	0	0
Water Utility Worker II	3	3	0
Water Account Specialist II	1	1	0
Total Change			0

The position is essential to ensure long-term, uninterrupted regulatory compliance within the department by providing dedicated oversight of water system operations, monitoring evolving state and federal regulatory requirements, and ensuring timely implementation of compliance measures. Establishing this role strengthens institutional knowledge, supports proactive planning, documentation, reporting and reduces reliance on reactive or overtime-driven responses. Over time, the position also promotes operational continuity, risk reduction and workforce stability, all of which are essential to maintaining consistent compliance and protecting public health.

Staff recommends adding the Water Systems Supervisor position to better position the City to continue meeting its overarching strategic plan goals, support employee development and

3/10/2026

promotional opportunities and attract talented candidates seeking long-term careers with Signal Hill. Staff prepared the attached resolution updating the City's Classification and Compensation Plan to include the Water Systems Supervisor position (Attachment C).

Reviewed for Fiscal Impact:

Siamlu Cox

Attachments:

- A. Exhibit A - Water Systems Supervisor Class Spec 2026-1
- B. SHEA Side Letter Agreement
- C. Resolution Amending Class and Comp Plan

City of Signal Hill

Water Systems Supervisor

Bargaining Unit: SHEA

Revision Date: March 10, 2026

CENTRAL PURPOSE OF THE JOB

Under general direction, the Water Systems Supervisor plans, coordinates, supervises, and participates in the daily operations, maintenance, construction, and repair of the City's water production, treatment, and distribution systems. This position ensures compliance with state and federal water quality standards and provides leadership and training to water operations staff. Performs related work as required.

DISTINGUISHING CHARACTERISTICS

The Water Systems Supervisor is a working supervisor responsible for leading field crews while also ensuring regulatory compliance and operational integrity. This classification is distinguished from the Water Systems Superintendent, who is responsible for broader administrative, budgetary, and strategic oversight of the Water Division.

Essential Functions

Essential functions, as defined under the Americans with Disabilities Act, may include, but are not limited to the following characteristic duties, responsibilities, knowledge, skills and other characteristics. The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

- Plan, schedule, assign, and supervise daily water system operations and maintenance tasks including wells, backflows, reservoirs, pump stations, pressure regulation, metering, flushing, valve maintenance, treatment, and distribution system repairs.
- Monitor and enforce compliance with all applicable water quality, safety, and environmental regulations (e.g., DDW, SWRCB, EPA, SCAQMD, NPDES).
- Supervise, train, mentor, and evaluate staff including Water Operators and Water Maintenance Workers.
- Maintain and ensure proper function of SCADA systems and other automated water system technologies.
- Ability to independently operate a D4/T3 water system facility including a Reverse Osmosis plant with granular activated carbon filtration system.
- Responsible for timesheet management and proper distribution of workload, including off-hours and overtime scheduling for staff being supervised.

EXHIBIT A

- Prepare and review reports and records including daily operational logs, water sampling results, meter readings, and annual Consumer Confidence Reports (CCRs).
- Coordinate customer service, water sampling, valve exercising, hydrant flushing, backflow testing, cross-connection control programs and other programs as assigned.
- Provide inspection of water systems installed during Capital Improvement Projects or development related improvements as required.
- Inspect field work to ensure safety and quality; respond to emergency water system issues including main breaks, pump failures, and water quality complaints.
- Provide input into the budget, asset management plans, capital improvement project development, and procurement of supplies and equipment.
- Participate in on-call rotations and respond to after-hours emergencies as needed.

Minimum Training and Experience

Any combination of education, training, and work experience to demonstrate possession of the knowledge, skills, and abilities to successfully perform in the position is qualifying. A typical way of obtaining the required qualifications is to possess:

Experience: Five (5) years of progressively responsible experience in water system operations, maintenance, or distribution, including at least two (2) years in a supervisory or lead capacity.

Education: High school diploma or equivalent is required

Licenses and Certification:

- Valid California Class C driver's license, acceptable driving record, and evidence of insurance are required.
- Class B California driver's license must be obtained within the first 12 months of employment.
- Possession of a valid Grade IV Water Distribution Operator Certificate (D4) issued by the California State Water Resources Control Board (SWRCB) is required.
- Possession of a Grade III (T3) Water Treatment Operator Certificate is required.

Desirable Qualifications:

- Completion of 30 semester units of coursework in water technology, environmental science, or a related field is desirable.
- Backflow Prevention Assembly Tester Certification (or ability to obtain within 12 months) is desirable.
- Cathodic Protection Technician certification issued by the National Association of Corrosion Engineers (NACE) is desirable.

EXHIBIT A

Position is subject to call-out during regular off-time hours to assist in emergency repair and maintenance situations according to guidelines in place as outlined in the applicable Personnel Rules and Memorandum of Understanding (MOU).

Knowledge and Abilities Required to Perform Essential Job Functions

Knowledge of:

- Principles and practices of potable water production, distribution, and treatment.
- Relevant laws and regulations including Title 22, California Health and Safety Code, Safe Drinking Water Act, and AWWA standards.
- Methods, materials, tools, and equipment used in the operation, maintenance, and repair of water systems.
- Principles of employee supervision, training, and performance evaluation.
- Cross-connection control and backflow prevention.
- SCADA, GIS, and computerized maintenance management systems (CMMS).

Ability to:

- Supervise and lead staff effectively in a team environment.
- Troubleshoot and resolve technical and operational issues.
- Interpret and apply complex regulatory requirements.
- Read and interpret engineering drawings, maps, and technical specifications.
- Communicate effectively, both verbally and in writing.
- Prepare accurate reports and maintain detailed records.
- Respond to emergency situations calmly and efficiently.

Supervisory Responsibilities

- Ability to assign, review, plan, and coordinate the work of other employees.
- Ability to provide instruction and guidance to staff.
- Ability to recommend the transfer, promotion, salary increase, discipline or discharge of staff.
- Ability to assess the work of employees and write performance appraisals.
- Ability to promote staff development and motivation.
- Ability to analyze problems that arise in the areas under supervision and recommend solutions.

Mathematical Ability:

- Ability to add, subtract, multiply and divide.
- Ability to calculate decimals, ratios, percentages, fractions, volumes and spatial relationships.

Judgment and Situational Reasoning Ability:

- Ability to utilize functional reasoning and apply rational judgment in performing diversified work activities.

EXHIBIT A

- Ability to exercise independent judgment, decisiveness and creativity required in situations involving the evaluation of information against measurable criteria.
- Ability to research and evaluate products and materials for suitability of applications.
- Ability to analyze and categorize data and information in order to determine the relationship of the data with reference to established criteria/standards; ability to compare, count, differentiate, measure and/or sort data, as well as assemble, copy, record and transcribe data; ability to classify, compute and tabulate data.

Language Ability and Interpersonal Communication:

- Ability to train/lead/collaborate with others.
- Ability to advise and interpret how to apply policies, procedures and standards to specific situations.
- Ability to utilize a variety of advisory data and information, such as technical operating manuals, procedures, guidelines, plans, specifications, codes and other laws.
- Ability to communicate effectively with coworkers and the general public, both verbally and in writing.
- Ability to counsel, mediate, and/or provide first line supervision; ability to persuade, convince and train.

Physical Requirements:

- Must be able to work in both office and field environments, including inclement weather, confined spaces, and around moving equipment and chemicals.
- Must be able to lift and carry up to 50 pounds and perform manual labor when necessary.
- May be required to respond to emergencies after hours, on weekends, and holidays.
- Ability to operate heavy equipment and machinery requiring complex and rapid adjustments, such as the use of hand tools, mechanical equipment, power tools, and the operation of vehicles in a safe and effective manner.
- Ability to coordinate eyes, hands, feet and limbs in performing skilled movements, such as assembling, drilling, grinding, cutting, painting or the operation of heavy equipment.
- Ability to exert heavy physical effort in moderate to heavy work, typically involving some combination of climbing and balancing, stooping, kneeling, crouching, crawling, lifting, carrying, pushing and pulling.

Environmental Adaptability:

Employees partly work in an office environment and partly work in and around public works facilities and systems and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes.

EXHIBIT A

Working Conditions:

- May be required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays.

ADDITIONAL INFORMATION:

Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications may not include all duties performed by individuals within a classification. In addition, specifications are intended to outline the minimum qualifications necessary for entry into the class and do not necessarily convey the final qualifications of incumbents within the position.

Pursuant to California Government Code Section 3100, all public employees are required to serve as disaster service workers subject to such disaster service activities as may be assigned to them by their supervisor or by law.

**SIDE LETTER OF AGREEMENT
BETWEEN
THE CITY OF SIGNAL HILL
AND
THE SIGNAL HILL EMPLOYEE’S ASSOCIATION**

CLASS PLAN AMENDMENTS

On June 11, 2024, the City of Signal Hill (“City”) and the Signal Hill Employees’ Association (“SHEA”) entered into a Memorandum of Understanding (“MOU”) for the period of July 1, 2024 through June 30, 2027. The City recently assessed the classification plan as it pertains to recruitment and retention efforts and succession planning in the Water Division.

The parties have met and conferred in good faith and reached this Side Letter Agreement (the “Agreement”) to implement the classification plan change listed below; and incorporate this classification plan amendment into the SHEA MOU:

The City and the SHEA enter into this Side Letter of Agreement and hereby agree to the following:

Classification Plan Amendment (Amendment to Exhibit A to the MOU)

- A. Addition of Water Systems Supervisor position to SHEA (Job Specification attached)

<u>Title</u>	<u>Proposed Annual Salary</u>
Water Systems Supervisor	\$91,629.00 – \$116,944.40

If the foregoing Side Letter of Agreement is approved by SHEA then authorization to approve this Side Letter of Agreement and the Classification Plan Amendments shall be submitted to the City Council for consideration at its regular meeting on March 10, 2026.

The Parties hereto have caused this Side Letter of Agreement to be executed on the ___th day of _____ 2026.

City of Signal Hill:

Dated: _____

By: _____

Carlo Tomaino
City Manager

Signal Hill Employees' Association:

Dated: _____

By: _____

Phyllis Thorne
SHEA President

RESOLUTION NO. 2026-03-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE A WATER SYSTEMS SUPERVISOR

WHEREAS, Section 2.80.060 (Classification Plan) of Chapter 2.80 of the City of Signal Hill Personnel System Rules and Regulations requires the City Manager or designee prepare and maintain the Classification Plan which shall consist of classes of positions in the City competitive service as approved by the City Council in adopting, amending or revising the plan; and

WHEREAS, Section 2.80.060 (Classification Plan) of Chapter 2.80 of the City of Signal Hill Personnel System Rules and Regulations requires the City Council to approve changes to the classification plan, thereby approving new class specifications; and

WHEREAS, Section 2.80.200 (Preparation of Compensation Plan) of Chapter 2.80 of the City of Signal Hill Personnel System Rules and Regulations requires that City Council approve changes to the City's compensation plan, such as may be required when new classifications are proposed to be created; and

WHEREAS, the City Manager, recommends that certain organizational and administrative updates to the Classification Plan be made, effective as of March 10, 2026 (except where otherwise indicated); and

WHEREAS, there is a need in the Public Works Department to establish the new position of Water Systems Supervisor to serve specific roles and fulfill duties for the Department; and

WHEREAS, the proposed budget for Fiscal Year 2025-26 contains necessary funding for the purpose of establishing the new position of Water Systems Supervisor for the City of Signal Hill.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Signal Hill as follows:

Section 1. The City Council, based on the presentation and written report of the City Manager finds that the foregoing recitals are true and correct and further finds that the Human Resources Manager, as the City Manager’s designee, has substantially complied with the procedural requirements of Section 2.80.060 (Classification Plan) and Section 2.80.200 (Preparation of Compensation Plan) of Chapter 2.80 of the City of Signal Hill Personnel System Rules and Regulations.

Section 2. The City Council hereby adopts the following classifications into the City’s classification plan as full-time personnel, as set forth in Exhibits of this Resolution, effective March 10, 2026 (except where otherwise indicated):

CLASSIFICATION TITLE
Water Systems Supervisor (Exhibit A)

Section 3. The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions, and it shall become effective immediately upon its approval.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the City Council of the City of Signal Hill, California, on this 10th day of March, 2026.

TINA L. HANSEN
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, do hereby certify that Resolution No. 2026-03-XXXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 10th day of March 2026, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: CARLOS LUIS
PLANNING MANAGER**

SUBJECT: 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

California Government Code Section 65400 mandates that cities prepare, and submit to their legislative bodies, a General Plan Annual Progress Report (“GPAPR”) for the previous calendar year. The GPAPR tracks the progress of the City’s implementation of the General Plan programs with an emphasis on the implementation of the Housing Element. Cities must submit the GPAPR to the Governor’s Office of Planning and Research (“OPR”) and the State Department of Housing and Community Development (“HCD”) by April 1st of each year, along with the Housing Successor Annual Report (SB 341 report) regarding the low and moderate-income housing asset fund, which must be submitted to HCD annually.

Strategic Plan Goal(s):

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

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

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:

Authorize staff to submit the Signal Hill GPAPR for calendar year 2025, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background:

California Government Code Section 65400 mandates that cities prepare and submit to their legislative bodies a GPAPR for the previous calendar year. California State law requires that each city adopt a General Plan to include a comprehensive long-term plan guiding its future, covering its entire planning area. The General Plan must address a broad range of issues associated with development, including seven mandatory elements: Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Safety, and Noise. For some jurisdictions, including Signal Hill, there is an additional element related to Environmental Justice. The Signal Hill General Plan currently contains six separate elements as the Environmental Resources Element combines the mandated elements of Conservation and Open Space, which also includes the Parks and Recreation Master Plan.

State law requires the City to update the General Plan periodically. While there is no specific requirement regarding how often to update the General Plan, the planning period has traditionally been 15 to 20 years. The Housing Element is the only portion of the General Plan with a mandated schedule. The OPR guidance documents consider a General Plan to be current if the local jurisdiction has updated at least five of the seven required elements within the last eight years. The last comprehensive revision of the Signal Hill General Plan occurred in 1986; however, the City has updated various elements over time.

General Plan Elements	Adoption / Updates
1. Land Use *	1986, 1989, 2001
2. Housing	1986, 1989, 2002, 2008, 2014, 2022
3. Circulation *	1986, 2010
4. Environmental Resources (Combines Open Space and Conservation Elements)	1987, 1988, 1989 2022 – Parks Master Plan Update 2024 – Update pending completion
5. Environmental Justice	2024 – Pending completion
6. Safety *	1986, 2016
7. Noise *	1986, 2010

** Elements pending updates following OSA analysis*

HCD certified the City's 6th Cycle Housing element in October of 2022. The Housing Element certification required the City to prepare and adopt an Environmental Justice Element to the General Plan. The City executed a contract with Moore, Iacofano & Goltsman Incorporated (MIG) in 2023, which completed the public outreach campaign, and, in 2024, a draft of the element was presented to

staff for comments. In addition, MIG prepared a draft update to the Environmental Resources Element. City staff reviewed and provided comments to MIG on both drafts. In 2025, staff continued to work with MIG on completion of the final documents. Previously planned updates to the Land Use and Circulation Elements have been put on hold in order to complete a broad economic and land use analysis of three key areas across the City, known as Opportunity Study Areas.

Opportunity Study Areas

In 2024, the City selected the firm PlaceWorks to conduct a comprehensive economic and land use analysis for three large areas of the City, called Opportunity Study Areas (OSAs). Broadly defined, the purpose of the analysis is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax base for several years. The OSA analysis was estimated to be substantially completed by the end of the 2026 calendar year with follow up actions in 2027.

In 2025, PlaceWorks completed the OSA Economic Analysis Report to identify potential market demand within the OSA areas and support redevelopment and the creation of a central business district. PlaceWorks presented the Economic Analysis Report to the City Council at the March 25, 2025, City Council meeting. PlaceWorks also provided the City Council with an update on the overall project during the October 25, 2025, meeting and received further direction to continue moving the project forward. Staff continues to work with PlaceWorks on drafting overlay zoning standards for the project. The City is also in the process of initiating the California Environmental Quality Act (CEQA) process.

The OSA analysis would create an important foundation for the next anticipated General Plan Element updates to the Land Use and Circulation Elements by ensuring consistency with the zoning code.

February 17, 2026, Planning Commission Meeting

At the February 17, 2026, Planning Commission meeting, Planning Commission considered the GPAPR. Planning Commission recommended City Council to authorize staff to submit the Signal Hill General Plan APR for the 2025 calendar year to the Governor's Office of Planning and Research, and to the State Department of Housing and Community Development.

Analysis:

The GPAPR is an opportunity to reflect upon the City's progress to implement the City's General Plan. The GPAPR provides an analysis of implementation achievements and the connection the achievements have to relevant General Plan policies (Attachment A). The following sections identify the key accomplishments for each General Plan element for 2025

Land Use Element

The Land Use Element provides an overview of Signal Hill's vision for the future, setting forth the means to protect the land use philosophy of the community, character of existing neighborhoods, and quality of the physical environment. This element contains criteria and appropriate locations for various land use types. Within each land use type there are guidelines for the intensity of development, design concepts, and standards for measuring the appropriateness of development.

Key achievements in 2025 for Land Use, by neighborhood, include completed projects, projects under construction, projects in plan check review and projects under entitlement review, and citywide long-range projects including the OSAs and Civic Center Master Plan. Staff has included key achievements in the GPAPR (Attachment A).

2021 - 2029 6th Cycle Housing Element

Housing policy has been a long-standing priority in California. Over the past half-century, the California State Legislature has approved and passed numerous measures requiring local governments to adequately plan for housing needs within their communities. As part of these measures, municipalities are required to prepare and update local General Plan's which have mandated elements, including a Housing Element. The Housing Element is the only element in the General Plan required to be certified by the State. To obtain State certification, the Housing Element must include a plan to accommodate each municipality mandated Regional Housing Needs Assessment (RHNA) allocation, divided into four income categories. The income levels of "extremely low," "very low," and "low" are typically noted as affordable or workforce housing. The "moderate" and "above moderate" categories are noted as market rate housing. The State closely monitors and tracks housing production annually through the GPAPR.

The Housing Element identifies both constraints and opportunities in creating affordable housing in the City. The Housing Element serves as a comprehensive strategy outlining goals, policies, and programs to preserve, upgrade, and create housing in general. California HCD requires the GPAPR to include housing data in a prescribed format based on the number of project entitlements and permits issued to track the actual production of housing annually. The format has expanded to incorporate new reporting requirements associated with numerous housing-related laws aimed at addressing the statewide housing supply and affordability crisis.

Signal Hill's RHNA allocation for the 2021-2029 Housing Element cycle is 517 units total for all income levels. This RHNA number is more than three times the previous cycle number of 169 units; it is worth noting that during the previous Housing Element Cycle, the City facilitated construction of 100% of its affordable housing allocation. The table below illustrates the percentage of units required in each income category.

Income Level	6th Cycle RHNA /Units	Percent
Very Low	161	31.1%
Low	78	15.1%
Moderate	90	17.4%
Above Moderate	188	36.4%
Total	517	100%

In 2025, grading activities commenced on a new housing project for eight (8) small-lot single family dwelling units on an existing vacant lot. Additionally, the City issued permits for nine (9) Accessory Dwelling Units (ADUs) in 2025. Of the nine (9) permits issued for ADU's, two (2) completed construction. An additional seven (7) ADUs, permitted in prior years, received final inspection approval in 2025, resulting in a total of nine (9) ADUs finalized during the year.

Since the start of the current housing cycle in 2021, the City has finalized building permits for 51 dwelling units categorized by the following income levels:

Income Level	RHNA Allocation	% of RHNA Allocation	Units Finaled 2021	Units Finaled 2022	Units Finaled 2023	Units Finaled 2024	Units Finaled 2025	Total
Very Low	161	31.1%	0	0	0	0	0	0
Low	78	15.1%	0	0	0	0	0	0
Moderate	90	17.4%	0	0	0	0	0	0
Above Moderate	188	36.4%	12	24	11	4	9	60
Combined	517	100%	12	24	11	4	9	60

Implementation of the 6th Cycle Housing Element: 2021 - 2029

As part of the certification activities for the 6th Cycle Housing Element, the City identified four housing sites with the capacity to accommodate the required RHNA, plus an approximate 15% surplus. The City prepared an Environmental Impact Report (EIR) and rezoned the sites for the development of two mixed-use commercial/residential projects and two affordable/workforce housing projects. In 2023, the City selected the workforce housing developer, National Community Renaissance (National CORE), to assist the City with development of two workforce housing projects. The City and National CORE entered into an Exclusive Negotiation Agreement and in 2024 National CORE proposed a conceptual design for one of the affordable housing sites known as Walnut Bluff to obtain feedback from the City Council and the public. The City Council and the Housing Authority Board also approved an Affordable Housing Agreement with National CORE in 2025 for the development of the Walnut Bluff property. National CORE has begun seeking funding to proceed with the project and will continue to do so as anticipated in 2026. Additionally, the City has been actively working on completing all the programs in the Housing Element. The GPAPR (Attachment A) shows the housing programs completed thus far.

Workforce Housing Grants, Funding, and Financing

Historically, the City utilized redevelopment funding to facilitate the development of workforce housing. The funding aided in purchasing, rezoning, and remediating sites to market them to developers. Prior to 2012, the City successfully used redevelopment funding to develop 291 affordable units. With the dissolution of the redevelopment agency, this funding resource is no longer available.

In 2023, the City issued a Notice of Funding Availability (NOFA) requesting qualified workforce housing developers to apply. The NOFA identified approximately \$10 million of City funds which, subject to formal approval by the City and the Housing Authority, could be available from multiple sources including: the Low- and Moderate- Income Housing Asset Fund, affordable housing in-lieu fees, and the ongoing Permanent Local Housing Allocation grant program. The City funds would be used toward the development of the two workforce housing projects, providing a total of 380 units, 90 of which would be for moderate-income housing. As noted above, after a competitive selection process, the City selected National CORE, a nationally recognized workforce housing developer. The

City entered into an Exclusive Negotiation Agreement (ENA) with National CORE in 2024 regarding the projects. National CORE commenced its due diligence of the housing sites, began negotiations with the property owner to execute a Purchase and Sale Agreement (PSA) and began preparation of numerous applications for available funding sources to complete the projects. National CORE has initially focused on the smaller Walnut Bluff site for securing site control, and a PSA for the Walnut Bluff site was executed in February 2025.

In November 2025, an amendment to the ENA with National CORE was executed in anticipation of the upcoming expiration of the ENA for the Orange Bluff site. Staff recommended extending the ENA between the City, the Signal Hill Housing Authority, and National CORE for the Orange Bluff site. The City Council and the Housing Authority Board also approved an Affordable Housing Agreement with National CORE for the development of the Walnut Bluff property. National CORE has experienced significant impacts from changes in funding availability and is pursuing alternative funding opportunities. In 2026, National CORE will continue to seek funding opportunities.

Circulation Element

The Circulation Element establishes guidelines and policy direction for the development and maintenance of a comprehensive transportation system in the City. The Element works to achieve long-term development, maintenance, and enhancement of the City's circulation system by recognizing that transportation routes and utility services play an important role in shaping the physical development of the City.

Key achievements in 2025 include:

- East Burnett Street Pedestrian and Bike Project - The Public Works Department (PW) has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.
- New Funding for Traffic and Road Safety Projects - PW successfully secured funding for traffic and road safety-related projects in the following amounts:
 - \$2,719,980 - HSIP Federal funding for signal and traffic-related improvements at 11 intersections.
 - \$1,082,450 - HSIP State funding for traffic-related improvements along the East Willow Street corridor.
 - \$1,404,720 - Metro funding (I-710 South Early Action Projects) for traffic-related improvements along the Willow Street corridor.
 - \$5,207,150 - Total funding secured.
- Electric Vehicle (EV) Charger and Solar Projects - The Community Development Department (CD) continued to provide expedited review for EV chargers and rooftop solar projects for both industrial/commercial and residential projects. The City continues to comply with all applicable State requirements related to energy efficiency.

- Annual Street Report - The Finance Department (Finance), under the California Streets and Highways Code section 2151, is required to file an annual report of expenditures for street or road purposes with the State Controller's Office on or before October 1 of each year. The report was submitted successfully on time.
- East Willow Street Median Project - PW completed the median project on East Willow Street.
- Alleyway Restoration Project - PW completed Phases 1 and 2 of the restoration of various alleyways in poor condition throughout the City.
- Paving Rehabilitation Project - PW completed the road reconstruction of the California Avenue Paving Rehabilitation Project from East 28th Street to East Spring Street.
- Panorama Promenade Trail - PW completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm; this project successfully mitigated emergency erosion conditions.

Environmental Resources Element

The Environmental Resources Element combines the required Open Space and Conservation categories into one element. Amended in 1989, the Environmental Resources Element includes the Parks and Recreation Master Plan (PRMP) and associated Prioritization and Implementation Plan (PIP) to provide a blueprint for the development of the City's parks and trails system. The Element guides the management of natural resources and open space within the City by directing the timing, location, amount, and uses of resources related to air, groundwater, soils, wildlife, and minerals.

Key achievements in 2025 include:

- Hillbrook Park - PW completed construction on Hillbrook Park in January 2025. Improvements included new play equipment, new BBQ picnic shelters, stormwater infiltration, and the removal of dry creek bed to increase usable space. The City held a ribbon cutting ceremony on February 4, 2025.
- Signal Hill Amphitheater - PW completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly complete by October 2026.
- Gundry Reservoir Roof Replacement Project - PW completed design plans, awarded a construction contract, and initiated long-lead construction procurement items on the Gundry Reservoir Roof Replacement and Sand Basin Rehabilitation Projects.
- New Grant for Tree Installation - PW awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and

construction activities have commenced.

- New Water Well - PW obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following two years of review and water system modifications and resubmittals.
- Rooftop Solar Projects - CD established a platform for automated small residential rooftop solar plan review and permit issuance.
- The Parks, Recreation and Library Services Department (PRL) continued to offer the Family Food Distribution program for low-income Signal Hill families. 18 low-income families received assistance in November and December. They received a debit card from the City's local grocery store to purchase supplemental groceries each month. In addition, 40 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need some support to close food insecurity gaps.
- Summer Camp - PRL hosts an annual summer camp for children entering 1st through 6th grades. In 2025, the City added a third camp location to expand the program and serve more children.
- Parks and Recreation Commission Communications - PRL provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- Paperless Transactions - Finance continued to advance paperless transactions by initiating the implementation of an automated accounts payable process, eliminating the need to print invoices, streamlining the approval workflow, and contributing to the City's sustainable practices.

Safety Element

The Safety Element focuses on policies and programs to mitigate and minimize any unreasonable risks and limit the level of community exposure to a range of hazards. The element includes topics such as public safety, evacuation routes, and potential hazards. Additionally, the Safety Element incorporates the Local Hazard Mitigation Plan, which outlines mitigation strategies specific to the city to reduce risk by protecting life and property, enhancing public awareness, preserving natural systems, encouraging partnerships, and/or strengthening emergency services.

Key achievements in 2025 include:

- Emergency Operations Center (EOC) Hazard Mitigation Plan - EOC staff and emergency response personnel worked together to update the EOC Hazard Mitigation Plan.
- City's Emergency Operations Plan - EOC staff worked with other city department personnel to update the City's Emergency Operations Plan.

- Community Emergency Response Team (CERT) Program - EOC staff worked with Los Angeles County Fire personnel to bring back the CERT program.
- Parking Services - Signal Hill Police Department (SHPD) updated the parking services contract to implement new and improved technology for issuing citations.
- Community Events - SHPD continued to prioritize our community events, such as National Night Out and Heroes and Helpers. In addition, Coffee with a Cop event was reestablished.
- Internal Promotions - SHPD focused on succession planning and has three internal promotions, including Chief of Police, Captain, and Operations Lieutenant.
- Wellness Day - SHPD continued to focus on employee wellness. Utilizing a wellness grant, upgrades to the gym equipment were made. SHPD hosted two department family days with the support of the Signal Hill Police Foundation. Additionally, annual wellness check-ins to employees and mental health and peer support training were prioritized.
- Crime Trends - SHPD contracted with a crime analyst to help identify crime trends and areas for directed enforcement to maximize their patrol efforts.
- Document Tracking - SHPD implemented new software to streamline internal documentation, including Use of Force reports, to improve consistency, records tracking, and workload efficiency.
- Measure H Homeless Services - SHPD met regularly with the Measure H Homeless Services Liaison to discuss various available resources for the unhoused population in Signal Hill.
- Communications - Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.
- Safety Element Routes - Staff continued to follow the 2016 Safety Element, which provides a map identifying designated evacuation routes within the City for transportation of hazardous and toxic materials.
- Alquist-Priolo Earthquake Fault Zone - The Building Safety Division required geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zones. In Signal Hill, the only earthquake fault zone is the Newport-Inglewood Fault Zone, which runs diagonally from northwest to southeast across the City.

Noise Element

The Noise Element is intended to limit the community's exposure to excessive noise levels and ensure local regulations are consistent with state and federal regulations. The Noise Element identifies noise sources and incorporates measures to effectively reduce excessive noise impacts to residents.

Key achievements in 2025 include:

- Noise Standards - SHPD enforces compliance with noise standards in the current Motor Vehicle Code. The Neighborhood Enhancement Division and the Building Safety Division enforce compliance with the Signal Hill Municipal Code Chapter 9.16 Noise.
- Permitting Process - The City's building plan check process incorporated noise standards covered in the 2022 California Building Code.
- Noise Impacts - Staff analyzed noise impacts during project review as part of the California Environmental Quality Act review process. Any noise impacts following construction are addressed as part of the City's code enforcement program.
- Long Beach Airport - Staff maintained communication with Long Beach Airport personnel regarding airport operations. Staff received one noise complaint in the past year. The City provided residents with contact information to the Long Beach Airport Noise Abatement office for official complaints.
- Council of Governments (COG) - Staff maintained membership in the Gateway Cities COG and participated in regional reviews of transportation and airport operations.

Conclusion:

The GPAPR and summary of accomplishments for implementation of the City's General Plan for 2025 must be submitted to both OPR and to HCD by April 1, 2026, along with the SB 341 housing asset fund. Staff has attached the housing asset fund report to this agenda report (Attachment B). If authorized by the City Council, staff would submit the documents to the State for review.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment(s):

- A. Draft General Plan Annual Progress Report
- B. SB 341 Housing Asset Fund Report

CITY OF SIGNAL HILL



2025

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department
April 1, 2026

LAND USE ELEMENT

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs. **The significant projects for 2025 and their status are described below:**

Projects Completed

North End Neighborhood

- 3369 ½ Cerritos Avenue – Accessory Dwelling Unit

Atlantic/Spring Neighborhood

- 999 East Spring Street – Interior improvements and new signage for an existing Starbucks Cafe

West Side Neighborhood

- 2321 ½ and 2323 ½ Lemon Avenue – Two Accessory Dwelling Units

Central Neighborhood

- 2998 Cherry Avenue – New Audi Car Dealership exterior and interior remodel project, and associated street improvements
- 2700 East Willow Street – Tenant improvements of an existing office

Hilltop Neighborhood

- 2160 East Willow Street – Interior remodel of an existing restaurant for a new Knead donut shop

Southeast Neighborhood

- 1991 ½ Junipero Avenue – Accessory Dwelling Unit
- 1919 ½ Dawson Avenue – Accessory Dwelling Unit
- 2065 Stanley Avenue Unit J – Junior Accessory Dwelling Unit

Projects Under Construction

North End Neighborhood

- 3288 ½ Lewis Avenue – Accessory Dwelling Unit

West Side Neighborhood

- 909 ½ East 25th Street – Accessory Dwelling Unit
- 2351 Lewis Avenue – Accessory Dwelling Unit
- 921 ½ East 25th Street – Accessory Dwelling Unit

Central Neighborhood

- 2175 East 28th Street – Los Angeles County Sanitation District improvements at City Yard

Civic Center Neighborhood

- 2175 Cherry Avenue – Exterior and interior remodel of City Hall

Hilltop Neighborhood

- 1933-1947 Temple Avenue – Grading for the construction of eight new small-lot single-family dwellings

Southeast Neighborhood

- 2038 ½ Raymond Avenue – Accessory Dwelling Unit
- 2638 and 2638 ½ Wall Street – Two Accessory Dwelling Units
- 1965 ½ Dawson Avenue – Accessory Dwelling Unit
- 1844 ½ Raymond Avenue – Accessory Dwelling Unit

In Plan Check Review

North End Neighborhood

- 3269 ½ Lewis Avenue – Accessory Dwelling Unit
- 3259 ½ Lewis Avenue – Accessory Dwelling Unit
- 3288 ½ Lewis Avenue – Accessory Dwelling Unit
- 3201 ½ Orange Avenue - Accessory Dwelling Unit

West Side Neighborhood

- 3318 ½ Cerritos Avenue – Accessory Dwelling Unit

Hilltop Neighborhood

- 2162 East Willow Street – Interior remodel for new take-out Wing Stop restaurant
- 2179 ½ Temple Avenue – Accessory Dwelling Unit
- 1933-1947 Temple Avenue – Eight new small-lot single-family dwellings

Southeast Neighborhood

- 2750 East 20th Street – Three new single-family dwellings
- 1917 Junipero Avenue – Accessory Dwelling Unit

Projects Under Entitlement Review

North End Neighborhood

- 3201 Walnut Avenue – New 102,607 square-foot distribution warehouse
- 850 East 33rd Street – New coffee shop with drive-thru

West Side Neighborhood

- 1100 East 23rd Street – Two new single-family dwelling units
- 2375 Lewis Avenue/1030 East Burnett Street – Merger of two lots and construction of nine residential units

Civic Center Neighborhood

- 2020 Walnut Avenue – 172 new townhouses
- 1450 East 27th Street and 2655 Walnut Avenue – Two new industrial buildings
- 1701 East Creston Avenue – New industrial building

Hilltop Neighborhood

- 2598 Cherry Avenue – Costco Gas Station revised queuing
- 2095 Freeman Avenue – New single-family dwelling
- 2100 Ohio Avenue – New single-family dwelling and attached Accessory Dwelling Unit

- 7215-027-032 (East Hill Street/Ohio Avenue) – New single-family dwelling

Southeast Neighborhood

- 2599 Pacific Coast Highway – 7 new residential condominium units
- 2027 ½ Junipero Avenue – Junior Accessory Dwelling Unit
- 3234 East 20th Street – New industrial building

Goal 1: Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Policy 1.2: Provide opportunities for a variety of residential densities and housing styles.

- The City continues to provide opportunities for a variety of residential densities and housing styles.
- The City issued permits for two (2) Accessory Dwelling Units (ADUs) and finalized permits for nine (9) ADU's in the past year.
- Further, the City continues to keep track and comply with the State housing legislation to accelerate housing production within the City.

Policy 1.3: Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

- The City has undertaken comprehensive economic and land use study for three areas in the community known as the Opportunity Study Areas (OSAs). The OSA assesses the future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The study utilizes an economic analysis as the foundation for the creation of central business district within the City.
- The City has various projects either under review or approved to replace existing vacant or abandoned parcels with new development. As described in the projects list above, the location of the projects are in proximity to public transit and retail establishments.

Goal 2: Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints, and the City's unique characteristics and natural resources.

Policy 2.4: Regulate development in identifiable hazardous areas as shown on the Special Management Areas Map or in areas that are environmentally sensitive.

- The City maintains ongoing implementation of the Oil and Gas Code for all projects and development activities. The City continues to implement Title 15 Buildings and Construction of the Signal Hill Municipal Code for all new development.

Policy 2.5: Ensure an orderly extension of essential services and facilities and preservation of a free-flowing circulation system, by requiring the provision of essential services and facilities at the developer's cost where these systems do not exist or are not already part of the City's financed annual Capital Improvement Program.

- The City continued to require that utilities be undergrounded for new development.

Policy 2.6: Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

- The City conducts regular maintenance and landscaping inspections at individual well sites apart from the drill sites.
- As part of the 6th Cycle certified Housing Element, the City started working on two workforce housing sites. The properties are currently vacant except for oil operations. The City entered into an Exclusive Negotiation Agreement with National CORE to develop the sites.

Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Policy 3.1: Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and glare which affect residential areas and sensitive receptors.

- The City hired a full-time code enforcement officer to prioritize all neighborhood enhancement related issues and complaints to minimize levels of noise, odors, dust, and glare as requirement by the municipal code.
- The City continued to implement the Mobile and Sidewalk Vending Ordinance that ensures all food vendors within City limits comply with state, local, and health safety regulations. The ordinance provides minimum distance requirements from sensitive receptors, time frames, and safety regulations for location along the street.
- The City addresses any noise, odors, dust, and glare violations through the Neighborhood Enhancement program.

Policy 3.3: Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.

- All new developments are required to undergo a Site Plan and Design Review process where the design, landscaping, setbacks, and buffering methods between uses are reviewed and modified to minimize impacts to surrounding residential uses.

Policy 3.13: Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

- The City has undertaken comprehensive economic and land use study for three areas in the city known as the Opportunity Study Areas (OSAs). The OSA project assesses the future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The study utilizes an economic analysis as the foundation for the creation of central business district within the City.
- The City continues to collaborate with the Homeless Services Liaison, which was created through grant funding received from Measure H. The duties include advocating for the three cities, Signal Hill, Lakewood, and Hawaiian Gardens, to ensure that service providers (LAHSA, PATH) are responsive to the needs of the city, as well as working to address specific areas of concern. This role is an important addition to the City, as addressing homeless issues in the community is a goal in our Housing Element of our General Plan. The Homeless Services Liaison has assisted City staff in achieving a net zero homelessness.

Policy 3.16: Review and revise, as necessary, the City's development standards to improve the quality of new development and protect the public health and safety.

- The Building Safety Division continues to address building code violations.
- National Building Safety Month is celebrated each year during the month of May.
- The City adopted the 2025 California Building Codes with local amendments.

Policy 3.19: Maximize to the extent practicable, the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground.

- As part of the City's Site Plan and Design Review process, applicants of qualifying projects are required to prepare and submit Low Impact Development (LID) plans for City review and approval for compliance with stormwater regulations.

Policy 3.21: Require new projects to include permanent controls to reduce storm water pollutant loads from development sites including parking lots to the maximum extent practicable.

- In addition to the State LID and the MS4 regulations, the City has a small-site LID Ordinance which captures additional projects to reduce stormwater pollutants while still allowing maintenance of existing parking and landscape areas. The City processed a total of 10 small-site LID plans in 2025.

Goal 4: Ensure that future land use decisions are the result of sound and comprehensive planning.

Policy 4.1: Consider all general plan goals and policies, including those in other general plan elements, in evaluating proposed development projects for general plan consistency.

- See Land Use Element Goal 1, Policy 1.3.
- All projects noted in the policies above were evaluated for consistency with the City's General Plan, Zoning, and other development and design standards during public and administrative review and approval. Consistency for projects subject to public review is documented by way of adopted resolutions with findings of consistency.
- The City participates in the General Plan Annual Review process, submitting comprehensive reports on General Plan progress by April 1st of each year.

Policy 4.3: Endeavor to promote public interest in the understanding of the general plan and land use programs.

- The General Plan Annual Progress Report is prepared and presented before the City Council during a duly noticed meeting. The report is made available to the public for a full comprehensive review of the projects and programs throughout the year.
- The City has and maintains a General Plan webpage, where the public can access the General Plan and each element, general information, and updates on General Plan Elements are provided to the community.

Policy 4.4: Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

- As part of the Site Plan and Design Review process, applicants are required to conduct developer outreach, attend at least one community meeting, and for projects requiring public hearings, to participate in the duly noticed public hearings for the purpose of receiving and responding to public input, comments, and questions.

Jurisdiction	Signal Hill	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		9
Total Units		9

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	9	2
Mobile/Manufactured Home	0	0	0
Total	0	9	2

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	8	9

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	14
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	6	6
Discretionary	1	8

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Signal Hill
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0	14	14	0	0							
	7216-020-011	1933-39 Temple Avenue	Courtyard	10284526	5+	O	3/3/2025											8	8		NONE	No	No	N/A	Approved	Discretionary		
	7148-006-035	3259.5 Lewis Avenue	ADU	10284487	ADU	O	1/16/2025											1	1		NONE	No	No	N/A	Approved	Ministerial		
	7211-021-010	2351.5 Lewis Avenue	ADU	10284486	ADU	O	1/15/2025											1	1		NONE	No	No	N/A	Approved	Ministerial		
	7215-027-060	2179.5 Temple Avenue	ADU	10284735	ADU	O	7/18/2025											1	1		NONE	No	No	N/A	Pending	Ministerial		
	7216-017-011	1917.5 Junipero Avenue	ADU	10285018	ADU	O	10/31/2025											1	1		NONE	No	No	N/A	Pending	Ministerial		
	7216-006-019	2038.5 Raymond Avenue	ADU	10285047	ADU	O	12/8/2025											1	1		NONE	No	No	N/A	Approved	Ministerial		
	7216-005-036	2065 Stanley Avenue, Unit J	JADU	10284696	ADU	O	6/10/2025											1	1		NONE	No	No	No	Approved	Ministerial		
																			0									

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction	Signal Hill
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement											
1				2	3	4											
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0
	7216-020-011	1933-39 Temple Avenue	Courtyard	10284526	5+	O											
	7148-006-035	3259.5 Lewis Avenue	ADU	10284487	ADU	O											
	7211-021-010	2351.5 Lewis Avenue	ADU	10284486	ADU	O											
	7215-027-060	2179.5 Temple Avenue	ADU	10284735	ADU	O											
	7216-017-011	1917.5 Junipero Avenue	ADU	10285018	ADU	O											
	7216-006-019	2038.5 Raymond Avenue	ADU	10285047	ADU	O											
	7216-005-036	2065 Stanley Avenue, Unit J	JADU	10284696	ADU	O											
	7148-006-003	3288.5 Lewis Avenue	ADU	10284146	ADU	O											
	7216-023-006	2638 and 2638.5 Wall Street	ADU	10284214	ADU	O											
	7216-023-006	1919.5 Dawson Avenue	ADU	10284256	ADU	O											
	7216-015-004	1965.5 Dawson Avenue	ADU	10284439	ADU	O											

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Affordability by Household Incomes - Building Permits														
5	6	7											8	9
Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
	0	0	0	0	0	0	0	0	0	0	0	0	9	9
	0													0
	0											1	8/20/2025	1
	0											1	3/25/2025	1
	0													0
	0													0
	0											1	12/8/2025	1
	0											1	7/16/2025	1
	0											1	3/10/2025	1
	0											2	1/29/2025	2
	0											1	2/3/2025	1
	0											1	1/8/2025	1

Affordability by Household Incomes - Certificates of Occupancy												
10											11	12
Acutely Low- Income Deed Restricted	Acutely Low- Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
0	0	0	0	0	0	0	0	0	0	2		2
												0
												0
												0
												0
												0
												0
										1	9/8/2025	1
												0
												0
										1	10/23/2025	1
												0

Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus		
			13	14			15	16	17	18	19	20
Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)
							0					
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										
NONE	No	N										

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction	Signal Hill		
Reporting Year	2025	(Jan. 1 - Dec. 31)	
<small>D_1_Name</small>	<small>D_2_Objective</small>	<small>D_5_Complete</small>	<small>D_6_Cycle</small> <small>D_7_ImpStatus</small> <small>D_4_Status</small> <small>D_8_CatOutcomes</small> <small>D_9_CountOutcomes</small> <small>D_10_Documents</small>

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Adequate Sites Program	Rezone 4 sites, totaling over 27 acres. 517 units needed by October 15, 2022. 35 to 45 dwelling units per acre. Walnut and Orange Bluff sites included in this.	2023	6th Cycle: 2021-2029	Completed	12/2021: Conduct thorough environmental and health assessment- COMPLETED 10/2022: Rezoning including CEQA and adoption of SP7 with adjusted development standards for bluff sites- COMPLETED 4/2023: RFP to be issue- COMPLETED 7/2023: Interview developers and select best qualified- COMPLETED 12/2023: Enter into development agreements to guide development of all 4 sites and include a commitment to all production and site remediation to be completed once developer is chosen- (COMPLETED) Submit adopted Housing Element to water and sewer within 30 days of adoption- COMPLETED Adopt required procedures to proposed developments that include units affordable to lower income households within 2 years of element adoption- IN PROGRESS City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption- COMPLETED. 2025: This program has been completed through the adoption of the ZOAs and associated documents for the four housing sites per our RHNA allocation. We plan on tracking implementation through the submittal of the General Plan Annual Progress Report. - COMPLETED	Meetings	5	None
No Net Loss Program	To ensure sufficient residential capacity is maintained for each income category, develop and implement a formal, ongoing evaluation procedure pursuant to Gov. Code Section 65863. Evaluation procedure will track number of extremely low, very low, low, moderate, and above moderate income units constructed in order to calculate the remaining unmet RHNA. Will also track number of units built on identified sites.	2023	6th Cycle: 2021-2029	Continuous	Within ONE (1) YEAR of adopting the Housing Element for 2021-2029, a formal, ongoing (project-by-project) evaluation procedure will be developed and implemented. After adopting an evaluation procedure, the City will monitor rezones and the development of residential units and update the site inventory. The site's inventory will be posted on the CD website and updated at least once a year. At least annually, the City, if necessary, shall update the sites inventory in conjunction with the Housing Element Annual Reports pursuant to Government Code section 65400. 2025: The City will complete the Opportunity Study Area (OSA) Analysis this calendar year, leading to the development of developer-friendly standards within an overlay zone. - CONTINUED EFFORT	Meetings	5	None
Housing Choice Voucher Rental Assistance Program	Provide rental assistance to an annual average of 40 to 60 households. To assist: advertise and promote regional housing assistance programs throughout the City. Provide information on City's website, target outreach, landlord outreach program, use of section 8 program in ADU developments.	2029	6th Cycle: 2021-2029	Continuous	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT 12/2022: Update city website with regional housing assistance programs information-CONTINUED EFFORT 6/2023: Send direct outreach to higher need or lower-income individuals and to rental/property managers and housing assistance service providers in higher opportunity areas- CONTINUED EFFORT	Persons	5	None
First Time Homebuyer Assistance Program	Provide down payment assistance to three households during the 2021-2029 planning period. Promote County Homeownership (HOP) program; and County Mortgage Credit Certificate (MCC) Program. The MCC Program offers qualified first-time homebuyers a federal income tax credit. Ability to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit their tax returns. Awarded a tax credit up to 20% of the annual interest paid on the mortgage loan. Remaining 80% of mortgage interest will continue to qualify as an itemized tax deduction.	2029	6th Cycle: 2021-2029	Continuous	The City will continue to participate in the Urban County Program throughout the eight-year planning period- CONTINUED EFFORT Hold at least two seminars for new homebuyer assistance, target outreach related to seminars to residents in geographic areas of higher need or lower income- COMPLETED ON 03/20/2023 & 05/06/2023. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT. Annual outreach to local entities for promotion and coordination of assistance programs- CONTINUED EFFORT 2025: Maintain annual communication with the Los Angeles County Development Authority, Housing Assistance Division, regarding housing voucher information the City utilizes yearly. - CONTINUED EFFORT.	Meetings	5	None
Waiver of Development Impact Fees	Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Provide fee waivers for two projects within the planning period. The current (July 2021) per unit fees are: Parks and Recreation Single family dwelling \$21,910 Multi-family dwelling \$15,112 Water SD Meter of 1" \$21,437 Traffic (all residential) \$540.47	2029	6th Cycle: 2021-2029	Continuous	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- COMPLETED; CONTINUED EFFORT	Meetings	5	None

Special Needs Program	Provide housing opportunities to meet the needs of special needs residents by allowing for development standard incentives, including reduced parking standards, setbacks, and increased height allowances. Provide additional regulatory incentives and concessions to projects targeted for special needs groups such as exemption from the site plan and design review process. Complete site remediation form oil extraction activities on sites for affordable or special needs housing. Interview prospective developers to develop the Walnut Bluff and Orange Bluff sites with the housing affordability components described in the Sites Inventory. Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Establish a centralized, one-stop housing inquiry location.	2029	6th Cycle: 2021-2029	In Progress	Impact fee deferrals current and ongoing and developer outreach annually- CONTINUED EFFORT 2023: April to July- Interview interested developers and select the best qualified private or non-profit developer- COMPLETED 2022: October- Adopt Special Planning area 7 with adjusted developments standards for the Walnut Bluff and Orange Bluff sites- COMPLETED 2024: Adopt Objective Design Standards- IN PROGRESS 2024: June- Site remediation initiated for the Walnut Bluff and Orange Bluff sites when development agreements completed- IN PROGRESS 2021-2029 ongoing: Participation in regional efforts to address homelessness 2022: December- Add information related to the Los Angeles County Homeless Outreach Portal (LA-HOP) on the City website- COMPLETED 2023: January- Post quarterly on the City's social media pages in English and Spanish- COMPLETED; CONTINUED EFFORT 2024: Establish a centralized, one-stop housing inquiry location- CONTINUED EFFORT 2025: The City has selected National CORE as its workforce housing developer/operator. National CORE has executed a PSA with the property owner, Signal Hill Petroleum. COMPLETED	Meetings	5	None
ADU Ordinance and Incentives Program	Adopt an ADU Ordinance and plan of incentives for the production of ADUs. Incentives include: <input type="checkbox"/> Inform owners that the construction of ADUs is exempt from fees. <input type="checkbox"/> Provide owners with example of small ADUs (micro-units, small studios (<500 SF)). <input type="checkbox"/> Inform owners of the Section 8 Housing Choice Voucher Program and County of Los Angeles Housing Authority contacts.	2022	6th Cycle: 2021-2029	In Progress	Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023- IN PROGRESS	Other	5	None
Density Bonus Ordinance	Prepare and adopt a density bonus ordinance. Responsible Agency: Community Development Department	2029	6th Cycle: 2021-2029	In Progress	2022-2023: annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS	Units	5	None
Zoning Ordinance Amendments Program	Update Zoning Ordinance Definitions o Employee Housing. o Qualified Supportive Housing Development. o Low Barrier Navigation Center. Update Uses Permitted in the Residential Districts o Employee housing in zones permitting single family homes. o Large family day care homes in the multifamily districts (SB 234). Update Uses Permitted in the Commercial Zones o Low barrier navigation centers in the CR Zone. o Amend emergency shelter parking standards to limit required parking to only number of spaces sufficient to accommodate staff working at the shelter.	2025	6th Cycle: 2021-2029	In Progress	2022-2023: annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS	Units	5	None
SB 35 Development Streamlining Program	Create and make available an informational packet that explains SB 35 streamlining provisions and eligibility. Develop application supplemental for submittal	2023	6th Cycle: 2021-2029	Completed	1st Quarter 2023- COMPLETED; ATTACHMENT C IN REPORT	Other	5	None
Energy Conservation	The City will take the following actions during the 2021-2029 planning period: Continue to promote energy conservation by promoting its Residential Green Building Primer. Continue to enforce the 2019 California Green Building Standards Code. Use the Sustainable City Committee (SCC) to continue developing and recommending a sustainability framework that promotes environmentally sound and financially practical objectives. Continue to implement the goals adopted as part of the Green City Report prepared by the Sustainable City Committee. The Report allows the City to self-certify as a One-Leaf Green City	2023	6th Cycle: 2021-2029	Completed	Promote and encourage weatherization and energy efficient home improvements throughout the planning period; expand website information on energy conservation resources by 1st Quarter 2023- COMPLETED; ATTACHMENT D IN REPORT	Other	5	None
Housing Code Enforcement	40 closed code violation cases per year	2029	6th Cycle: 2021-2029	Continuous	The program will be implemented on an ongoing basis during the 2021-2029 For calendar year 2025, closed out 42 code violations, meeting annual goal- CONTINUED EFFORT	Units	5	None

Housing Rehabilitation	Objective: 5 single family dwellings. During the 2021-2029 planning period the City will take the following actions: - Coordinate with the County of Los Angeles Urban County CDBG Program to lobby for an increase in CDBG funding for housing rehabilitation activities. - Use Permanent Local Housing Allocation (PLHA) program funds for housing rehabilitation activities once 6th cycle Housing Element cleanup activities have been completed. - Identify and actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance. Identify State, regional, and local public and private housing rehabilitation resources (including nonprofit agencies) that Signal Hill property owners can participate in and provide the information on the City's website. - Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms, 1 outreach activity per year; target outreach to homeowners in geographic areas of higher need or lower income as well as local homeowner associations	2029	6th Cycle: 2021-2029	Continuous	Coordination with the County of Los Angeles: annually through the Annual Action Plan process; PLHA application when the State releases Notice of Funding Availability after 2024 when site cleanup has been completed and PLHA funds can be redirected to rehabilitation activities; Website availability of housing rehabilitation resources, by 1st Quarter 2023, Initiate outreach in June 2023 and annually thereafter- CONTINUED EFFORT	Other	5	None
Accessibility Modifications Program	NOTHING WRITTEN	N/A	6th Cycle: 2021-2029	Not Yet Started	NOTHING WRITTEN	Other		None
Fair Housing Information and Services Program	Implement the Fair Housing Information and Services Program; hold three Fair Housing Workshops during the eight-year planning period; Post information on accessing fair housing services quarterly on the City's social media pages; assist at least 25 residents during the planning period (AFFH viewer shows 12 inquiries from 2013-2021)	2029	6th Cycle: 2021-2029	Completed	Hold 3 fair housing workshops and implement program on an ongoing basis throughout the 2021-2029 planning period- IN PROGRESS Post information on accessing fair housing services quarterly on the City's social media pages in English and Spanish beginning January 2023- COMPLETED; ATTACHMENT E IN REPORT	Meetings	5	None
Affirmatively Furthering Fair Housing	Varies by the following fair housing issues specific to Signal Hill: 1. disproportionate need experienced by hispanic households, 2. lower environmental quality, 3. racial equity/bias in the city practices and procedures, 4. displacement risk. More detail in attachment b (in adopted housing element can add if needed.)	2029	6th Cycle: 2021-2029	In Progress	Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan by mid-year 2022 Staff conducted research into implementation of Affirmative Fair Housing Marketing Plan and will work on establishing one in 2026-2027 IN PROGRESS	Other	5	None

CIRCULATION ELEMENT

The Circulation Element was adopted in 2010 and contains eight goals and 33 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: NEW DEVELOPMENT AND REGIONAL COOPERATION – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Policy 1.b: Require that new development includes circulation and utility system improvements, including dedication of land for widening of roadways and pedestrian and bicycle facilities, where appropriate, and construction of new public works facilities reasonably related to the impacts of the development and intended use on the existing systems.

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on East Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on East Burnett Street and bicycle lanes. The project is expected to start in 2026.
- Signal Hill Amphitheater – The Public Works Department completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly completed by October 2026.
- New Water Well – The Public Works Department obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following 2 years of review and water system modifications and resubmittals.
- New Funding for Traffic and Road Safety Projects – The Public Works Department successfully secured funding for traffic and road safety–related projects in the following amounts:
 - \$2,719,980 – HSIP Federal funding for signal and traffic-related improvements at 11 intersections.
 - \$1,082,450 – HSIP State funding for traffic-related improvements along the Willow Street corridor.
 - \$1,404,720 – Metro funding (I-710 South Early Action Projects) for traffic-related improvements along the Willow Street corridor.
 - \$5,207,150 – Total funding secured.
- Annual Street Report – The Finance Department, under the California Streets and Highways Code section 2151, is required to file an annual report of expenditures for street or road purposes with the State Controller’s Office on or before October 1 of each year. The report was submitted successfully on time.

Policy 1.e: Strengthen the framework for effective regional and local circulation system planning efforts.

- See Circulation Element, Goal 1, Policy 1.b

Goal 2: ROADWAYS – Provide a safe and efficient roadway system for all users.

Policy 2.a: Construct new roadways and improve existing roadways consistent with the classification system for minimum right-of-way widths described in the Official Plan Lines Map.

- East Willow Street Median Project – The Public Works Department completed the median project on East Willow Street.
- Alleyway Restoration Project – The Public Works Department completed Phases 1 and 2 of the restoration of various alleyways in poor condition throughout the City.

- Paving Rehabilitation Project – The Public Works Department completed the road reconstruction of the California Avenue Paving Rehabilitation Project from East 28th Street to East Spring Street.
- East Burnett Street Pedestrian and Bike Project – The Public Works Department has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.

Policy 2.c: Promote proactive and systematic repair and replacement of worn roadways and infrastructure.

- See Circulation Element, Goal 2, Policy 2.a.

Policy 2.d: Coordinate and monitor the physical condition and operation of existing transportation systems by analyzing activity areas and the various transportation links (roadway, pedestrian, bicycle, and others) that connect those activity areas.

- See Circulation Element, Goal 2, Policy 2.a.

Goal 3: PEDESTRIAN AND BICYCLE CIRCULATION – Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.

Policy 3.a: Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

- Panorama Promenade Trail – The Public Works Department completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.
- Hillbrook Park – The Public Works Department completed the construction of Hillbrook Park.

Policy 3.b: Preserve existing public access to the trails system to promote recreational walking and hiking, fitness, and alternative modes of transportation.

- See Circulation Element, Goal 2, Policy 2.a. and Goal 3, Policy 3.c.

Policy 3.d: Coordinate with the City of Long Beach to ensure that current and future pedestrian and bicycle facilities are properly linked at city boundaries.

- See Circulation Element, Goal 2, Policy 2.a.

Goal 6: UTILITIES – Provide safe, efficient, and environmentally friendly utility systems and pipelines.

Policy 6.c: Encourage the development of infrastructure that supports new power-generating sources, such as solar and wind energy.

- Consistent with State-mandated regulations, the City provided expedited reviews for electric vehicle (EV) chargers and rooftop solar projects. The City continues to comply with all applicable State requirements related to energy efficiency. The City approved the following large solar projects in 2025:
 - 950 East 33rd Street (Target) – Installation of 1,219 solar panels
 - 3177 California Avenue (Secure Space) – 550 solar panels

ENVIRONMENTAL RESOURCES ELEMENT

The Environmental Resources Element was last updated on February 16, 1988. The Parks and Recreation Master Plan (PRMP) was previously updated in December 1989 and incorporated into the PRMP as Appendix A of the Environmental Resources Element (Ordinance No. 89-12-1047). In February 2021, the Parks and Recreation Master Plan Update was adopted by the City Council.

During the finalization of the PRMP, additional areas of clarification were identified, including park development impact fees. Upon request by the City Council, the Prioritization and Implementation Plan (PIP) was developed as a companion document to the Parks and Recreation Master Plan, both of which were subsequently approved in January 2022. The PIP identified the relevant and attainable priorities related to park, trail, facility, and program development over the next 10-15 years in the areas of Planning, Policy, and Programs, as well as Capital Improvement Projects. The goals and objectives that had been identified in the PRMP were reviewed for status as to completion, progress, and relevancy/applicability. As a complementary document, the PIP will serve as a work plan for the Community Services Department as funding sources become available. Both the PRMP and PIP documents are intended to be incorporated into the Environmental Resources Element Update as part of the General Plan.

The Environmental Resources Element contains seven goals and 39 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a city with striking view potential and a City that is carefully managing its transportation from resource extraction to balance land uses.

Policy 1.3: Develop design guidelines and themes that can be utilized throughout the City, and that are integrated with the greenbelt system, public signage, street furniture, public buildings, and similar facilities.

- The Public Works Department trims City trees on a set (biannual) schedule.
- New Water Well – The Public Works Department obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following 2 years of review and water system modifications and resubmittals.
- Signal Hill Amphitheater – The Public Works Department completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly completed by October 2026.
- Gundry Reservoir Roof Replacement Project – The Public Works Department completed design plans, awarded a construction contract, and initiated long-lead construction procurement items on the Gundry Reservoir Roof Replacement and Sand Basin Rehabilitation Projects.
- New Grant for Tree Installation – The Public Works Department awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.

Policy 1.4: Protect and enhance the natural topography that exists in the City.

- New Grant for Tree Installation – The Public Works Department awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.
- East Burnett Street Pedestrian and Bike Project – The Public Works Department has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.

- Hillbrook Park Project – The Public Works Department completed the construction of Hillbrook Park and held a grand opening celebration early in 2025.
- Panorama Promenade Trail – The Public Works Department completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.

Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active that will be conveniently located throughout the community.

Policy 3.2: Ensure accessibility of local and regional parklands of all types to all users, including the young, the elderly, and the handicapped.

- The Parks and Recreation and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. 18 low-income families received assistance in November and December. They received a debit card from the City’s local grocery store to purchase supplemental groceries each month. In addition, 40 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need some support to close food insecurity gaps.
- In partnership with Signal Hill Petroleum, the Parks and Recreation and Library Services Department implemented a new, free tutoring program for 30 Signal Hill students in 1st to 6th graders at the Signal Hill Public Library.
- Parks and Recreation Commission Communications – The Parks, Recreation, and Library Services Department provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- Summer Camp – The Parks, Recreation, and Library Services Department hosts an annual summer camp for children entering 1st through 6th grade. In 2025, a third camp location was added to expand the program and serve more children.

Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.

Policy 4.1: Improve the interface between oil production activities and urban development, both for existing and new projects.

- As a part of the City’s annual inspection of properties with an active Conditional Use Permit, staff inspected Signal Hill Petroleum’s seven oil well drill sites to confirm that the sites are in good condition in relation to landscaping, fence screening, general maintenance, and equipment.
- The Oil Operator continues regular maintenance and landscape inspections at individual well sites.

Policy 4.2: Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.

- See Goal 4; Policy 4.3 below.

Policy 4.3: Require the restoration and reuse of land no longer necessary or economical for oil-production activities.

- The City approved four projects and processed zoning ordinance amendments and environmental documents for mixed-use and housing sites which are underdeveloped and have historic oil operations, as part of the 6th Cycle Housing Element. In 2025 the City continued working with the

selected non-profit workforce housing developer National CORE, to facilitate development of the sites.

Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress, and ideas.

Policy 7.2: Develop a public information program in conjunction with the oil production industry to explain programs and progress toward improving the resource production/urban development interface.

- Paperless Transactions – The Finance Department continued to advance paperless transactions by initiating the implementation of an automated accounts payable process, eliminating the need to print invoices, streamlining the approval workflow, and maintaining consistency with the City’s sustainability practices.

Policy 7.3: Provide information to the public on environmental conditions and issues in Signal Hill.

- Staff provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.

SAFETY ELEMENT

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: PREVENTION – Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.

Policy 1.c: Regulate the location, use, storage, and transportation of hazardous and toxic materials and protect the public from these hazards.

- City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including petroleum operations. Petroleum operations were inspected regularly and maintained regular communication with operators.
- Staff continued to follow the 2016 Safety Element, which includes a map that identifies designated evacuation routes within the City for transportation of hazardous and toxic materials.
- Emergency Management Coordinator and emergency response personnel worked together to update the EOC Hazard Mitigation Plan.
- Emergency Management Coordinator worked with other city department personnel to update the City’s Emergency Operations Plan.

Policy 1.e: Encourage the maintenance or improvement of the building’s structural integrity to protect residents and preserve communities.

- The City’s Water Department staff conducted inspections of existing water storage facilities on a periodic (or as needed) basis.

Policy 1.g: Regulate the amount and type of new development in areas susceptible to fire hazards.

- Per the California Department of Forestry and Fire Prevention, there are no properties in the City that are located within a Fire Hazard Severity zone.

Policy 1.j: Undertake preventive measures both for catastrophic events and for more frequent incidents such as structural fires and localized flooding.

- Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff’s Department, and the California Highway Patrol.
- Emergency Operations Center (EOC) staff worked with Los Angeles County Fire personnel to bring back the CERT program since pre-COVID. Signal Hill Police Department (SHPD) updated the parking services contract to implement new and improved technology for issuing citations.
- SHPD continued to prioritize our community events, such as National Night Out and Heroes and Helpers. In addition, Coffee with a Cop event was reinstated.
- SHPD focuses on succession planning and has three internal promotions, including Chief of Police, Captain, and Operations Lieutenant.
- SHPD continued to focus on employee wellness. Through the use of a wellness grant, upgrades to the gym equipment were made. SHPD hosted two department family days with the support of the Signal Hill Police Foundation. Additionally, annual wellness check-ins to employees and mental health and peer support training were prioritized.
- SHPD contracted with a crime analyst to help identify crime trends and areas for directed enforcement to maximize their patrol efforts

- SHPD implemented new software to streamline internal documentation, including Use of Force reports, to improve consistency, records tracking, and workload efficiency.

Policy 1.k: Regulate development in Alquist-Priolo Earthquake Fault Zones consistent with levels of acceptable risk. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.

- The Building Safety Division required geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zones. In Signal Hill, the only earthquake fault zone is the Newport-Inglewood Fault Zone, which runs diagonally from northwest to southeast across the City.

Policy 1.m: Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities.

- See Safety Element, Goal 1, Policy 1.c.

Goal 2: PREPARATION – Take necessary steps to allow for effective responses to disasters.

Policy 2.a: Maintain an effective Emergency Operations Plan (EOP) and other emergency preparedness plans and programs, as necessary.

- See Safety Element, Goal 1 Policies 1.c. and 1.j.

Policy 2.b: Ensure operational readiness of the City's EOC.

- See Safety Element, Goal 1, Policies 1.c and 1. j.

Policy 2.e: Coordinate with other area jurisdictions and local community groups and businesses to execute a variety of exercises to test operational and emergency plans and identify potential deficiencies in services that would occur during a disaster.

- See Safety Element, Goal 1, Policy 1.j.

Goal 3: RECOVERY – Plan for efficient and rapid recovery from disasters.

Policy 3.a: To the maximum extent possible, assist in the orderly and efficient reconstruction of Signal Hill following a major disaster.

- See Safety Element, Goal 1 Policy 1.j.

NOISE ELEMENT

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: Protect the health, safety, and welfare of people living and working within the City from adverse noise impacts.

Policy 1.a: The City will consider the severity of noise exposure in the community planning process to prevent or minimize noise impacts to existing and proposed land uses.

- SHPD enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City’s building plan checks process incorporated noise standards covered in the 2025 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act (CEQA) process. When projects were found to have noise impacts, mitigation measures were required to be implemented to reduce impacts to less than significant levels. Following construction, noise impacts are addressed as part of the City’s code enforcement program.

Policy 1.d: The City will inform those living and working within the City of the effects of noise pollution and will cooperate with all levels of government to reduce or minimize impacts.

- Staff communicated to businesses and residents (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise as questions or complaints arise.
- The Public Works department purchased new Electric Vehicle for City Yard staff.

Policy 1.e: Require noise mitigation to ensure that noise-sensitive land uses are not exposed to noise levels greater than 45 dB in habitable rooms and 65 dB in outdoor living areas.

- City staff maintained communication with Long Beach Airport personnel regarding airport operations. In 2025, no airport complaints were received.
- City staff continues to monitor and investigate noise complaints submitted by City residents. Reported disturbances have included oil well operations, weekend construction activity, and vehicle-related noise. The City’s Building and Neighborhood Enhancement Division has assisted by addressing noise concerns and providing guidance to ensure compliance with applicable noise ordinances. In 2025, Community Development received three noise complaints, all of which have since been resolved by City staff.

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2024/2025
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)
FOR THE
CITY OF SIGNAL HILL**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the Signal Hill Housing Authority (Housing Successor) activities during Fiscal Year 2024/2025 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund (Annual Comprehensive Financial Report, or 'ACFR') for Fiscal Year 2024/2025 (Fiscal Year) as prepared by Rogers, Anderson, Malody & Scott, LLP (Auditor), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amounts Received and Deposited Pursuant to 34191.4(b)(3)(A):** This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF allocable to 20% of the repayments on reinstated City/Agency loans per Section 34191.4.
- II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

- V. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for every five year period, with the first time period beginning January 1, 2014 and whether the statutory thresholds have been met. This information is not required to be reported until 2029 for the 5-year period of FY 2024/25 through FY 2028/29.
- XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2015 to June 30, 2025.
- XII. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

XIII. **Inventory of Homeownership Units:** This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include an equity sharing and repayment provisions, including (a) number of units; (b) number of units lost to the portfolio in the last fiscal year and the reason for those losses, and (c) any funds returned to the housing successor pursuant to losses or repayments.

This Report is to be provided to the Housing Successor's governing body. In addition, this Report, ACFR and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website.

I. AMOUNTS RECEIVED AND DEPOSITED PURSUANT TO 34191.4(B)(3)(A)

A total of \$414,461 was deposited into the LMIHAF during Fiscal Year 2024/25 pursuant to Section 34191.4(B)(3)(A). This amount is equal to 20% of a loan repayment between the City and the Successor Agency pursuant to ROPS item #21.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$788,486 was deposited into the LMIHAF during the Fiscal Year., of which \$414,461 was for items listed on the ROPS. The deposits are allocated as follows:

	FY 2024/25 Totals	% of Total
Loan Payments ¹	\$	0%
Interest Income	354,071	45%
Rental Income	19,953	2%
Misc. Income	0	0%
Loan Payments for item listed on the ROPS (#21)	414,461	53%
Total LMIHAF Deposits²	\$788,486	100%

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$12,500,348³, of which \$7,369,487 is available.⁴ No remaining items in the ending balance are listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	FY 2024/25
Monitoring & Administration Expenditures	\$9,894
Homeless Prevention & Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Moderate Income Units	\$0
➤ Expenditures on Low Income Units	0
➤ Expenditures on Very-Low Income Units	0
➤ Expenditures on Extremely-Low Income Units	0

¹ \$44,163 payment on Zinnia loan was reported as a reduction of Notes & Loans Receivable.

² Expressed as cash and does not include accrued interest income, unrealized gain on investment, and accrued interest on notes receivables. The \$414,461 deposit for ROPS item #21 is reported as a “Transfer In to Fund” in the FY 24/25 ACFR, which accounts for the difference between Total Deposits as reported in this report and Total Revenues as reported in the ACFR.

³ For purposes of this report the LMIHAF fund balance includes \$5,950,000 as the recorded value of the Zinnia Residual Receipts loan. The ACFR reports the value of this loan as \$1,596,527 after an allowance for doubtful accounts of \$8,154,454, resulting in a lower reported fund balance in the ACFR of \$7,993,469.

⁴ Refers only to cash available and excludes nonspendable portion of fund balance such as accounts payable, deposits payable, land and improvements held for resale.

Total Housing Development Expenditures	\$0
Total LMIHAF Expenditures	\$9,894

The Housing Successor is allowed to spend up to the greater of \$263,100⁵ or 5% of the value of the Housing Assets Portfolio (defined and calculated in Section V), which totals \$6,603,982, on Monitoring and Administration Expenditures. Therefore, the Housing Successor is using less than 1% of the maximum allowable \$330,199 for Monitoring and Administration Expenditures.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of FY 2024/25
Statutory Value of Real Property Owned by Housing Successor	\$615,641
Value of Loans and Grants Receivables ⁶	5,988,341
Total Value of Housing Assets	6,603,982

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS for projects.

⁵ The expenditure cap is subject to annual Consumer Price Index (CPI) changes. In FY 2023-24 HCD increased the expenditure cap to \$263,100 based on changes to the CPI.

⁶ Includes \$38,341 in First-Time Homebuyer Loan Receivables and the \$5,950,000 Zinnia Apartments Residual Receipts loan (the value of the loan as recorded by Finance). In the FY 24/25 ACFR, the Zinnia loan is recorded with a value (including accrued interest) of \$9,750,981, with an allowance for doubtful accounts of \$8,154,454, resulting in a lower overall fund balance as compared with this report.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the real property or housing asset(s) that were acquired prior to February 1, 2012 and compliance with the five-year period:

Address	Date Approved by DOF as Housing Asset	Deadline to Initiate Development Activity	Status of Activity
967 Las Brisas Way	8/2012	8/2017	The property was transferred from the Housing Successor to the Housing Authority and is currently managed by Abode Communities.

The following provides a status update on the real property or properties that have been acquired using affordable housing funds on or after February 1, 2012, and for which the five-year activity deadline does not apply:

Address	Date of Acquisition	Deadline to Initiate Development Activity	Status of Activity
2200 Block of Gaviota Ave	8/2012	N/A	Property is subject to Surplus Land Act. Site has some financial feasibility challenges due to the presence of an abandoned oil well on the property.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor.

Inclusionary / Production Housing. According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

The former redevelopment agency's Implementation Plans are posted on the City's website.

X. INCOME TARGETING TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year period, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

If the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% of the AMI in any five year report, the Housing Successor shall not expend any of the remaining funds for households earning between 60% and 80% of the AMI until the Housing Successor demonstrates compliance with this limitation in an annual report.

For purposes of this calculation, "development" means new construction, acquisition and rehabilitation, substantial rehabilitation as defined in Section 33413, acquisition of long-term affordability covenants on multifamily units as described in Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years.

The FY 2023/24 Annual Report found the Housing Successor to be in compliance with the Income Targeting Test for the period of July 1, 2019 through June 30, 2024 (Prior Reporting Period). This information is not required to be reported again until 2029 for the 5-year period of FY 2024/25 through FY 2028/29.

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following summarizes the number of deed-restricted rental housing units produced by the former redevelopment agency and the Housing Successor over the past 10 years (July 1, 2015 to June 30, 2025):

Project Name	Year Built	# of Senior Units	# of Non-Senior Units	Total # of Units
Zinnia Apartments ⁷	2017	0	71	71
Totals		0	71	71

The following provides the Housing Successor’s Senior Housing Test for the 10 year period of July 1, 2015 to June 30, 2025:

	FY 2024/2025
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	71
Senior Housing Percentage	0%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor’s preceding four Fiscal Years, whichever is greater. The following provides the Excess Surplus test for the preceding four Fiscal Years:

Available Housing Funds – FY 2024/25	
Available Housing Funds (Section III)	\$7,369,487
(Less) Funding Commitments ⁸	\$1,750,000
Available Housing Funds – FY 24/25	\$5,619,487

Limitation on Available Housing Funds FY 2024/25	
Greater of:	
➤ Base Amount	\$1,000,000
➤ Four Years of Deposits	
FY 2020/21	\$228,570
FY 2021/22	306,300
FY 2022/23	433,374
FY 2023/24	794,199
Total Deposits	\$1,762,442
Limitation on Available Housing Funds	\$1,762,442

⁷ Zinnia Apartments, a 72-unit affordable housing rental project, was placed in service on November 30, 2017. One unit is set aside for an on-site manager’s unit and thus not included in this report’s analysis.

⁸ \$1,750,000 was committed to the Walnut Bluff Project (National CORE) to be used for acquisition and development expenses per an Exclusive Negotiation Agreement (ENA) executed in April 2024.

The available cash balance of \$5,619,487 is \$3,857,045 greater than the \$1,762,442 limitation on available housing funds. Therefore, the LMIHAF has an Excess Surplus.

The City’s 6th Cycle Housing Element was certified by the state in 2022; subsequently, the Housing Authority issued a NOFA making the surplus funds available for the development of affordable housing on these sites. As of FY 24/25, the City and Housing Authority are in the process of executing an Affordable Housing Agreement and Loan Agreement with National Community Renaissance of California (National CORE) for the Walnut Bluff Workforce Housing Project, providing for a \$6,550,000 loan to include \$1,750,000 in LMIHAF. The Housing Successor will continue to make efforts to expend the surplus through allowable monitoring, administration, and housing development activities.

XIII. HOMEOWNERSHIP

The Housing Successor is to provide an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency’s investment of moneys from the LMIHAF pursuant to Section 33334.3(f). The inventory for the Housing Successor is as follows:

- The following summarizes the current inventory of the Housing Successor’s homeownership portfolio:

	# of Units
Restricted homeownership units as of June 30, 2025	3

- There were no losses of homeownership units in the portfolio during FY 2024/25.
- The Housing Successor has not contracted with an outside entity for the management of the ownership portfolio.



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: GABINO LUNA
ACTING PUBLIC WORKS DIRECTOR**

**SUBJECT: FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY FOR THE WILLOW STREET AND CHERRY
AVENUE EFFICIENT CORRIDORS PROJECT; MEASURE R FUNDING**

Summary:

The Measure R Multimodal Highway Subregional Program (Measure R) is a subfund of the Los Angeles County half-cent sales tax. The Los Angeles County Metropolitan Transportation Authority (LACTMA) administers this program and provides local agencies with funding for traffic improvement projects. In October 2024, the Public Works Department presented the Willow Street and Cherry Avenue Efficient Traffic Corridors Project at the I-710 Technical Advisory Group Meeting to request project funding approval. In January 2025, LACTMA awarded the City \$1,404,702 in Measure R funds for the Willow Street and Cherry Avenue Efficient Traffic Corridors Project to serve as local matching funds for the Highway Safety Improvement Projects (HSIP).

The Willow Street and Cherry Avenue Efficient Traffic Corridors Project includes two HSIP projects: the Willow Street and Cherry Avenue Corridors Collision Reduction Project and the Citywide Transportation Safety Enhancement Project. Staff recommends the City Council approve the proposed Funding Agreement with LACTMA and authorize the City Manager to execute necessary documents to receive and utilize Measure R funds for the project.

Strategic Plan Goal(s):

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

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

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

Recommendation:

1. Authorize the City Manager, or his designee, to enter into a Funding Agreement with the Los Angeles County Metropolitan Transportation Authority and execute all necessary documents and amendments to receive and expend the project funding for the Willow Street and Cherry Avenue Efficient Traffic Corridors Project.
2. 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 THE FISCAL YEAR 2025-26.

Fiscal Impact:

The City secured Measure R funding for the Willow Street and Cherry Avenue Efficient Traffic Corridor Project. LACMTA awarded the City \$1,404,720 in Measure R funds through the multimodal highway operational improvement subfund program, which is separate from the allocation the City receives from the Local Return Program.

LACMTA programmed \$172,500 in Fiscal Year (FY) 2025-26 and \$1,232,220 in FY 2026-27 for the project. The Measure R funds would cover the local match funding requirements for two Highway Safety Improvement Program (HSIP) grants previously awarded to the City: the Willow Street and Cherry Avenue Corridors Collision Reduction Project and the Citywide Transportation Safety Enhancement Project.

The Willow Street and Cherry Avenue Corridors Collision Reduction Project totals \$2,164,900. Caltrans awarded \$1,082,450 in HSIP State funds for this project, which require a 50% local match. The City would use \$1,082,450 in LACMTA Measure R subfunds to satisfy this match. The Citywide Transportation Safety Enhancement Project totals \$3,022,200. Caltrans awarded \$2,719,980 in HSIP Federal funds for this project, which require a 10% local match. The City would use \$302,220 in LACMTA Measure R subfunds to satisfy this match. Together, the two projects represent a \$5,187,100 investment in citywide traffic safety improvements, fully funded through HSIP grants and LACMTA Measure R allocations. The Measure R funds from the multimodal highway operational improvement subfund program would serve as the required local match.

For grant procurement purposes, the City's FY 2025-26 Capital Improvement Program consolidated these projects as the Citywide Transportation Safety Enhancement Project (Project No. 90.24011). To align with the CIP budget with the Measure R Funding Agreement, staff recommends approving a \$40,625 budget appropriation to the project for FY 2025-26. The proposed adjustment noted above does not require the use of the General Fund.

Background:

Willow Street and Cherry Avenue serve as key transportation corridors in the City of Signal Hill. Willow Street connects the I-710 and I-405 freeways, and Cherry Avenue connects Pacific Coast Highway and the I-405 freeway. These corridors carry regional traffic and serve residents, businesses, and visitors traveling through the City.

In September 2024, the Public Works Department submitted two Highway Safety Improvement Program (HSIP) Cycle 12 grant applications to the California Department of Transportation (Caltrans): the Willow Street and Cherry Avenue Corridors Collision Reduction Project and the Citywide Transportation Safety Enhancement Project. The Willow Street and Cherry Avenue Corridors Collision Reduction Project focuses on improving safety and traffic operations along the Willow Street and Cherry Avenue corridors by coordinating traffic signals at approximately 15 signalized intersections and installing a fiber-optic communication network that links the signals. This system allows staff to monitor signal operations in real time and adjust signal timing to improve traffic flow and reduce collisions. The project scope also includes new signal heads, retroreflective backplates, and upgraded signal equipment to improve driver visibility. Additionally, the project will install pedestrian countdown signal heads and enhanced crosswalk markings to improve safety for pedestrians and bicyclists.

The Citywide Transportation Safety Enhancement Project consists of addressing safety improvements at 11 high-collision intersections throughout the City by installing protected left-turn phasing at eight intersections, improving traffic signal visibility at three intersections, and installing pedestrian countdown signals at multiple crossing approaches. These improvements aim reduce turning conflicts, improve driver awareness, and enhance pedestrian safety throughout the City.

In February 2025, Caltrans awarded the City \$1,082,450 in HSIP State funds and \$2,719,980 in HSIP Federal funds to implement traffic safety improvements identified through the City's Local Roadway Safety Plan. The City must provide a local funding match to access the HSIP grant funds.

The Willow Street and Cherry Avenue Corridors Collision Reduction Project requires a 50% local match totaling \$1,082,450, and the Citywide Transportation Safety Enhancement Project requires a 10% local match totaling \$302,220. The City identified Measure R Multimodal Highway Operational Improvement Subfund Program funds administered by LACMTA as the funding source to satisfy these local match requirements.

Analysis:

In 2008, two-thirds of Los Angeles County voters approved Measure R, a half-cent sales tax dedicated to funding transportation projects and programs across Los Angeles County. The Los Angeles County Metropolitan Transportation Authority (LACMTA) administers the program and allocates funding through several subfunds, including the Measure R Multimodal Highway Operational Improvement Subfund Program (Measure R), which supports projects that improve traffic operations and roadway safety. The LACMTA Measure R Expenditure Plan includes the I-710 Congestion Relief Program, which aims to reduce congestion and improve traffic safety along the I-710 corridor and connecting regional roadways.

To secure the required HSIP matching funds, the Public Works Department presented the Willow Street and Cherry Avenue Efficient Traffic Corridors Project to the I-710 Technical Advisory Group in October 2024 as an Early Action Project under the I-710 Congestion Relief Program. Staff prepared

the presentation in collaboration with W.G. Zimmerman Engineering, Incorporated, the City's on-call traffic engineering consultant. The Technical Advisory Group determined that the proposed corridor improvements aligned with the objectives of the I-710 Early Action Program and approved the project for Measure R funding. In January 2025, LACMTA awarded the City \$1,404,720 in Measure R funds for the Willow Street and Cherry Avenue Efficient Traffic Corridors Project, listed on the City's CIP schedule as the Citywide Transportation Safety Enhancement Project (Project No. 90.24011), to be used as the City's local match to two HSIP grants. The proposed Measure R subfund allocations would satisfy the 50% local match (\$1,082,450) for the Willow Street and Cherry Avenue Corridors Collision Reduction Project and the 10% local match (\$302,220) for the Citywide Transportation Safety Enhancement Project.

The proposed Funding Agreement with LACMTA establishes the terms for receiving and administering the Measure R funds (Attachment A). Under the agreement, the City would receive reimbursement for eligible project costs associated with environmental clearance, plans, specifications, and estimates (PS&E), right-of-way, and construction activities identified in the approved scope of work. The City would be required to submit Quarterly Progress and Expenditure Reports with supporting documentation for eligible costs and maintain project records in accordance with applicable accounting and audit requirements.

If approved by the City Council, LACMTA would reimburse eligible project costs and retain five percent of eligible expenditures pending project completion and final audit review. The agreement also requires the City to maintain an approved project schedule and expenditure plan, submit periodic updates, and obtain LACMTA approval for any proposed changes to the project scope, funding sources, or milestone dates.

Upon City Council approval, the City Manager, or his designee, would proceed to execute the Funding Agreement with the LACMTA for project funding in the amount of \$1,404,720. Approval would also enable the City to execute routine invoices and administrative documents throughout each phase of the projects. Staff also prepared a Budget Resolution, totaling \$40,625, for Fiscal Year 2025-2026 (Attachment B). The proposed budget adjustment aligns the project budget with the appropriation and does not require the use of the General Fund.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachments:

- A. Funding Agreement
- B. Budget Resolution
- C. Exhibit A - Summary of Budget Adjustments

MEASURE R FUNDING AGREEMENT HIGHWAY PROGRAM (General)

This Funding Agreement (“FA”) is made and entered into effective as of July 1, 2025 (“Effective Date”), and is by and between the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) and City of Signal Hill (“GRANTEE”) for Willow Street to Cherry Avenue Efficient Traffic Corridors Project, LACMTA Project ID# MR306.66 and FTIP# LA9919447, (the “Project”). This Project is eligible for funding under Line 37 of the Measure R Expenditure Plan.

WHEREAS, LACMTA adopted Ordinance #08-01, the Traffic Relief and Rail Expansion Ordinance, on July 24, 2008 (the “Ordinance”), which Ordinance was approved by the voters of Los Angeles County on November 4, 2008 as “Measure R” and became effective on January 2, 2009.

WHEREAS, the funding set forth herein is intended to fund the Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), Right-of-Way (ROW), and Construction, of the Project;

WHEREAS, the LACMTA Board, at its January 23, 2025 meeting, programmed \$1,404,720, in Measure R Funds to GRANTEE for PA&ED, PS&E, ROW, and Construction, subject to the terms and conditions contained in this FA; and

WHEREAS, the Funds are currently programmed as follows: \$172,500 in Measure R Funds in Fiscal Years (FY) FY 2025-26; and \$1,232,220 in FY 2026-27. The total designated for PA&ED, PS&E, ROW, and Construction of the Project is \$1,404,720.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this FA consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I – Specific Terms of the FA
2. Part II – General Terms of the FA
3. Attachment A – Project Funding
4. Attachment B – Measure R Expenditure Plan Guidelines
5. Attachment B-1 – Expenditure Plan - Cost & Cash Flow Budget
6. Attachment C – Scope of Work
7. Attachment D – Project Reporting and Expenditure Guidelines
8. Attachment D-1 – Intentionally omitted
9. Attachment D-2 – Quarterly Progress/Expenditure Report
10. Attachment E – Federal Transportation Improvement Program (FTIP) Sheet
11. Attachment F – Bond Requirements
12. Attachment G – Special Grant Conditions Los Angeles County Regional ITS Architecture (Connect-It) Consistency Self-Certification Policy Form

13. Attachment G-1 - Special Grant Conditions Signal Synchronization, Intelligent Transportation Systems (ITS), And Transportation Technology Improvements
14. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the FA and any attachments and the Specific Terms of the FA shall prevail over the General Terms of the FA.

IN WITNESS WHEREOF, the parties have caused this FA to be executed by their duly authorized representatives as of the dates indicated below:

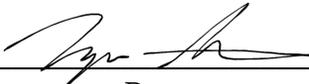
LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By:  _____ Date: December 15, 2025
Deputy

GRANTEE:

CITY OF SIGNAL HILL

By: _____ Date: _____
Carlo Tomaino
City Manager

APPROVED AS TO FORM:

By: _____ Date: _____
Matthew E. Richardson
City Attorney

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): Willow Street to Cherry Avenue Efficient Traffic Corridors Project – Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E), Right-of-Way, and Construction. LACMTA Project ID# MR306.66, FTIP# LA9919447.
2. Grant Funds:
 - 2.1 Programmed Funds for this Project consist of the following: Measure R Funds.
 - 2.2 To the extent the Measure R Funds are available; LACMTA shall make to GRANTEE a grant of the Measure R funds in the amount of \$1,404,720 (the "Funds") for the Project. LACMTA Board of Directors' action of January 23, 2025 granted the Measure R Funds for the Project. The Funds are programmed over two years for Fiscal Years (FY) 2025-26 and FY 2026-27.
3. This grant shall be paid on a reimbursement basis. GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold five percent (5%) of eligible expenditures per invoice as retention pending an audit of expenditures and completion of scope of work.
4. **Attachment A** the "Project Funding" documents all sources of funds programmed for the Project as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the GRANTEE Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the Project are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.
5. **Attachment B-1** is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Executive Officer of Countywide Planning, Complete Streets & Highway in writing. If the LACMTA's Executive Officer of Countywide Planning, Complete Streets & Highway concurs with such updated Expenditure Plan in writing, Attachment B-1 shall be replaced with the new Attachment B-1 setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B-1 as revised from time to time. Any change to the final milestone date must be made by a fully executed amendment to this FA.

6. **Attachment C** is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if applicable. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10 and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE'S ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report.
7. No changes to this FA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan or the Scope of Work shall be allowed without an amendment to the original FA, approved and signed by both parties.
8. **Attachment D** is the "Project Reporting & Expenditure Guidelines". GRANTEE shall complete the "Quarterly Progress/Expenditure Report". The Quarterly Progress/ Expenditure Report are attached to this FA as Attachment D-2 in accordance with Attachment D – Project Reporting and Expenditure Guidelines.
9. **Attachment E**, the "FTIP PROJECT SHEET (PDF)", is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at <https://programmetro.ecointeractive.com/secure2/login.asp>. All projects that receive funding through Measure R must be programmed into the FTIP, which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project information as necessary during a scheduled FTIP amendment or adoption. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE's ability to access funding, delay the Project and may ultimately result in the Funds being lapsed.
10. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes and/or Build America Bonds as defined in the American Reinvestment and Recovery Act of 2009 or similar types of bonds (collectively, the 'Bonds') to provide at least a portion of its funding commitments under this

Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, the Federal subsidy payment or the tax credit, as applicable, as specified in the Bond Requirements attached as **Attachment F** to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested by LACMTA and necessary for LACMTA to fulfill its responsibilities as the grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such bonds tax status.

11. GRANTEE shall comply with the "Special Grant Conditions" attached as **Attachment G**, if any.

12. No changes to the (i) Grant amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date or (v) Special Grant Conditions, shall be allowed without a written amendment to this FA, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE. Modifications that do not materially affect the terms of this FA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by GRANTEE and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

13. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Betina Garcia
LACMTA Project Manager
Mail Stop 99-18-2
Phone (213) 922-4042
E-mail garciab@metro.net

14. GRANTEE's Address:

City of Signal Hill
2175 Cherry Ave.
Signal Hill, CA 90755
Grantee's Responsible Staff Person
Title: Thomas Bekele
Phone: 562-989-7355
Email: tbekele@cityofsignalhill.org

PART II
GENERAL TERMS OF THE FA

1. **TERM**

The term of this FA shall commence on the Effective Date of this FA, and shall terminate upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting and Expenditure Guidelines (Attachment D), incurred after the FA Effective Date shall be reimbursed in accordance with the terms and conditions of this FA unless otherwise agreed to by the parties in writing.

2. **SUSPENSION OR TERMINATION**

Should LACMTA determine there are insufficient Measure R Funds available for the Project, LACMTA may suspend or terminate this FA by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such suspension or termination. If a Project is suspended or terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after that suspension or termination date, except those costs necessary to: (i) to return any facilities modified by the Project construction to a safe and operable state; and (ii) suspend or terminate the construction contractor's control over the Project. LACMTA's share of these costs will be consistent with the established funding percentages outlined in this FA.

3. **INVOICE BY GRANTEE**

Unless otherwise stated in this FA, the Quarterly Progress/ Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/ Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)

or

mail to:

Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296

All invoice material must contain the following information:

Re: LACMTA Project ID# MR306.66 and FA# 9200000000MR30666
Betina Garcia; Mail Stop 99-18-2

4. USE OF FUNDS

4.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines and the specifications for use for the transportation purposes described in the Ordinance.

4.2 Attachment C shall constitute the agreed upon Scope of Work between LACMTA and GRANTEE for the Project. The Funds, as granted under this FA, can only be used towards the completion of the Scope of Work detailed in Attachment C.

4.3 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this FA. Further, GRANTEE shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment C) without an amendment to the FA approved and signed by the LACMTA Chief Executive Officer or his Designee. To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

4.4 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE's contracting procedures and consistent with State law as appropriate. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.5 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.6 If a facility, equipment (such as computer hardware or software), vehicle or property, purchased or leased using the Funds, ceases to be used for the proper use as originally stated in the Scope of Work, or the Project is discontinued, any Funds expended for that purpose must be returned to LACMTA as follows: GRANTEE shall be required to repay the Funds in proportion to the useful life remaining and in an equal proportion of the grant to GRANTEE Funding Commitment ratio.

4.7 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent

with the Regional ITS Architecture. Attachment G, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

4.8 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see www.metro.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf

5. REIMBURSEMENT OF FUNDS

Funds will be released on a reimbursement basis in accordance with invoices submitted in support of the Quarterly Progress/Expenditure Reports. LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at <http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf>. GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Reports. GRANTEE Funding Commitment, if any, must be spent in direct proportion to the Funds with each quarter's payment.

6. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS

6.1 GRANTEE shall submit the draft of Quarterly Progress/Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May and August to the LACMTA Project Manager for review and pre-approval of the applicable report. LACMTA Project Manager shall review and respond in writing to the draft Quarterly Progress/Expenditure Reports within thirty (30) calendar days from receipt. Grantee shall submit the LACMTA pre-approved Quarterly Progress/Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds \$500,000 in a single month, then GRANTEE can submit such an invoice once per month with

supporting documentation. Expenses that are not invoiced to LACMTA Accounts Payable within ninety (90) days after the lapsing date specified in Part II, Section 9.1 below are not eligible for reimbursement.

6.2 GRANTEE shall submit the Project expenditure estimates for the subsequent fiscal year by February of each year. LACMTA will use the estimates to determine the Project budget for the upcoming fiscal year.

6.3 LACMTA, and/or its designee, shall have the right to conduct audits of the Project as deemed appropriate, such as financial and compliance audits, interim audits, pre-award audits, performance audits and final audits. LACMTA will commence a final audit within six (6) months of receipt of acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period covered by the FA period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work and/or not in compliance with other terms and conditions of this FA. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE agrees to return the monies within thirty (30) days after the final audit is sent to GRANTEE.

6.4 GRANTEE's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Such records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

6.5 GRANTEE shall cause all contractors to comply with the requirements of Part II, Section 5, paragraphs 6.2 and 6.3 above. GRANTEE shall cause all contractors to

cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

6.6 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all GRANTEE'S records and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

6.7 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction, at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this FA.

6.8 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service (IRS), as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

6.9 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Ordinance. GRANTEE shall cooperate with LACMTA Management Audit Services Department such that LACMTA can meet its obligations under the Ordinance.

6.10 GRANTEE shall certify each invoice by reviewing all subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.11 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.12 In addition to LACMTA's other remedies as provided in this FA, LACMTA may withhold the Funds if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and /or is severely out of compliance with other terms and conditions as defined by this FA, including the access to records provisions of Part II, Section 6.

7. GRANT

This is a one-time only grant of the Measure R Funds subject to the terms and conditions agreed to herein. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available as anticipated from Measure R Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the Project, unless otherwise agreed to in writing by LACMTA.

8.2 GRANTEE shall fully fund and contribute the Grantee Funding Commitment, if any is identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE may request additional Measure R funds from its sub-region earmark pending support of the sub-region's Governing Board. A particular sub-region's Measure R funds are limited to the amount specified in the Ordinance and is still subject to approval of the LACMTA Board. Nothing in this FA shall obligate, or be construed to obligate, the LACMTA Board to approve such request for additional funds. If the Funds are still insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

8.3 GRANTEE shall be responsible for any and all cost overruns for the Project pursuant to Section 8.2.

8.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk, or as delineated in a Letter of No Prejudice executed by the prospective GRANTEE and LACMTA.

8.5 If GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this FA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this FA as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

9. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS

9.1 GRANTEE must demonstrate timely use of the Funds by:

- (i) Executing this FA within **ninety (90) days** of receiving formal transmittal of the FA from LACMTA, or by December 31 of the first Fiscal Year in which the Funds are programmed, whichever date is later; and
- (ii) Beginning Project Design, Preliminary Engineering-(PE) within **six (6) months** from completion of environmental clearance, if appropriate.
- (iii) Executing Contracts for Construction or Capital purchase within **twelve (12) months** from the date of completion of design; and
- (iv) Delivering Work in accordance with schedule; changes to the schedule will require an Amendment to Attachment C to reflect updated milestone dates. Meeting the Project milestone due dates as agreed upon by the LACMTA and GRANTEE in Attachment C (Scope of Work) of this FA; and
- (v) Submitting the Quarterly Progress/Expenditure Reports as described in Part II, Section 6.1 of this FA; and
- (vi) Expending the Funds granted under this FA for allowable costs within **three years or 36 months** from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY 2025-26 are subject to lapse by June 30, 2028. All Funds programmed for FY 2026-27 are subject to lapse by June 30, 2029.

9.2 In the event that the timely use of the Funds is not demonstrated as described in Part II, Section 9.1 of this FA, the Project will be reevaluated by LACMTA and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance. In the event that all the Funds are reprogrammed, this FA shall automatically terminate.

10. DEFAULT

A Default under this FA is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein; and/or (ii) GRANTEE fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same

within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this FA; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

11.2 Effective upon receipt of written notice of termination from LACMTA, GRANTEE shall not undertake any new work or obligation with respect to this FA unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

11.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

12. COMMUNICATIONS

12.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available online at <http://metro.net/partners-civic>. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

12.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

12.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

12.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

12.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

13. OTHER TERMS AND CONDITIONS

13.1 This FA, along with its Attachments, constitutes the entire understanding between the parties, with respect to the subject matter herein. The FA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original FA or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

13.2 GRANTEE is obligated to continue using the Project dedicated to the public transportation purposes for which the Project was initially approved. The Project right-of-way, the Project facilities constructed or reconstructed on the Project site, and/or Project property purchased, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this FA. Equipment acquired as part of the Project, including office equipment, vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

13.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this FA, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

13.4 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by and or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this FA. GRANTEE shall fully indemnify, defend and hold LACMTA and its subsidiaries, and its officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including without limitation: (i) use of the Funds by GRANTEE, or its officers, agents, employees, contractors or subcontractors; (ii) breach of GRANTEE's obligations under this FA; or (iii) any act or omission of GRANTEE, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services, in connection with the Project including, without limitation, the Scope of Work, described in this FA.

13.5 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto

shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this FA.

13.6 GRANTEE shall comply with and ensure that work performed under this FA is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

13.7 GRANTEE agrees that the applicable requirements of this FA shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this FA and LACMTA shall have the right to review and audit such contracts.

13.8 GRANTEE shall not assign this FA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by GRANTEE without said prior consent by LACMTA shall be void and unenforceable.

13.9 This FA shall be governed by California law. If any provision of this FA is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13.10 The covenants and agreements of this FA shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

13.11 GRANTEE will advise LACMTA prior to any key Project staffing changes. Notice will be given to the parties at the address specified in Part I, unless otherwise notified in writing of change of address.

13.12 GRANTEE, in the performance of the work described in this FA, is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A - PROJECT FUNDING

Measure R Program - Funding Agreement Projects - FA# 9200000000MR30666

Project Title: Willow Street to Cherry Avenue Efficient Traffic Corridors Project Project#: MR306.66

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE R FUNDS							\$ -	
LACMTA PROGRAMMED FUNDS BY YEAR SUBTOTAL	\$ -	\$ -	\$ 172,500	\$ 1,232,220	\$ -	\$ -	\$ 1,404,720	100%
OTHER SOURCES OF FUNDING:								
LOCAL:							\$ -	0%
STATE:							\$ -	0%
FEDERAL:							\$ -	0%
PRIVATE OR OTHER:							\$ -	0%
OTHER FUNDING SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
TOTAL PROJECT FUNDS	\$ -	\$ -	\$ 172,500	\$ 1,232,220	\$ -	\$ -	\$ 1,404,720	100%

ATTACHMENT B
MEASURE R EXPENDITURE PLAN GUIDELINES
PROJECT DEVELOPMENT AND RIGHT OF WAY

State Law Requires All Measure R Project and Program Sponsors to Submit an Expenditure Plan

To be eligible to receive Measure R revenues, an agency sponsoring a capital project or program must by state law (AB 2321) submit an expenditure plan that is acceptable to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Pursuant to this law, LACMTA cannot release Measure R funds to capital project or program sponsors until an expenditure plan containing the following elements is submitted, reviewed and deemed satisfactory by LACMTA. LACMTA staff will request that an expenditure plan be submitted before making a recommendation to the LACMTA Board to program funds to that project:

- The estimated total cost for each project and program and/or each project or program activity;
- Funds other than Measure R that the project or program sponsor anticipates will be expended on the projects and programs and/or each project or program activity;
- The schedule during which the project sponsor anticipates funds will be available for each project and program and/or each project or program activity; and,
- The expected completion dates for each project and program and/or project or program activity.

Each of the above elements must be provided in enough detail to determine consistency with Measure R, the Long Range Transportation Plan for Los Angeles County, and the Los Angeles County Transportation Improvement Program (also a statutorily mandated function), as follows:

- Project or program scope of work, including sufficient information to determine funding eligibility, including, but not limited to, the anticipated proportional use of current rail rights-of-way, state highways, and below-ground subways versus any other rights-of-way or above-ground work;
- A current-year cost estimate breakdown of the major sub-elements of the project such as overhead, environmental and permit work, design and engineering, right-of-way, construction/installation (including maintenance facilities, rail yard, equipment and other major components), construction/installation support, interest costs, rolling stock, and other supporting components;
- Any extraordinary project cost escalation issues, such as extraordinary commodity, right-of-way, surety, energy costs, etc.;
- A specific and accurate description of the source, commitment, and anticipated annual availability of any federal, state, local, or private funding identified for the project if applicable including a 3% local funding contribution to rail projects if indicated in Measure R and necessary to meet project expenses, and if the source funds are in current or year-of-expenditure dollars;

- An annual schedule, in current dollars, of anticipated costs by the cost estimate categories described above; and;
- The expected completion by month and year of project or program completion.

Below is an excerpt of AB 2321 (2008, Feuer), the state legislation that requires the expenditure plan.

What AB 2321 (2008, Feuer) Says About the Expenditure Plan:

Section b (3) B

(f) Prior to submitting the ordinance to the voters, the MTA shall adopt an expenditure plan for the net revenues derived from the tax. The expenditure plan shall include, in addition to other projects and programs identified by the MTA, the specified projects and programs listed in paragraph (3) of subdivision (b), the estimated total cost for each project and program, funds other than the tax revenues that the MTA anticipates will be expended on the projects and programs, and the schedule during which the MTA anticipates funds will be available for each project and program. The MTA shall also identify in its expenditure plan the expected completion dates for each project described in subparagraph (A) of paragraph (3) of subdivision (b). To be eligible to receive revenues derived from the tax, an agency sponsoring a capital project or capital program shall submit to the MTA an expenditure plan for its project or program containing the same elements as the expenditure plan that MTA is required by this subdivision to prepare.

(k) No later than 365 days prior to the adoption of an amendment described in paragraph (1) to an expenditure plan adopted pursuant to subdivision (f), including, but not limited to, the expenditure plan adopted by the MTA board as "Attachment A" in Ordinance #08-01 adopted by the board on July 24, 2008, and in addition to any other notice requirements in the proposing ordinance, the board shall notify the Members of the Legislature representing the County of Los Angeles of all of the following:

(1) A description of the proposed amendments to the adopted expenditure plan that would do any of the following:

(A) Affect the amount of net revenues derived from the tax imposed pursuant to this act that is proposed to be expended on a capital project or projects identified in the adopted expenditure plan.

(B) Affect the schedule for the availability of funds proposed to be expended on a capital project or projects identified in the adopted expenditure plan.

(C) Affect the schedule for the estimated or expected completion date of a capital project or projects identified in the adopted expenditure plan.

(2) The reason for the proposed amendment.

(3) The estimated impact the proposed amendment will have on the schedule, cost, scope, or timely availability of funding for the capital project or projects contained in the adopted expenditure plan.

ATTACHMENT B-1 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure R Program - Funding Agreement Projects - FA# 9200000000MR30666
 Project Title: Willow Street to Cherry Avenue Efficient Traffic Corridors Project Project#: MR306.66
PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2024-25 Qtr 1	FY 2024-25 Qtr 2	FY 2024-25 Qtr 3	FY 2024-25 Qtr 4	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE R FUNDS:									
PAED					\$10,000				\$10,000
PS&E						\$40,625	\$40,625	\$40,625	\$121,875
RW Support									\$0
Const. Support									\$0
RW									\$0
Construction									\$0
Total MEASURE R	\$0	\$0	\$0	\$0	\$10,000	\$40,625	\$40,625	\$40,625	\$131,875
SUM PROG LACMTA FUNDS:	\$0	\$0	\$0	\$0	\$10,000	\$40,625	\$40,625	\$40,625	\$131,875
PROJECT FUNDING FY24-25 and FY25-26	\$0	\$0	\$0	\$0	\$10,000	\$40,625	\$40,625	\$40,625	\$131,875
SOURCES OF FUNDS	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	FY 2027-28 Qtr 1	FY 2027-28 Qtr 2	FY 2027-28 Qtr 3	FY 2027-28 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE R FUNDS:									
PAED									\$0
PS&E	\$20,625								\$20,625
RW Support	\$20,000								\$20,000
Const. Support		\$16,667	\$16,667	\$16,667	\$16,667	\$16,667	\$16,667		\$100,000
RW									\$0
Construction		\$188,703	\$188,703	\$188,703	\$188,703	\$188,703	\$188,703		\$1,132,220
Total MEASURE R	\$40,625	\$205,370	\$205,370	\$205,370	\$205,370	\$205,370	\$205,370	\$0	\$1,272,845
SUM PROG LACMTA FUNDS:	\$40,625	\$205,370	\$205,370	\$205,370	\$205,370	\$205,370	\$205,370	\$0	\$1,272,845
PROJECT FUNDING FY26-27 and FY27-28	\$40,625	\$205,370	\$205,370	\$205,370	\$205,370	\$205,370	\$205,370	\$0	\$1,272,845
SUMMARY OF ALL FUNDS									
PAED	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000
PS&E	\$20,625	\$0	\$0	\$0	\$0	\$40,625	\$40,625	\$40,625	\$142,500
RW Support	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Const. Support	\$0	\$16,667	\$16,667	\$16,667	\$16,667	\$16,667	\$16,667	\$0	\$100,000
RW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$188,703	\$188,703	\$188,703	\$188,703	\$188,703	\$188,703	\$0	\$1,132,220
TOTAL MILESTONES	\$40,625	\$205,370	\$205,370	\$205,370	\$215,370	\$245,995	\$245,995	\$40,625	\$1,404,720
SUM PROG LACMTA FUNDS	\$40,625	\$205,370	\$205,370	\$205,370	\$215,370	\$245,995	\$245,995	\$40,625	\$1,404,720
SUM NON-LACMTA FUNDS	\$0	\$0							
TOTAL PROJECT FUNDING	\$40,625	\$205,370	\$205,370	\$205,370	\$215,370	\$245,995	\$245,995	\$40,625	\$1,404,720

ATTACHMENT C SCOPE OF WORK

PROJECT TITLE:

Willow Street to Cherry Avenue Efficient Traffic Corridors Project

PROJECT LOCATION:

The project is located at Willow Street and Cherry Avenue in the City of Signal Hill, in the Los Angeles County area

PROJECT LIMITS:

This project limits are Willow Street from California Avenue to Temple Avenue and Cherry Avenue from Spring Street to 20th Street.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:

The purpose of this project is to improve traffic/pedestrian safety which includes mitigation measures, traffic signal upgrades, and traffic signal coordination.

PROJECT BACKGROUND:

The City of Signal Hill's " Willow Street to Cherry Avenue Efficient Traffic Corridors Project" prioritizes the upgrade of several key traffic signal locations as part of the City's broader safety initiative. This project is based on a comprehensive, data-driven evaluation of the city's roadway network, as outlined in the City's Local Roadway Safety Plan (LRSP). The LRSP aims to promote safer roads, safer speeds, safer people, improved corridor capacity, and the traffic signal upgrades along these corridors are a crucial element in improving traffic safety across Signal Hill.

The project's safety analysis was strengthened through additional research using the Statewide Integrated Traffic Records System (SWITRS), which provided a detailed examination of collision data. This data, including Property Damage Only (PDO) collisions, gave the City a comprehensive understanding of traffic patterns and risks. The analysis, focusing on the years 2016–2019 and 2022, revealed a total of 1,435 reported collisions during that period, including 7 fatal collisions, 739 injury collisions, and 689 PDO collisions.

The proposed traffic signal upgrades along Willow Street and Cherry Avenue specifically target intersections where a significant portion of these collisions occurred. These high-risk locations accounted for a considerable share of the citywide total. This data-driven approach ensures the project focuses on intersections with the highest concentrations of severe and fatal accidents, aligning with the City's top safety priorities. Citywide data showed that the most common types of crashes included rear-end collisions, broadside collisions, and sideswipe collisions.

The selection of intersections for the Willow Street and Cherry Avenue corridors began with identifying high-priority signals in the LRSP, based on crash history and field conditions. These corridors were flagged for their high collision rates, leading to their inclusion in this project. Additional reviews of intermediate signalized intersections were conducted, resulting in the final selection of project locations. These intersections were chosen not only due to the frequency of injuries but also because they are frequent sites of property damage, as highlighted by SWITRS data.

To mitigate safety issues along Willow Street and Cherry Avenue, the project will implement several targeted countermeasures, with a key focus on signal coordination improvements. Enhanced signal timing and coordination will alleviate congestion and create smoother traffic progression. Additionally, signal hardware upgrades at several intersections, including new signal heads, backplates with retroreflective borders, and other visibility enhancements, will help prevent right-angle and rear-end collisions by making traffic signals clearer to drivers. Pedestrian crossings at key locations will also be improved with pedestrian countdown signals and enhanced crosswalk markings to reduce vehicle-pedestrian collisions and increase safety for pedestrians and bicyclists.

This project aligns closely with the objectives set out in the City’s LRSP and complements state and federal safety initiatives and local strategic objectives. By focusing on intersections with the highest collision rates along these critical corridors, the project is expected to significantly reduce serious accidents and improve traffic safety, reducing delay throughout the Signal Hill arterial corridors. By addressing intersections responsible for 5 of the City’s 7 fatal collisions, as well as a considerable number of injury and property damage incidents, this project is a crucial step toward achieving the City’s long-term safety goals. It reflects Signal Hill’s commitment to data-driven decision-making and proactive strategies to save lives, prevent injuries, and create safer roadways for all users traveling through the City.

PROJECT BUDGET:

COMPONENT	AMOUNT
PA/ED	\$10,000
PS and E	\$142,500
R/W Support	\$20,000
Construction Support	\$100,000
Construction Capital	<u>\$1,132,220</u>
Total Budget	\$1,404,720

SCOPE:

The Project features include, but are not limited to, the following: improving traffic/pedestrian safety which includes mitigation measures, traffic signal upgrades, and traffic signal coordination. The project proposes to decrease delays by adding enhanced signal operations, updating timing, and improving corridor capacity. Corridor capacity would be improved from Willow Street from California Avenue to Temple Avenue and Cherry Avenue from Spring Street to 20th Street.

DESIGN:

I. Preliminary Design

Tasks to be performed include, but are not limited to, the following:

- A. Account for field visits of the project area to identify design issues. Record existing site conditions in photographs and/or video.
- B. Incorporate provided layout plans to be incorporated into the final design.
- C. Provide a complete survey of the project area, establishing horizontal and vertical control for the project. Mapping shall include topographic features within 50 feet of project area.
- D. Identify and coordinate with all utilities in the project area to facilitate the final design of the Project.

- E. Identify if geotechnical investigations are required.
- F. Identify street pavement structural sections for project area.
- G. Prepare and submit a Report identifying the existing improvements, as well as the recommended repair strategy.
- H. Prepare and submit an Engineer's construction cost estimate for all recommended improvements identified in the Report.

II. Environmental Analysis

Tasks to be performed include, but are not limited to, the following:

- A. Define a complete and detailed project description and delineate project study areas that will meet the needs of technical analyses and Initial Study/Mitigated Negative Declaration (IS/MND). (if necessary)
- B. Conduct the required technical analysis for the project (if necessary)
- C. Prepare, following completion of appropriate technical analysis, an Administrative Draft IS, consistent with CEQA Guidelines Appendix G, for review and approval by the City (If determined necessary)
- D. Prepare the Draft IS and Draft MND for public circulation. (If determined necessary)
- E. Prepare responses to public review of Draft and prepare a Final MND and submit for review to the City. (If determined necessary)
- F. Coordinate with the City and prepare permit applications/notifications for the Project as applicable.

III. Final Design – Plans, Specifications and Estimates

Tasks to be performed include, but are not limited to, the following:

- A. Prepare civil roadway for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Traffic Striping/Signage/Signal Plans, Street Lighting/Electrical, and Median Plans.
- B. Submittal of plan set shall be delivered at 30%, 60% and 90% complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.
- C. Assist the City for the Community Information Workshop after the 90% submittal by preparing exhibits and attending workshop and be prepared to discuss concerns of the property owners along Willow Street and Cherry Avenue, particularly with issues regarding construction impacts.
- D. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates.
- E. Submittal of specifications shall be delivered to the City at 30%, 60%, and 90% complete and final. When project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.
- F. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.

- G. Submittal of the engineer's construction cost estimate shall be delivered to the City at 90% complete and final in a spreadsheet format.

IV. Project Management and Preparation of Periodic Updated Schedule, Deliverables and Meetings

Tasks to be performed include, but are not limited to, the following:

- A. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, presentation of "Summary Letter Report", progress meetings and preparation for the Community Information Workshop at 90% design completion.
- B. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

RIGHT-OF-WAY:

Right-of-Way Support

Right-of-Way Support:

Tasks to be performed include, but are not limited, to the following:

- A. Prepare and provide exhibits, plats and legal descriptions for the properties requiring right of way acquisition, slope easements, temporary construction easements and/or rights-of-entry.
- B. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, site visits, progress meetings and preparation for City Council meetings.
- C. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

Right-of-Way Capital (as-needed):

Tasks to be performed include, but are not limited to, the following:

- A. Order title reports/litigation guarantees.
- B. Present conceptual plans to property owners adjacent to project.
- C. Shall choose an Appraiser to prepare and provide appraisal of properties requiring right of way acquisition.
- D. Authorize appraisals and improvements pertaining to properties.
- E. Notify and meet with property owners of appraisals and detailed improvements to their properties.
- F. Set just compensation.
- G. Present written offer letters and appraisal summaries to property owners.
- H. Conduct negotiations to settlement.

CONSTRUCTION:

Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks:

- A. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.
- B. Contract with a Contractor for construction.
- C. Deliver the project and prepare a Notice of Completion.

The Design Consultant shall meet as needed with the Grantee to accomplish Project tasks as outlined. Meetings expected between the Consultant and Grantee shall include, but not be limited to, Pre-Construction Meeting, progress meetings and preparation of responses to RFIs.

MILESTONES: The implementation schedule for this project will be as follows.

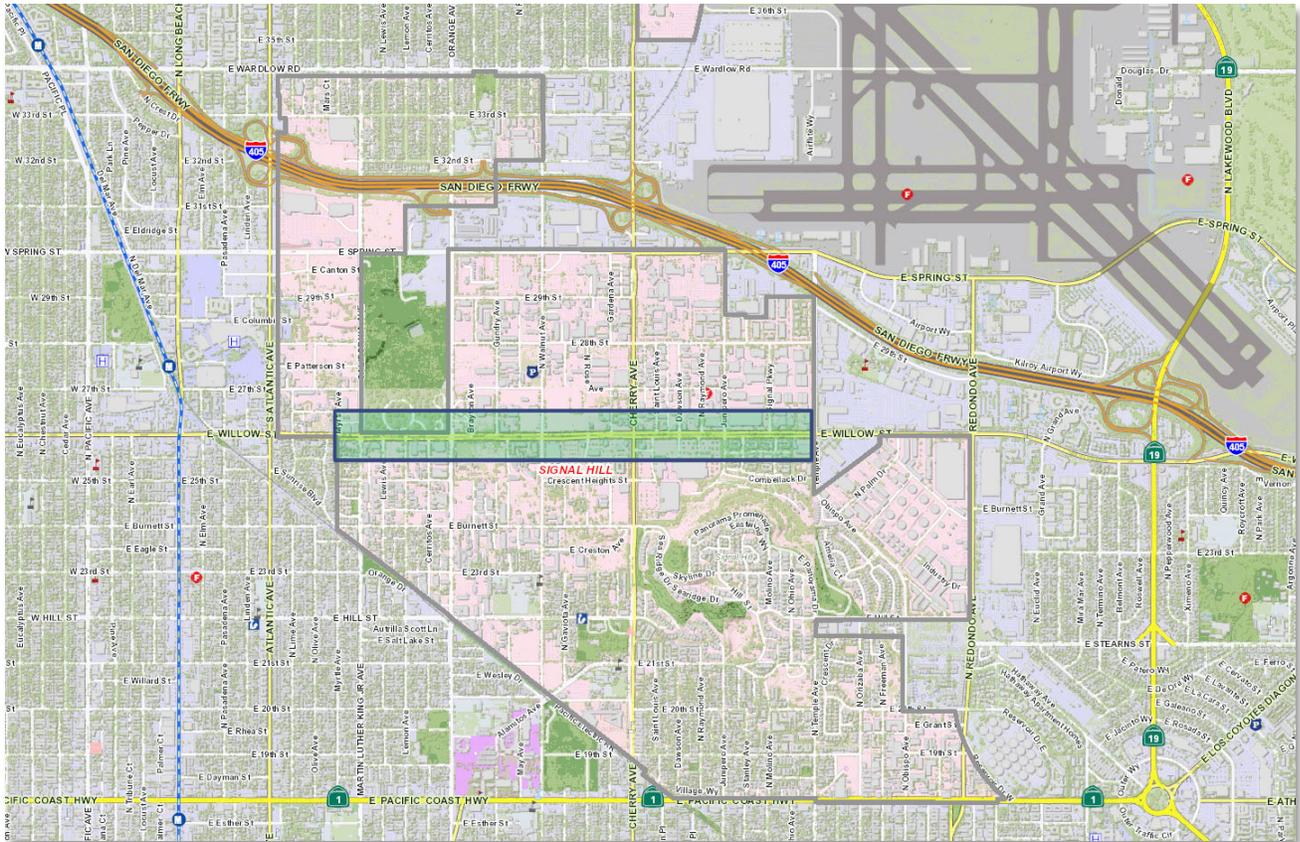
	START DATE	COMPLETION DATE
SOLICITATION (BID/PROPOSAL)		
Develop Solicitation Package	11/15/2025	11/30/2025
Solicitation Response	12/15/2025	12/15/2025
Evaluations	12/15/2025	1/6/2026
Selection	1/6/2026	1/8/2025
Board Approval	1/20/2026	1/20/2026
Contract Award	1/20/2026	1/20/2026
Fully Executed Contract	1/20/2026	1/31/2026
PLANNING AND R/W		
Prepare Project Study Report	1/30/2026	4/30/2026
PA&ED		
Prepare Environmental Document Document Type: PES	11/15/2025	3/30/2025
Categorical Exemption Filing	4/10/2026	4/10/2026
PS&E		
100% PS&E	2/28/2026	12/30/2026
Preliminary Investigations	2/28/2026	3/15/2026
Preliminary Foundation	3/15/2026	3/31/2026
Geometric Drawings	3/31/2026	4/30/2026
Utilities	2/28/2026	4/30/2026
Civil/Traffic Design	5/31/2026	12/30/2026
Cost and Quantity Estimating	9/31/2026	10/30/2026
Timing Design/Signal Coordination	7/30/2026	12/30/2026

CONSTRUCTION MILESTONES: The implementation schedule for this project will be as follows.

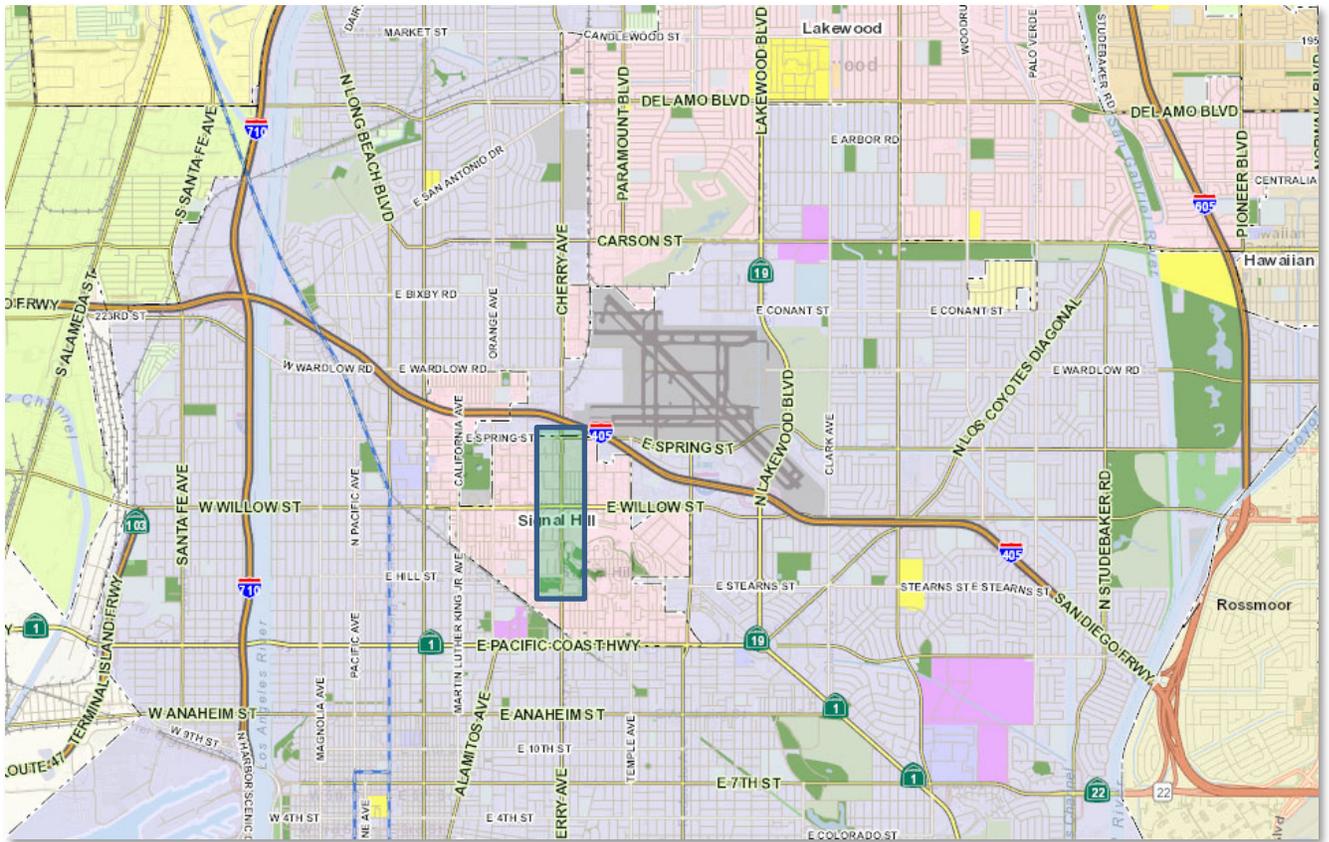
	START DATE	COMPLETION DATE
SOLICITATION (BID/PROPOSAL)		
Develop Solicitation Package	12/1/2026	12/30/2026
Solicitation Response	1/3/2027	1/31/2027
Evaluations	1/31/2027	2/14/2027
Selection	2/14/2027	2/17/2027
Board Approval Process	2/14/2027	2/23/2027
Contract Award	2/23/2027	2/23/2027
Fully Executed Contract	2/23/2027	2/28/2027
EXCAVATION		
Survey	3/10/2027	3/20/2027
Compaction	10/30/2027	12/10/2027
CONCRETE		
Form Work	10/30/2027	2/10/2028
Rebar Placement	10/30/2027	2/10/2028
Pole Placement	10/30/2027	5/31/2028
TRAFFIC CONTROL		
TMP	9/30/2027	7/31/2028
UTILITIES		
SCE	3/10/2027	6/1/2027
Communications, Oil, and Water facilities	3/10/2027	4/30/2027
MATERIALS		
Long-Lead Equipment	3/10/2027	9/30/2027
Material Lay Down Area	3/10/2027	7/31/2028
Signage	3/10/2027	4/1/2027
ELECTRICAL		
Power U/G, Conduits, Communication	9/30/2027	4/10/2028
A/G Testing/Acceptance	4/1/2028	5/1/2028

ATTACHMENT C – Location Map(s)

Willow Street Corridor



Cherry Avenue Corridor



FA ATTACHMENT D PROJECT REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (**Attachment D-2**) are required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit the Quarterly Expenditure Report to the LACMTA, after receiving LACMTA Project Manager’s acceptance of the draft report, at ACCOUNTSPAYABLE@METRO.NET or by mail to **Los Angeles Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296**. Please note that letters or other forms of documentation may **not** be substituted for this form.
- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provides complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project.
- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.
- GRANTEE is required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter.
- The draft Quarterly Progress/Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

<i>Quarter</i>	<i>Report Due Date</i>
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

LACMTA Project Manager shall review and respond in writing to the draft Quarterly Expenditure Report within thirty (30) calendar days from receipt.

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope of Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.
- Any expense charged to the grant must be clearly and directly related to the project.
- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope of Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.
- LACMTA is not responsible for, and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

DEFINITIONS

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.
- Excessive Cost: Any expense deemed “excessive” by LACMTA staff would be adjusted to reflect a “reasonable and customary” level. For detail definition of “reasonable cost”, please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations*.
- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LACMTA FA MEASURE R ATTACHMENT D-2

QUARTERLY PROGRESS / EXPENSE REPORT

Grantee To Complete
Invoice #
Invoice Date
FA#
Quarterly Report 9200000000MR30666

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO ACCOUNTSPAYABLE@METRO.NET

or submit by mail to:

Los Angeles County Metropolitan Transportation Authority

Accounts Payable

P. O. Box 512296

Los Angeles, California 90051-0296

after the close of each quarter, but no later than November 30, February 28,

May 31 and August 31. Please note that letters or other forms

of documentation may **not** be substituted for this form. Refer to the

Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and **include totals in this Section.**

LACMTA Measure R Grant \$	
Project Quarter Expenditure	
This Quarter Expenditure	
Retention Amount	
Net Invoice Amount (Less Retention)	\$ -
Project-to-Date Expenditure	
Funds Expended to Date (Include this Quarter)	
Total Project Budget	
% of Project Budget Expended to Date	
Balance Remaining	

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

- Fiscal Year :* 2020-2021 2021-2022 2022-2023
 2023-2024 2024-2025 2025-2026
- Quarter :* Q1: Jul - Sep Q2: Oct - Dec
 Q3: Jan - Mar Q4: Apr - Jun

DATE SUBMITTED: _____

LACMTA MODAL CATEGORY:

- RSTI Pedestrian Signal Synchronization
 TDM Bicycle Goods Movement
 Transit Highways

LACMTA Project Manager	Name:	
	Phone Number:	
	E-mail:	

Project Sponsor Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	E-mail:	

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. **DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.**

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. **PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.**

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental Clearance				
Design Bid & Award				
Design				
Right-of-Way Acquisition				
Construction Bid & Award				
Ground Breaking Event				
Construction				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

- On schedule per original FA schedule
 Less than 12 months behind original schedule
 Between 12-24 months behind original schedule
 More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

- Yes
 No
 Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

- Yes
 No
 Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

SECTION 4: ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

ITEM		INVOICE #	TOTAL EXPENSES CHARGED TO LACMTA MEASURE R GRANT
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
TOTAL			

Note:

All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:

- LACMTA will make all disbursements electronically unless an exception is requested in writing.
- ACH Payments require that you complete an ACH Request Form and fax it to Accounts Payable at 213-922-6107.
- ACH Request Forms can be found at www.metro.net/callforprojects.
- Written exception requests for Check Payments should be completed and faxed to Accounts Payable at 213-922-6107.

I certify that I am the responsible Project Manager or fiscal officer and representative of _____ and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature

Date

Name

Title

Attachment E

**Los Angeles Metropolitan Transportation Authority
2025 Federal Transportation Improvement Program (\$000)**

TIP ID **LA9919447** Implementing Agency **Signal Hill, City of**

Project Description: The Project features include, but are not limited to, the following: improving traffic/pedestrian safety which includes mitigation measures, traffic signal upgrades, and traffic signal coordination. The project proposes to decrease delays by adding enhanced signal operations, updating timing, and improving corridor capacity. Corridor capacity would be improved from Willow Street from California Avenue to Temple Avenue and Cherry Avenue from Spring Street to 20th Street.

SCAG RTP Project #: Study:N/A Is Model: Model #: PM: Thomas Bekele - (562)989-7355

LS: N LS GROUP#: Conformity Category:

System :Local Hwy Route : Postmile: Distance: Phase: Completion Date 09/30/2028

Lane # Extd: Lane # Prop: Imprv Desc:

Air Basin: SCAB Envir Doc: CATEGORICAL EXCLUSION/CATEGORICAL EXEMPTION -- JOINT NEPA/CEQA - 01/31/2026

Toll Rate: 0.00 Toll Colc Loc: Toll Method: Hov acs eg loc:

Uza: Los Angeles-Long Beach-Santa Ana Sub-Area: Sub-Region:

Program Code: NCR30 - SAFETY IMPROVEMENTS Stop Loc:

CTIPS ID: EA #: PPNO:

	PHASE	PRIOR	24/25	25/26	26/27	27/28	28/29	29/30	BEYOND	PROG	TOTAL
MR20H - Measure R 20% Highway	PE			\$131	\$41	\$0					\$172
	RW			\$0	\$0	\$0					\$0
	CON			\$0	\$616	\$616					\$1,232
	SUBTOTAL			\$131	\$657	\$616					\$1,404
	TOTAL			\$131	\$657	\$616					\$1,404
TOTAL PE: \$172			TOTAL RW: \$0			TOTAL CON: \$1,232			TOTAL PROGRAMMED: \$1,404		

- General Comment:
- Modeling Comment:
- TCM Comment:
- Amendment Comment:
- CMP Comment:
- Narrative:

Last Revised **Amendment 25-09 - Denied**

Change reason:NEW PROJECT

Total Project Cost **\$1,404**

ATTACHMENT F BOND REQUIREMENTS

The provisions of this Attachment F apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes or with respect to which LACMTA receives a Federal subsidy for a portion of the interest cost or the investor receives a tax credit. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA's approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by the LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment F and notify LACMTA of such designations.

FTIP#: LA9919447
 Subregion ID: Gateway Cities I-710 South Early
 Action Projects

Project#: MR306.66
FA# 9200000000MR30666

ATTACHMENT G
SPECIAL GRANT CONDITIONS

LOS ANGELES COUNTY REGIONAL ITS ARCHITECTURE (CONNECT-IT)
 CONSISTENCY SELF-CERTIFICATION POLICY FORM

This Los Angeles County Regional ITS Architecture (CONNECT-IT) consistency self-certification form should be completed and executed for all ITS Projects or Projects with ITS elements. The form should be sent to LACMTA for any planned ITS projects or proposed funding involving Local, State or Federal funds programmed or administered through the LACMTA.

1. Project Title: Willow Street to Cherry Avenue Efficient Traffic Corridors Project
2. Name of Sponsoring Agency: City of Signal Hill
3. Contact Name: Thomas Bekele, Jesus Saldana
4. Contact Phone: 562-989-7355, 562-989-7352
5. Contact Email: tbekele@cityofsignalhill.org, jsaldana@cityofsignalhill.org
6. Project Description:
 The Project features include, but are not limited to, the following: improving traffic/pedestrian safety which includes mitigation measures, traffic signal upgrades, and traffic signal coordination. The project proposes to decrease delays by adding enhanced signal operations, updating timing, and improving corridor capacity. Corridor capacity would be improved from Willow Street from California Avenue to Temple Avenue and Cherry Avenue from Spring Street to 20th Street.
7. Identify the ITS elements being implemented and the relevant CONNECT-IT Service Package(s), see Exhibit A.

SERVICE PACKAGE	SHORT NAME	
TRAFFIC MANAGEMENT	TM01	Infrastructure-Based Traffic Surveillance
TRAFFIC MANAGEMENT	TM02	Vehicle-Based Traffic Surveillance
VEHICLE SAFETY	TM08	Traffic Incident Management System
VEHICLE SAFETY	VS02	V2V Basic Safety

8. Outline of the concept of operations for the project.

To mitigate safety issues along Willow Street and Cherry Avenue, the project will implement several targeted countermeasures, with a key focus on signal coordination improvements. Enhanced signal timing and coordination will alleviate congestion and

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create smoother traffic progression. Additionally, signal hardware upgrades at several intersections, including new signal heads, backplates with retroreflective borders, and other visibility enhancements, will help prevent right-angle and rear-end collisions by making traffic signals clearer to drivers. Pedestrian crossings at key locations will also be improved with pedestrian countdown signals and enhanced crosswalk markings to reduce vehicle-pedestrian collisions and increase safety for pedestrians and bicyclists.

This project aligns closely with the objectives set out in the City's LRSP and complements state and federal safety initiatives and local strategic objectives. By focusing on intersections with the highest collision rates along these critical corridors, the project is expected to significantly reduce serious accidents and improve traffic safety, reducing delay throughout the Signal Hill arterial corridors. By addressing intersections responsible for 5 of the City's 7 fatal collisions, as well as a considerable number of injury and property damage incidents, this project is a crucial step toward achieving the City's long-term safety goals. It reflects Signal Hill's commitment to data-driven decision-making and proactive strategies to save lives, prevent injuries, and create safer roadways for all users traveling through the City.

9. Identify participating agencies roles and responsibilities. All phases of the project including:
 - a. Preliminary Design
 - b. Environmental Analysis
 - c. Final Design – Plans, Specifications, and Estimates
 - d. Project Management and Preparation of Periodic Updated Schedule, Deliverables and Meetings
 - e. CONSTRUCTION: Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks.
 - i. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.
 - ii. Contract with a Contractor for construction.
 - iii. Deliver the project and prepare a Notice of Completion.

By signing and self-certifying this form, the agency commits itself to follow the ITS requirements listed below during project design and implementation. Please be advised that your project may be subject to further review and documentation by Metro and the CONNECT-IT Maintenance Team during project design and implementation phases:

- Perform a lifecycle analysis for the ITS project elements and incorporate these costs into the Operations and Maintenance plan as part of the system engineering process,
- Maintain and operate the system according to the recommendations of the operations and

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Maintenance plan upon project completion,

- Use the systems engineering process and document the system engineering steps, and
- Use the CONNECT-IT interface standards, if required, and conform to the regional configuration management process.

Signature:



Agency Representative

4/30/25

Date

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 Action Projects

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Exhibit A

Architecture Reference for CONNECT-IT Service Packages

The table below is the architecture reference for the CONNECT-IT service packages. For additional information on the service packages below, to view interconnect diagrams for each service package or to suggest updates to CONNECT-IT, visit www.laconnect-it.com.

Service Package Area	Short Name	Name	
Commercial Vehicle Operations	CVO01	Carrier Operations and Fleet Management	
	CVO02	Freight Administration	
	CVO03	Electronic Clearance	
	CVO04	CV Administrative Processes	
	CVO05	International Border Electronic Clearance	
	CVO06	Freight Signal Priority	
	CVO07	Roadside CVO Safety	
	CVO08	Smart Roadside and Virtual WIM	
	CVO09	Freight-Specific Dynamic Travel Planning	
	CVO11	Freight Drayage Optimization	
	CVO12	HAZMAT Management	
	CVO14	CV Driver Security Authentication	
	CVO15	Fleet and Freight Security	
	Data Management	DM01	ITS Data Warehouse
		DM02	Performance Monitoring
Maintenance and Construction	MC01	Maintenance and Construction Vehicle and Equipment Tracking	
	MC02	Maintenance and Construction Vehicle Maintenance	
	MC05	Roadway Maintenance and Construction	
	MC06	Work Zone Management	
	MC07	Work Zone Safety Monitoring	
	MC08	Maintenance and Construction Activity Coordination	
Parking Management	PM01	Parking Space Management	
	PM02	Smart Park and Ride System	
	PM03	Parking Electronic Payment	
	PM04	Regional Parking Management	
	PM05	Loading Zone Management	
Public Safety	PS01	Emergency Call-Taking and Dispatch	
	PS02	Routing Support for Emergency Responders	
	PS03	Emergency Vehicle Preemption	
	PS04	Mayday Notification	
	PS05	Vehicle Emergency Response	
	PS06	Incident Scene Pre-Arrival Staging Guidance for Emergency Responders	

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Service Package Area	Short Name	Name
	PS07	Incident Scene Safety Monitoring
	PS08	Roadway Service Patrols
	PS10	Wide-Area Alert
	PS11	Early Warning System
	PS12	Disaster Response and Recovery
	PS13	Evacuation and Reentry Management
	PS14	Disaster Traveler Information
Public Transportation	PT01	Transit Vehicle Tracking
	PT02	Transit Fixed-Route Operations
	PT03	Dynamic Transit Operations
	PT04	Transit Fare Collection Management
	PT05	Transit Security
	PT06	Transit Fleet Management
	PT07	Transit Passenger Counting
	PT08	Transit Traveler Information
	PT09	Transit Signal Priority
	PT10	Intermittent Bus Lanes
	PT11	Transit Pedestrian Indication
	PT14	Multi-modal Coordination
	PT16	Route ID for the Visually Impaired
	PT17	Transit Connection Protection
PT18	Integrated Multi-Modal Electronic Payment	
Support	SU01	Connected Vehicle System Monitoring and Management
	SU02	Core Authorization
	SU03	Data Distribution
	SU04	Map Management
	SU05	Location and Time
	SU06	Object Registration and Discovery
	SU07	Privacy Protection
	SU08	Security and Credentials Management
	SU09	Center Maintenance
	SU10	Field Equipment Maintenance
	SU11	Vehicle Maintenance
	SU12	Traveler Device Maintenance
Sustainable Travel	ST01	Emissions Monitoring
	ST02	Eco-Traffic Signal Timing
	ST03	Eco-Traffic Metering
	ST04	Roadside Lighting
	ST05	Electric Charging Stations Management
	ST06	HOV/HOT Lane Management
	ST08	Eco-Approach and Departure at Signalized Intersections

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Service Package Area	Short Name	Name
Traffic Management	ST09	Connected Eco-Driving
	TM01	Infrastructure-Based Traffic Surveillance
	TM02	Vehicle-Based Traffic Surveillance
	TM03	Traffic Signal Control
	TM04	Connected Vehicle Traffic Signal System
	TM05	Traffic Metering
	TM06	Traffic Information Dissemination
	TM07	Regional Traffic Management
	TM08	Traffic Incident Management System
	TM09	Integrated Decision Support and Demand Management
	TM10	Electronic Toll Collection
	TM11	Road Use Charging
	TM12	Dynamic Roadway Warning
	TM13	Standard Railroad Grade Crossing
	TM14	Advanced Railroad Grade Crossing
	TM15	Railroad Operations Coordination
	TM16	Reversible Lane Management
	TM17	Speed Warning and Enforcement
	TM19	Roadway Closure Management
	TM20	Variable Speed Limits
	TM21	Speed Harmonization
	TM22	Dynamic Lane Management and Shoulder Use
Traveler Information	TI01	Broadcast Traveler Information
	TI02	Personalized Traveler Information
	TI03	Dynamic Route Guidance
	TI04	Infrastructure-Provided Trip Planning and Route Guidance
	TI05	Travel Services Information and Reservation
	TI06	Dynamic Ridesharing and Shared Use Transportation
	TI07	In-Vehicle Signage
Vehicle Safety	VS01	Autonomous Vehicle Safety Systems
	VS02	V2V Basic Safety
	VS03	V2V Situational Awareness
	VS04	V2V Special Vehicle Alert
	VS05	Curve Speed Warning
	VS08	Queue Warning
	VS09	Reduced Speed Zone Warning / Lane Closure
	VS10	Restricted Lane Warnings
	VS11	Oversize Vehicle Warning
	VS12	Pedestrian and Cyclist Safety
	VS13	Intersection Safety Warning and Collision Avoidance
	VS14	Cooperative Adaptive Cruise Control

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FA# 9200000000MR30666

Service Package Area	Short Name	Name
	VS15	Infrastructure Enhanced Cooperative Adaptive Cruise Control
	VS16	Automated Vehicle Operations
	VS17	Traffic Code Dissemination

Note: CONNECT-IT service packages may differ from service packages identified in the National ITS Reference Architecture (ARC-IT). For any service packages not represented in CONNECT-IT, refer to ARC-IT by accessing www.arc-it.net. Contact the administrator at sharmas@metro.net for questions regarding CONNECT-IT.

ATTACHMENT G-1 SPECIAL GRANT CONDITIONS

SIGNAL SYNCHRONIZATION, INTELLIGENT TRANSPORTATION SYSTEMS (ITS), AND TRANSPORTATION TECHNOLOGY IMPROVEMENTS

1. Grantee is required to attend the LACMTA Arterial ITS Committee Meetings quarterly. Grantee shall coordinate through the Arterial ITS Committee, the Coalition for Transportation Technology and/or other appropriate and recognized forums to ensure consistency with local, subregional and regional ITS plans. Grantee shall provide the opportunity to LACMTA staff and other affected agencies to review, comment and participate on all aspects of the Project implementation to achieve multi-jurisdictional consensus, including, but not limited to, scope of work, consultant selection, PS&E, system design, bid documents and Project deliverables.
2. Grantee shall coordinate with LA County Public Works when applicable and shall not advertise the Project for bid to begin construction before all affected agencies have fully executed an agreement regarding the maintenance and operation of traffic signal synchronization system(s) along multi-jurisdictional corridor(s). Grantee shall deliver or email a copy of the fully executed agreement to LACMTA within seven (7) days from the date of full execution.
3. Grantee shall commit and/or secure non-LACMTA funds to maintain and operate the Project improvements. Operations and maintenance plans shall be developed for all ITS projects. For multi-jurisdictional projects, multi-agency agreements shall be executed committing to the long-term operations and maintenance of shared project elements.
4. Grantee's Project shall not make major equipment or timing-plan changes on other Metro funded projects, within the first two years of Grantee's Project implementation/system operation without LACMTA or lead agency prior written approval.
5. For all central traffic control system projects, Grantee shall coordinate the system design through LACMTA staff to allow communication with the Regional Integration of ITS (RIITS) to facilitate multi-jurisdictional traffic management and data sharing.
6. Grantee shall ensure Countywide Signal Priority (CSP) capabilities are maintained when Grantee's Project is in an existing and planned CSP corridor.
7. Grantee shall ensure Integrated Corridor Management (ICM) capabilities are maintained when Grantee's Project is in an existing and planned corridor.
8. Grantee shall make available all data from the Project, including, without limitation, improvements and inventory data, to LACMTA upon request.

Grantee shall:

- a. provide real-time traffic data from the Project, if available, to the Regional Integration of ITS (RIITS)
 - b. allow for archiving through the Regional Integration of ITS (RIITS) Network or any regional ITS software to support regional transportation planning and operations
 - c. populate ITS Field Inventory Resource Sharing Tool (ITS FIRST) with data upon completion of project
9. Grantee shall ensure that the project uses a generally accepted system engineering approach to maintain the integrity and quality of completed projects.
10. Grantee's project shall adhere to existing Metro guidelines for specific subprograms as applicable.

The obligations set forth in this section shall survive the expiration or termination of this Agreement.

RESOLUTION 2026-03-XXXX

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

WHEREAS, the City Council approves the appropriation of funds for the purpose stated below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. To authorize budget adjustment 26-015 of the FY 2025-26 Budget as follows:

Purpose: Citywide Transportation Safety Enhancement Project

Fund	Dept	Object	Project	Description	Amount
1) Citywide Transportation Safety Enhancement Project					
400	40	5894	90.24011	Metro Subfund	\$40,625
240	31	4363		Other Grants – Metro Subfund	\$40,625
2) Transfer of funds to cover expenses					
400	00	6948	90.24011	Transfer from Special Revenue – Metro Funds	\$40,625
240	99	7939		Transfer to Capital Projects - Metro Subfund	\$40,625

Section 2. To add the above-referenced adjustments to the Budget Adjustment Status Report (Exhibit A).

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council on this 10th day of March, 2026.

TINA L. HANSEN
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2026-03-XXXX was adopted at a regular meeting of the City Council of the City of Signal Hill held on the 10th day of March 2026 and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK

Resolution No. 2026-03-XXXX
March 10, 2026
Page 2 of 2

CITY OF SIGNAL HILL - SUMMARY OF BUDGET ADJUSTMENTS - FY 2025-26

Budget Adjustment #	Council Date	Description	Revenues	Expenditures	Capital Outlay	Transfers In	Transfers Out	Net Change	
General Fund - 100			Adopted	38,418,037.53	37,735,806.60	682,230.93	1,250,540.00	1,622,770.93	
BA 26-004	7/8/2025	Custodial Maintenance Agreement		37,063.00					(37,063.00)
BA 26-005	7/8/2025	Police Investigation Services Increase - Amendment 1		50,000.00					(50,000.00)
BA 26-006	8/26/2025	Awarded Emergency Management Performance Grant (EMPG)	6,000.00	6,000.00					-
BA 26-007	9/9/2025	Tenant Relocation and Compliance Costs				123,167.00	123,167.00		-
BA 26-014	2/24/2026	Mid-Year Budget Review					6,959.67		(6,959.67)
			Adjusted	38,424,037.53	37,828,869.60	682,230.93	1,373,707.00	1,752,897.60	Total (94,022.67)
Land & Building Reserve - 111			Adopted	-	-	-	-	1,214,901.00	
BA 26-014	2/24/2026	Mid-Year Budget Review					(351,066.68)		351,066.68
			Adjusted	-	-	-	-	863,834.32	Total 351,066.68
Capital Improvement Reserves - 113			Adopted	-	-	-	-	2,230,541.58	
BA 26-003	7/8/2025	Increase Project Budget for the Willow Median Improvements CIP					220,972.15		(220,972.15)
BA 26-007	9/9/2025	Tenant Relocation and Compliance Costs				123,167.00	123,167.00		-
BA 26-008	9/23/2025	Carryover Appr from FY24-25 for Police HVAC System Upgrade					35,000.00		(35,000.00)
BA 26-014	2/24/2026	Mid-Year Budget Review					(307,362.02)		307,362.02
			Adjusted	-	-	-	123,167.00	2,302,318.71	Total 51,389.87
Park Reserve - 117			Adopted	-	-	-	500,000.00	-	
BA 26-007	9/9/2025	Tenant Relocation and Compliance Costs					123,167.00		(123,167.00)
			Adjusted	-	-	-	500,000.00	123,167.00	Total (123,167.00)
Civic Center Master Plan Reserve - 119			Adopted	-	-	-	-	3,322,291.00	
BA 26-011	11/13/2025	Increase Project Budget for the City Hall Renovation CIP					576,755.50		(576,755.50)
BA 26-012	11/25/2025	Increase Project Budget for the Amphitheater CIP					3,726,425.00		(3,726,425.00)
			Adjusted	-	-	-	-	7,625,471.50	Total (4,303,180.50)
COBG - 201			Adopted	71,001.00	10,650.00	-	-	60,351.00	
BA 26-013	1/27/2026	Increase Project Budget for the ADA Ramp Installation CIP					150,857.00		-
BA 26-014	2/24/2026	Mid-Year Budget Review				6,959.67			6,959.67
			Adjusted	221,858.00	10,650.00	-	6,959.67	211,208.00	Total 6,959.67
Prop A - 202			Adopted	321,190.00	320,375.38	-	-	-	
BA 26-002	6/24/2025	Increase Expenditures Budget for Proposition A Fund		120,802.00					(120,802.00)
			Adjusted	321,190.00	441,177.38	-	-	-	Total (120,802.00)
Traffic Development Impact Fees - 233			Adopted	230,405.00	-	-	-	621,294.00	
BA 26-014	2/24/2026	Mid-Year Budget Review					(9,841.75)		9,841.75
			Adjusted	230,405.00	-	-	-	611,452.25	Total 9,841.75
MTA - STPL - 235			Adopted	-	-	-	-	-	
BA 26-014	2/24/2026	Mid-Year Budget Review					28,024.00		(28,024.00)
			Adjusted	-	-	-	-	28,024.00	Total (28,024.00)
Measure W - 239			Adopted	290,059.00	-	-	-	334,000.00	
BA 26-014	2/24/2026	Mid-Year Budget Review							-
			Adjusted	290,059.00	-	-	-	334,000.00	Total -
Capital Grants Fund - 240			Adopted	3,774,998.00	-	-	-	3,774,998.00	
BA 26-003	7/8/2025	Increase Project Budget for the Willow Median Improvements CIP		70,000.00					-
BA 26-014	2/24/2026	Mid-Year Budget Review					(934,625.00)		934,625.00
			Adjusted	3,844,998.00	-	-	-	2,910,373.00	Total 934,625.00
State Police Grant Fund - OTS - 275			Adopted	90,000.00	90,000.00	-	-	-	
BA 26-010	10/14/2025	Awarded OTS & Step Grant for Traffic Safety Enforcement		10,000.00					-
			Adjusted	100,000.00	100,000.00	-	-	-	Total -
California Arts Council Grant - 281			Adopted	-	-	-	-	-	
BA 26-012	11/25/2025	Increase Project Budget for the Amphitheater CIP					532,579.35		(532,579.35)
			Adjusted	-	-	-	-	532,579.35	Total (532,579.35)
Capital Improvements - CIP - 400			Adopted	-	-	13,609,635.02	13,609,635.02	-	
BA 26-003	7/8/2025	Increase Project Budget for the Willow Median Improvements CIP				290,972.15	290,972.15		-
BA 26-007	9/9/2025	Tenant Relocation and Compliance Costs				123,167.00	123,167.00		-
BA 26-008	9/23/2025	Carryover Appr from FY24-25 for Police HVAC System Upgrade				35,000.00	35,000.00		-
BA 26-011	11/13/2025	Increase Project Budget for the City Hall Renovation CIP				576,755.50	576,755.50		-
BA 26-012	11/25/2025	Increase Project Budget for the Amphitheater CIP				4,259,004.35	4,259,004.35		-
BA 26-013	1/27/2026	Increase Project Budget for the ADA Ramp Installation CIP				150,857.00	150,857.00		-
BA 26-014	2/24/2026	Mid-Year Budget Review			(1,574,871.45)	(1,574,871.45)			-
			Adjusted	-	-	17,470,519.57	17,470,519.57	-	Total -
Water Operations Fund - 500			Adopted	8,096,487.00	7,955,525.00	6,837,795.00	79,742.00	-	
BA 26-001	6/24/2025	Increase Project Budget for Gundry Reservoir Roof Replacement & Coating CIP			1,765,577.00				(1,765,577.00)
BA 26-014	2/24/2026	Mid-Year Budget Review		76,185.09	5,025.10				(81,210.19)
			Adjusted	8,096,487.00	8,031,710.09	8,608,397.10	79,742.00	-	Total (1,846,787.19)
Vehicle Replacement Fund -Fleet - 601			Adopted	878,517.00	614,442.00	984,000.00	69,370.00	-	
BA 26-014	2/24/2026	Mid-Year Budget Review		435.30					(435.30)
			Adjusted	878,517.00	614,877.30	984,000.00	69,370.00	-	Total (435.30)

Notes: If the net change is positive, there is an overall increase to the Fund Balance. If negative, there is an overall reduction to the Fund Balance. The summary does not include prior year carryovers and positive fund balance appropriations.



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: GABINO LUNA
ACTING PUBLIC WORKS DIRECTOR**

SUBJECT: RESOLUTIONS APPROVING A LIST OF PROJECTS TO BE FUNDED BY THE SAFE, CLEAN WATER PROGRAM - MEASURE W FOR FISCAL YEAR 2026-27 AND AMENDING FISCAL YEAR 2025-26

On November 6, 2018, Los Angeles County voters approved Measure W, a parcel tax designed to address regional water capture and reduce reliance on imported water. Measure W imposes a tax of 2.5 cents per square foot of impermeable surface area on private property in the Los Angeles County Flood Control District (District), and this tax generates approximately \$285 million annually for the countywide Safe, Clean Water (SCW) Program. Staff recommends the City Council adopt a resolution to incorporate a list of projects and programs the SCW Measure W will fund for Fiscal Year (FY) 2026-27.

Staff recommends amending the FY 2025-26 Plan to reduce the 28th Street Green - Street project by \$150,000 and include the Amphitheater Project for \$150,000 and approve a budget transfer to reflect this amendment in the FY 2025-26 Capital Improvement Plan.

Strategic Plan Goals:

Goal No. 1 Financial Stability: Endure 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. Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE LIST OF PROJECTS AND PROGRAMS FOR FISCAL YEAR 2026-27 TO BE FUNDED BY THE SAFE, CLEAN WATER PROGRAM - MEASURE W FUNDS

2. 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 THE FISCAL YEAR 2025-26.

Fiscal Impact:

Table 1 below details the Safe, Clean Water Program Fund's financial trajectory for FY 2026-27. After factoring in anticipated yearly revenues of \$280,000 and expenditures of \$341,250, the fund balance will decrease from \$160,837 to \$15,002. Despite the reduction, the projected ending balance confirms there will be sufficient funds for the proposed list of projects and programs.

Table 1: FY 2026-27 SCW Projections

SCW Projections	FY 2026-27
Projected Beginning Fund Balance	\$76,252
Revenues	\$280,000
General Fund Expenditures	(\$191,250)
Capital Expenditures	(\$150,000)
Ending Fund Balance	\$15,002

Background:

Los Angeles County's Measure W is a special parcel tax of 2.5 cents per square foot of impermeable surface area on private property in the Los Angeles County Flood Control District (District), which voters approved on November 6, 2018. This parcel tax generates approximately \$285 million per year countywide for the Safe, Clean Water Program, SCW. Since the SCW program began, it has generated over \$670 million for more than 100 projects that increased water supply and safeguarded waterways. The goal of the SCW Program is to improve water quality while achieving additional benefits, such as increasing water supply and investing in the health and well-being of Los Angeles County communities. The goals of the SCW Program include:

- Implementing a new plan for Los Angeles County's water system to capture billions of gallons of water loss each year from rainwater running directly into the storm drain system.
- Helping protect coastal waters and beaches from the trash and contaminants in stormwater that make people sick and threaten marine life.
- Modernizing the 100-year-old water system infrastructure, using a combination of nature, science, and new technology.
- Helping protect public health, ensuring safer, greener, healthier, and more livable spaces for all.

- Preparing the region for the effects of a changing climate, including recurring cycles of drought, wildfire, and flooding.
- Requiring strict community oversight and independent auditing to ensure local funds raised stay local.

The Los Angeles County Flood Control District (District) implements projects and programs and allocates tax revenues to the Regional Program, Municipal Program, and District Program. The Regional Program, made up of nine Watershed Area Steering Committees (WASC), receives 50% of SCW funding. The Regional Program is responsible for funding multi-benefit regional projects and feasibility, scientific, and technical studies, as well as a Watershed Coordinator position for each WASC. The SCW Municipal Program receives 40% of the funding allocated to cities as a local return proportional to the revenues generated within its boundaries. The SCW District Program receives 10% of the funding for public education programs, local workforce job training, and school education programs.

Analysis:

The Safe, Clean Water funding is divided across the District, Regional, and Municipal Programs. The City’s Municipal Program funds must be used for eligible activities, including project development, design, construction, effectiveness monitoring, operations and maintenance, and other programs and studies related to protecting and improving water quality in lakes, rivers, and the ocean. Additionally, based on program guidelines, up to 30% of the funds may be used to maintain existing eligible projects and programs. Measure W emphasizes accountability, transparency, and community outreach, and requires the City to submit an annual list of proposed projects (Attachment A).

Proposed Funding Allocation Change from FY 2025-2026

In March 2025, the City approved a list of projects to be funded by SCW for FY 2025-26, which included the 28th Street - Green Street Design Phase Project for \$250,000, also reflected in the City’s adopted FY 2025-26 Capital Improvement Program (CIP). This project is currently in the design phase, and the City is unlikely to spend the remaining \$150,000 by June 30, 2026; therefore, staff recommends reducing the project budget by \$50,000. Staff further recommends transferring \$150,000 allocated for FY 2025-26 from the 28th Street - Green Street Design Phase Project to support the Amphitheater Project and use these funds for construction inspection services. As noted on the following table, the additional \$100,000 for this project would be replenished by Measure W funds in the upcoming FY 2026-27 budget cycle.

Table 1a: FY 2025-26 SCW Funding Proposed Budget

Project	Project No.	Adopted	Proposed
28 th Street - Green Street	90.23015	\$250,000	\$100,000
Amphitheater	90.24013	\$0	\$150,000

Total	\$250,000	\$250,000
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Additionally, the City’s adopted FY 2025-26 budget included \$84,000 for General Fund Expenditure Transfers. To align with the approved FY 2025-26 SCW Annual Plan, staff recommends increasing this amount by \$109,000, bringing the total General Fund Expenditure Transfers to \$193,000.

As recommended by the City’s stormwater management consultant, John L. Hunter & Associates, the proposed Annual Plan for FY 2026-27 is outlined in Table 2:

Table 2: FY 2026-27 Proposed Annual Plan

Activity Name	Type of Project New or Existing	Type	Annual Plan Amount
Consulting Services	Existing	Program	\$60,000
Heritage Point Park - Low Impact Development	New	O&M	\$2,100
Hillbrook Park - Low Impact Development	New	O&M	\$8,400
Infrastructure Project Planning	New	Program	\$1,000
LA Harbor Toxics TMDL Downstream	Existing	Program	\$20,000
LA Harbor Toxics TMDL Upstream	Existing	Program	\$550
LLAR Watershed Management Program - Implementation	Existing	Program	\$29,000
Los Cerritos Channel Sub-basin 4 Stormwater Capture Facility	New	O&M	\$33,000
Los Cerritos Channel Management Program	Existing	Program	\$33,000
28 th Street -Green Street Project	New	Project	\$100,000
Signal Hill Dog Park - Low Impact Development	New	O&M	\$2,100
Signal Hill Library - Low Impact Development	New	O&M	\$2,100
Amphitheater Project	New	Project	\$50,000
Total Budget			\$341,250

*O&M (Operation and Maintenance)

Municipalities that receive Measure W funds must provide annual progress and expenditure reports for all projects, due in December. The California Water Board and the Regional Oversight Committee will review these reports.

Recommendation:

Staff proposes that the City Council adopt a resolution to incorporate a list of eligible activities funded by the SCW Measure W for FY 2026-27 and amend the list and budget appropriation for FY 2025-26 to include the Amphitheater Project (Attachment B).

Reviewed for Fiscal Impact:

Siamlu Cox

Attachments:

- A. Resolution Approving a List of Projects to be Funded by Safe, Clean Water
- B. Budget Resolution

RESOLUTION NO. 2026-02-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE LIST OF PROJECTS AND PROGRAMS FOR FISCAL YEAR 2026-27 TO BE FUNDED BY THE SAFE, CLEAN WATER PROGRAM – MEASURE W FUNDS

WHEREAS, every agency that discharges water from its jurisdiction into the stormwater system is regulated under a National Pollution Discharge Elimination System (NPDES) federal permit assigned and enforced by the State Water Quality Resources Control Board and the Los Angeles Regional Water Quality Control Board in five (5) year increments; and

WHEREAS, the MS4 Stormwater Permit enforces all Total Maximum Daily Loads (TMDLs) regulating water quality for trash, metals, nutrients, and bacteria. Local governments struggle with the cost of these unfunded mandates in complying with water quality regulations; and

WHEREAS, with the County's passage of Measure W in November 2018, a new revenue source from a parcel tax of 2.5 cents per square foot of impermeable area on all properties is now in effect; and

WHEREAS, these funds are restricted to stormwater activities and require the City to track and report eligible expenses annually to the Los Angeles County Flood Control District; and

WHEREAS, in order to receive the municipal local return estimated at approximately \$280,000 for the City of Signal Hill, the City approved the Transfer Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

The Fiscal Year 2026-27 list of projects and programs planned to be funded with Measure W Account revenue includes:

Activity Name	New or Existing	Type	Annual Plan Amount
Consulting Services	Existing	Program	\$60,000
Heritage Point Park - Low Impact Development	New	O&M	\$2,100
Hillbrook Park – Low Impact Development	New	O&M	\$8,400
Infrastructure Project Planning	New	Program	\$1,000
LA Harbor Toxics TMDL Downstream	Existing	Program	\$20,000
LA Harbor Toxics TMDL Upstream	Existing	Program	\$550
LLAR Watershed Management Program - Implementation	Existing	Program	\$29,000
Los Cerritos Channel Sub-basin 4 Stormwater Capture Facility	New	O&M	\$33,000
Los Cerritos Channel Management Program	Existing	Program	\$33,000
28th Street Green Street Project	New	Project	\$100,000
Signal Hill Dog Park - Low Impact Development	New	O&M	\$2,100
Signal Hill Library - Low Impact Development	New	O&M	\$2,100
Amphitheater Project	New	Project	\$50,000
Total Budget			\$341,250

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Signal Hill, California, on this 10th day of March 2026.

TINA L. HANSEN
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2026-02-XXXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 10th day of March, 2026 and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK

RESOLUTION 2026-02-XXXX

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

WHEREAS, the City Council approves the appropriation of funds for the purpose stated below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. To authorize budget adjustment 26-014 of the FY 2025-26 Budget as follows:

Purpose: Amphitheater Project Construction Inspection Services

Fund	Dept	Object	Project	Description	Amount
1) Transfer funds from 28 th Street - Green Street Project to Amphitheater Project					
400	40	5896	90.24013.MSW.239	Facilities Capital Improvement	\$150,000
400	40	5894		Street Capital Improvement	(\$100,000)
400	40	5894	90.23015.MSW.239	Street Capital Improvement	(\$50,000)
2) Transfer of funds to align with approved Safe, Clean Water Annual Plan					
100	39	4120		Transfer from Special Revenue	\$109,000
239	99	7900		Transfer to General Fund	\$109,000

Section 2. To add the above-referenced adjustments to the Budget Adjustment Status Report (Exhibit A).

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council on this 24th day of February, 2026.

TINA L. HANSEN
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2026-02-XXXX was adopted at a regular meeting of the City Council of the City of Signal Hill held on the 24th day of February 2026 and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK



STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: GABINO LUNA
ACTING PUBLIC WORKS DIRECTOR**

**SUBJECT: RESOLUTION APPROVING A LIST OF PROJECTS FUNDED BY SENATE BILL 1 -
THE ROAD REPAIR AND ACCOUNTABILITY ACT FOR FISCAL YEAR 202627**

Summary:

The Road Repair and Accountability Act of 2017 (SB 1) is a landmark transportation investment to rebuild California by fixing roads, freeways, and bridges in communities throughout California. SB 1 funds transportation projects through excise and sales taxes on gasoline and diesel fuel, and vehicle registration taxes. Since November 1, 2017, the State Controller has deposited these funds into the Road Maintenance and Rehabilitation Account (RMRA). The RMRA funds are distributed annually to cities and counties based on population for road maintenance, rehabilitation, and safety projects. For Fiscal Year (FY) 2026-27, the City is estimated to receive \$329,940 from RMRA.

The City Council will consider adopting a resolution to incorporate a list of projects funded by SB 1 for FY 2026-27. SB 1 emphasizes accountability and transparency, requiring cities to report performance goals and proposed projects to the California Transportation Commission to qualify for future funding. The program allows cities to roll over unused funds for future street rehabilitation and maintenance projects. The City's proposed and past projects funded by SB 1 are listed according to these guidelines.

Strategic Plan Goals:

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.

Recommendation:

Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE LIST OF PROJECTS FOR FISCAL YEAR 2026-27 TO BE FUNDED BY SB 1 - THE ROAD REPAIR AND ACCOUNTABILITY ACT

Fiscal Impact:

For FY 2025-26, the City initially budgeted \$308,518 for RMRA funds in special revenue Fund 238. However, in January 2026, the State Controller revised this allocation to \$311,211. The City's allocation of RMRA funds for FY 2026-27 is estimated to be \$329,940.

Background and Analysis:

The Road Repair and Accountability Act of 2017 (SB 1) established excise taxes on gasoline and diesel fuel, sales tax on gasoline and diesel fuel, and registration taxes on motor vehicles, with the revenue dedicated to transportation purposes. On November 1, 2017, the State Controller began depositing funds generated from increased fuel taxes and vehicle registration fees into the newly created RMRA. The State distributes a portion of RMRA funds annually to eligible cities and counties for basic road maintenance, rehabilitation, and critical safety projects on local streets and road systems. RMRA allocations are based on a per capita (population) formula. The City's allocation for FY 2026-27 is estimated to be \$329,940 based on State Department of Finance statewide projections; please note that the estimates vary from the final amount each year.

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. This flexible program allows cities to roll over accrued funding to pay for street rehabilitation and maintenance projects. According to the Road Repair and Accountability Act reporting guidelines, recipients of RMRA funding are held accountable through performance goals that are tracked and reported. To be considered for funding in future fiscal years, agencies must provide a proposed list of projects to the California Transportation Commission each year. The list below identifies eligible projects staff proposed to advance or complete utilizing SB 1 funding in past years, as well as proposed projects for the upcoming fiscal year:

Fiscal Year	Amount Received	Estimated Amount to Receive	Intended Project
2017-18	\$68,024		Pavement Management or Spring Street Overlay
2018-19	\$215,455		Pavement Management or Spring Street Overlay
2019-20	\$204,287		Pavement Management or Spring Street Overlay
2020-21	\$217,123		Pavement Management or Spring Street Overlay
2021-22	\$234,758		Pavement Management or Spring Street Overlay
2022-23	\$262,521		Pavement Management or Spring Street Overlay or Sidewalk Repairs

3/10/2026

2023-24	\$303,557		Pavement Management or Spring Street Overlay or Sidewalk Repairs
2024-25	\$320,892		Pavement Management or Sidewalk Repairs
2025-26		\$311,211	Pavement Management or Sidewalk Repairs
2026-27		\$329,940	Pavement Management or Sidewalk Repairs

Recommendation:

Staff recommends the City Council adopt a resolution, approving the SB 1 Project List. This approval would enable RMRA funds to be utilized for the City's Pavement Management Program, and/or Sidewalk Repairs either in its entirety for one project or distributed amongst all projects listed.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

- A. SB 1 Resolution FY 2026-27

RESOLUTION NO. 2026-03-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL APPROVING THE LIST OF PROJECTS FOR FISCAL YEAR 2026-27 TO BE FUNDED BY SB 1 - THE ROAD REPAIR AND ACCOUNTABILITY ACT

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Signal Hill are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Signal Hill must include a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Signal Hill, will receive an estimated \$329,940 in RMRA funding in Fiscal Year (FY) 2026-27 from SB 1; and

WHEREAS, the City of Signal Hill used the Citywide Sidewalk Repair Program and Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Signal Hill maintain and rehabilitate streets throughout the City of Signal Hill; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City of Signal Hill streets and roads are in a “good” condition, and this revenue will help the City increase the overall quality of our road system and over the next decade will bring our streets and roads into an “excellent” condition; and

WHEREAS, if the Legislature and Governor failed to act, city streets and county roads would have continued to deteriorate, having many and varied negative impacts on our community; and

WHEREAS, the local street and road system is also critical for farm-to-market needs, interconnectivity, multi-modal needs, and commerce; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing; and

WHEREAS, restoring roads before they fail also reduces construction time which results in less air pollution from heavy equipment and less water pollution from site run-off; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

The FY 2026-27 list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenue includes:

Description	Description	Location	Estimated Use of Life	Anticipated Schedule	
				Start	Complete
Pavement Management FY 2026-27	This project will include: Procurement of Road Maintenance and Rehab Materials/Repair City Streets	Citywide	7 years	7/2026	6/2027
Sidewalk Repairs FY 2026-27	This project will include: Procurement of Road Maintenance and Rehab Materials/Repair City Sidewalks	Citywide	7 years	7/2026	6/2027

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council this 10th day of March 2026.

TINA L. HANSEN
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, hereby certify that the foregoing Resolution No. 2026-03-XXX was adopted at a regular meeting of the City Council of the City of Signal Hill held on the 10th day of March 2026 by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DARITZA PEREZ
CITY CLERK



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: DAVID HOPPER
CITY TREASURER**

**SIAMLU COX
ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

SUBJECT: WARRANT REGISTER PRESENTED MARCH 10, 2026

Summary:

The Warrant Register is a listing of all general disbursements recorded since the prior warrant register and are requested 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 Registers presented March 10, 2026.

Fiscal Impact:

The City has sufficient funds budgeted and available for payment.

Analysis:

Warrant Register for Council Meeting

Payment Type	Payment Date	Payment Numbers	Total
Regular Check	02.19.2026	121177 THRU 121220	\$ 670,843.
Regular EFT*	02.19.2026	105332 THRU 105359	\$ 271,493.
Manual DFT*	02.07.26 - 02.20.26	VARIOUS	\$ 480,005.
Subtotal			\$ 1,422,342.
Manual DFT*	01.09.2026	DFT016525	\$ 55,594.9
Manual DFT*	02.05.2026	VARIOUS	\$ 10,228.0
Payroll Net**	02.12.2026	VARIOUS	\$ 332,760.1
Grand Total			\$ 1,820,925.

* EFT/Draft - Electronic/Draft Funds Transfer

** Represents the total net payroll direct deposit on pay date

Staff is submitting all warrants for approval; invoices and supporting documentation are available for review in the Finance Department.

Attachment:

- A. Warrant Register



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 2/7/2026 - 2/20/2026

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 0388 - AFLAC							
DFT0016213	02/18/2026	INV0016267	01/15/2026	Aflac - After Tax	100-21536	AFLAC Payable	170.00
DFT0016214	02/18/2026	INV0016268	01/15/2026	Aflac Benefit - Pre Tax	100-21536	AFLAC Payable	12.20
DFT0016215	02/18/2026	INV0016269	01/15/2026	Aflac - Pre Tax	100-21536	AFLAC Payable	225.57
DFT0016297	02/18/2026	INV0016438	01/29/2026	Aflac - After Tax	100-21536	AFLAC Payable	0.48
DFT0016297	02/18/2026	INV0016438	01/29/2026	Aflac - After Tax	100-21536	AFLAC Payable	170.00
DFT0016297	02/18/2026	INV0016438	01/29/2026	Aflac - After Tax	100-51-5273	Health Benefits	-0.06
DFT0016298	02/18/2026	INV0016439	01/29/2026	Aflac Benefit - Pre Tax	100-21536	AFLAC Payable	12.20
DFT0016299	02/18/2026	INV0016440	01/29/2026	Aflac - Pre Tax	100-21536	AFLAC Payable	226.06
Vendor 0388 - AFLAC Total:							816.45
Vendor: 1151 - ALL CITY MANAGEMENT SRVCS INC.							
105332	02/19/2026	PS-INV103660	02/06/2026	CROSSING GUARD SVCS: 1/18 - 1/31/26	100-74-5400	Contract Services - General	5,631.12
Vendor 1151 - ALL CITY MANAGEMENT SRVCS INC. Total:							5,631.12
Vendor: 8241 - ALLIED UNIVERSAL SECURITY SERVICES							
105333	02/19/2026	18085462	01/29/2026	SECURITY SVCS: 1/16 - 1/29/2026	100-72-5400	Contract Services - General	3,849.79
Vendor 8241 - ALLIED UNIVERSAL SECURITY SERVICES Total:							3,849.79
Vendor: 10370 - AMERICAN UNIVERSITY OF HEALTH SCIENCE- ALMA PINEDA							
121177	02/19/2026	10072025	10/07/2025	DEPOSIT REFUND PERMIT 2707	100-23550	Deposits-Community Service	297.00
Vendor 10370 - AMERICAN UNIVERSITY OF HEALTH SCIENCE- ALMA PINEDA Total:							297.00
Vendor: 9453 - AMIGOS NURSERY LLC							
121178	02/19/2026	3354	01/05/2026	STREET TREE PLANTING PROJECT - TREE PROCUREMENT	400-40-5894	Street Capital Improvements	22,070.63
121178	02/19/2026	3376	01/12/2026	STREET TREE PLANTING PROJECT - TREE PROCUREMENT	400-40-5894	Street Capital Improvements	17,837.44
121178	02/19/2026	3377	01/12/2026	STREET TREE PLANTING PROJECT - TREE PROCUREMENT	400-40-5894	Street Capital Improvements	15,802.19
Vendor 9453 - AMIGOS NURSERY LLC Total:							55,710.26
Vendor: 8740 - BANK OF AMERICA - OPEB							
105326	02/12/2026	INV0016628	02/12/2026	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -EE	100-21525	OPEB Employee Paid W/ Wa	601.00

Warrant Register							Payment Dates: 2/7/2026 - 2/20/2026
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
105326	02/12/2026	INV0016629	02/12/2026	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -ER	100-21525	OPEB Employee Paid W/ Wa	649.00
105326	02/12/2026	INV0016630	02/12/2026	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -EE	100-21525	OPEB Employee Paid W/ Wa	2,539.27
105326	02/12/2026	INV0016631	02/12/2026	110156 CITY OF SIGNAL HILL OPEB INV TRUST ACCT -ER	100-21525	OPEB Employee Paid W/ Wa	2,539.27
Vendor 8740 - BANK OF AMERICA - OPEB Total:							6,328.54
Vendor: 8218 - BEST BEST & KRIEGER LLP							
105334	02/19/2026	02122026	02/12/2026	GENERAL LEGAL SERVICES: JAN 2025	100-16000	Inventory & Prepayments	116,339.01
Vendor 8218 - BEST BEST & KRIEGER LLP Total:							116,339.01
Vendor: 0062 - BRODART CO							
121179	02/19/2026	B7150951	01/31/2026	LIBRARY BOOK SUPPLIES (10)	100-81-5721	Special Department Supplies	164.13
121179	02/19/2026	B7150966	01/31/2026	LIBRARY BOOK SUPPLIES (9)	100-81-5721	Special Department Supplies	152.10
121179	02/19/2026	B7151083	01/31/2026	LIBRARY BOOK SUPPLIES (19)	100-81-5721	Special Department Supplies	397.39
121179	02/19/2026	B7151118	01/31/2026	LIBRARY BOOK SUPPLIES (1)	100-81-5721	Special Department Supplies	23.01
121179	02/19/2026	B7151176	01/31/2026	LIBRARY BOOK SUPPLIES (1)	100-81-5721	Special Department Supplies	25.07
121179	02/19/2026	B7151178	01/31/2026	LIBRARY BOOK SUPPLIES (2)	100-81-5721	Special Department Supplies	43.87
121179	02/19/2026	B7151306	01/31/2026	LIBRARY BOOK SUPPLIES (13)	100-81-5721	Special Department Supplies	278.28
121179	02/19/2026	B7151804	01/31/2026	LIBRARY BOOK SUPPLIES (27)	100-81-5721	Special Department Supplies	741.76
121179	02/19/2026	B7151918	01/31/2026	LIBRARY BOOK SUPPLIES (18)	100-81-5721	Special Department Supplies	250.29
121179	02/19/2026	B7151924	01/31/2026	LIBRARY BOOK SUPPLIES (1)	100-81-5721	Special Department Supplies	10.74
Vendor 0062 - BRODART CO Total:							2,086.64
Vendor: 3115 - CALIF ST EMPLOYMENT DEV DEPT							
DFT0016436	02/13/2026	L2006875184	01/28/2026	BENEFIT CHARGES: 10/1 - 12/31/25	100-51-5270	Other Employee Benefits	12,366.00
Vendor 3115 - CALIF ST EMPLOYMENT DEV DEPT Total:							12,366.00
Vendor: 1596 - CALIF.STATE DISBURSEMENT UNIT							
DFT0016435	02/12/2026	INV0016664	02/12/2026	CSSD - Child Support	100-21580	CA State Reimbursement Uni	781.38
Vendor 1596 - CALIF.STATE DISBURSEMENT UNIT Total:							781.38
Vendor: 0203 - CALIFORNIA,STATE OF							
DFT0016433	02/12/2026	INV0016662	02/12/2026	State Income Tax Withholdin	100-21513	State Withholding Taxes Paya	22,886.15
Vendor 0203 - CALIFORNIA,STATE OF Total:							22,886.15
Vendor: 0407 - CALPERS							
DFT0016407	02/18/2026	INV0016633	02/12/2026	PERS Survivor Benefit	100-21520	PERS - City Paid	23.25
DFT0016408	02/18/2026	INV0016634	02/12/2026	PERS 25143	100-21520	PERS - City Paid	11,474.04
DFT0016408	02/18/2026	INV0016634	02/12/2026	PERS 25143	100-21520	PERS - City Paid	74.21
DFT0016408	02/18/2026	INV0016634	02/12/2026	PERS 25143	100-51-5230	Retirement Contributions	-0.08
DFT0016409	02/18/2026	INV0016635	02/12/2026	PERS 25143	100-21520	PERS - City Paid	11,838.06
DFT0016410	02/18/2026	INV0016636	02/12/2026	PERS 26091	100-21520	PERS - City Paid	14,317.36
DFT0016411	02/18/2026	INV0016637	02/12/2026	PERS 26091	100-21520	PERS - City Paid	14,705.27
DFT0016412	02/18/2026	INV0016638	02/12/2026	PERS 8703	100-21520	PERS - City Paid	1,506.48

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0016413	02/18/2026	INV0016639	02/12/2026	PERS 8703	100-21520	PERS - City Paid	2,707.36
DFT0016414	02/18/2026	INV0016640	02/12/2026	PERS 8704	100-21520	PERS - City Paid	3,856.12
DFT0016415	02/18/2026	INV0016641	02/12/2026	PERS 8704	100-21520	PERS - City Paid	5,927.43
DFT0016416	02/18/2026	INV0016642	02/12/2026	PERS 9063	100-21520	PERS - City Paid	6,388.33
DFT0016417	02/18/2026	INV0016643	02/12/2026	PERS 9063 Management	100-21520	PERS - City Paid	804.84
DFT0016418	02/18/2026	INV0016644	02/12/2026	PERS 9063	100-21520	PERS - City Paid	14,027.69
DFT0016419	02/18/2026	INV0016645	02/12/2026	PERS 9063 Management	100-21520	PERS - City Paid	2,624.67
Vendor 0407 - CALPERS Total:							90,275.03

Vendor: 1560 - CARUSO FORD

105335	02/19/2026	0030422	12/17/2025	VEHICLE REPAIR: UNIT #1541	601-40-5542	Vehicle Body Work Services	4,706.83
105335	02/19/2026	0030422	12/17/2025	VEHICLE REPAIR: UNIT #1541	601-40-5542	Vehicle Body Work Services	12.70
Vendor 1560 - CARUSO FORD Total:							4,719.53

Vendor: 5431 - CINTAS CORPORATION

121180	02/19/2026	4256827909	01/20/2026	UNIFORMS	100-00-6700	Lease Proceeds	60.75
121180	02/19/2026	4256827909	01/20/2026	UNIFORMS	100-92-5730	Uniforms	42.39
121180	02/19/2026	4256827909	01/20/2026	UNIFORMS	100-94-5730	Uniforms	14.24
121180	02/19/2026	4256827909	01/20/2026	UNIFORMS	500-40-5730	Uniforms	26.94
121180	02/19/2026	4256827909	01/20/2026	UNIFORMS	601-40-5730	Uniforms	7.89
121180	02/19/2026	4257670836	01/27/2026	UNIFORMS	100-92-5730	Uniforms	42.39
121180	02/19/2026	4257670836	01/27/2026	UNIFORMS	100-94-5730	Uniforms	14.24
121180	02/19/2026	4257670836	01/27/2026	UNIFORMS	100-95-5730	Uniforms	60.75
121180	02/19/2026	4257670836	01/27/2026	UNIFORMS	500-40-5730	Uniforms	26.94
121180	02/19/2026	4257670836	01/27/2026	UNIFORMS	601-40-5730	Uniforms	7.89
121180	02/19/2026	4259087133	02/10/2026	UNIFORMS	100-92-5730	Uniforms	40.58
121180	02/19/2026	4259087133	02/10/2026	UNIFORMS	100-94-5730	Uniforms	14.24
121180	02/19/2026	4259087133	02/10/2026	UNIFORMS	100-95-5730	Uniforms	60.75
121180	02/19/2026	4259087133	02/10/2026	UNIFORMS	500-40-5730	Uniforms	19.68
121180	02/19/2026	4259087133	02/10/2026	UNIFORMS	601-40-5730	Uniforms	7.89
Vendor 5431 - CINTAS CORPORATION Total:							447.56

Vendor: 0714 - CIRCLE MARINA CW LLC

105336	02/19/2026	020426	02/04/2026	CAR WASH SVCS: JAN 2026	100-74-5540	Vehicle Maintenance	24.00
Vendor 0714 - CIRCLE MARINA CW LLC Total:							24.00

Vendor: 5780 - CITY EMPLOYEES ASSOCIATES LLC

105327	02/12/2026	INV0016653	02/12/2026	PT Employee Association	100-21050	Accrued Liabilities Payable	15.00
Vendor 5780 - CITY EMPLOYEES ASSOCIATES LLC Total:							15.00

Vendor: 0377 - CITY OF LONG BEACH

DFT0016518	02/18/2026	02182026	02/18/2026	WATER & GAS SVCS: JAN 202	100-92-5512	Utility Services	983.24
DFT0016518	02/18/2026	02182026	02/18/2026	WATER & GAS SVCS: JAN 202	500-40-5512	Utility Services	88.03
Vendor 0377 - CITY OF LONG BEACH Total:							1,071.27

Vendor: 7313 - CITY OF SIGNAL HILL

DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	100-13001	Accrued Accounts Receivable	962.36
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Warrant Register							Payment Dates: 2/7/2026 - 2/20/2026	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount	
DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	100-47-5512	Utility Services	29.62	
DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	100-92-5512	Utility Services	5,193.40	
DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	100-94-5512	Utility Services	13,349.03	
DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	100-95-5512	Utility Services	30.00	
DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	260-40-5512	Utility Services	1,492.58	
DFT0016437	02/18/2026	01312026	02/17/2026	MONTHLY CITY WATER CHARGES - JAN 2026	500-40-5512	Utility Services	555.34	
							Vendor 7313 - CITY OF SIGNAL HILL Total:	21,612.33
Vendor: 9865 - CITYGREEN CONSULTING LLC								
121181	02/19/2026	GA 25-6	12/31/2025	PROFESSIONAL SVCS: SB1383 - DEC 2025	100-93-5400	Contract Services - General	1,273.75	
							Vendor 9865 - CITYGREEN CONSULTING LLC Total:	1,273.75
Vendor: 1239 - CLEAN ENERGY								
105337	02/19/2026	CE12829391	01/31/2026	CNG FUEL: JAN 2026	601-40-5754	Fuel Purchases	707.37	
							Vendor 1239 - CLEAN ENERGY Total:	707.37
Vendor: 9467 - CLIPA, LLC								
121182	02/19/2026	120225-01	11/29/2025	100TH: HOLIDAY LIGHTS & DECORATIONS	100-82-5400	Contract Services - General	35,000.00	
121182	02/19/2026	120225-02	11/29/2025	100TH: HOLIDAY LIGHTS & DECORATIONS	100-82-5400	Contract Services - General	35,000.00	
							Vendor 9467 - CLIPA, LLC Total:	70,000.00
Vendor: 5702 - COLONIAL								
DFT0016225	02/18/2026	INV0016279	01/15/2026	Colonial - After Tax	100-21537	Colonial Payable	211.13	
DFT0016226	02/18/2026	INV0016280	01/15/2026	Colonial - Pre Tax	100-21537	Colonial Payable	148.00	
DFT0016309	02/18/2026	INV0016450	01/29/2026	Colonial - After Tax	100-21537	Colonial Payable	211.13	
DFT0016309	02/18/2026	INV0016450	01/29/2026	Colonial - After Tax	100-21537	Colonial Payable	6.10	
DFT0016310	02/18/2026	INV0016451	01/29/2026	Colonial - Pre Tax	100-21537	Colonial Payable	148.00	
							Vendor 5702 - COLONIAL Total:	724.36
Vendor: 8215 - CONSOLIDATED ELECTRICAL DISTRIBUTORS								
105338	02/19/2026	4208-1026602	02/04/2026	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	14.65	
							Vendor 8215 - CONSOLIDATED ELECTRICAL DISTRIBUTORS Total:	14.65
Vendor: 7023 - COUNTY SANITATION DISTRICT NO 2 OF LOS ANGELES COUNTY								
121183	02/19/2026	289300	02/12/2026	WASTEWATER TREATMENT SURCHARGE: QTR 2	500-40-5400	Contract Services - General	1,617.00	
							Vendor 7023 - COUNTY SANITATION DISTRICT NO 2 OF LOS ANGELES COUNTY Total:	1,617.00
Vendor: 9147 - DANIA B CALDERON								
105339	02/19/2026	214	02/03/2026	LIBRARY PROGRAM: HEATH WELLNESS	100-81-5723	Event/Program Costs	80.00	

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105339	02/19/2026	215	02/10/2026	LIBRARY PROGRAM: HEALTH WELLNESS	100-81-5723	Event/Program Costs	80.00
Vendor 9147 - DANIA B CALDERON Total:							160.00
Vendor: 9878 - DARIO A. BANDERA							
121184	02/19/2026	11526	01/15/2026	PROFESSIONAL SVCS: CITY YARD	100-92-5400	Contract Services - General	1,848.00
Vendor 9878 - DARIO A. BANDERA Total:							1,848.00
Vendor: 8641 - DAVID EVANS AND ASSOCIATES, INC.							
121185	02/19/2026	603902	11/12/2025	PROFESSIONAL SVCS: LANDSCAPE ARCHITECT	100-23530	Deposits-Community Develo	16.20
121185	02/19/2026	603902	11/12/2025	PROFESSIONAL SVCS: LANDSCAPE ARCHITECT	100-23530	Deposits-Community Develo	81.00
121185	02/19/2026	603902	11/12/2025	PROFESSIONAL SVCS: LANDSCAPE ARCHITECT	100-34-4600	Administrative Fee (CD)	-16.20
121185	02/19/2026	603902	11/12/2025	PROFESSIONAL SVCS: LANDSCAPE ARCHITECT	400-40-5896	Facilities Capital Improveme	1,068.80
121185	02/19/2026	606299	12/11/2025	PLAN CHECK SVCS: AMPHITHEATER	400-40-5895	Park Capital Improvements	1,128.60
Vendor 8641 - DAVID EVANS AND ASSOCIATES, INC. Total:							2,278.40
Vendor: 0092 - DELL MARKETING L.P.							
121186	02/19/2026	10857548390	01/14/2026	CITY HALL CONFERENCE ROOM COMPUTERS	400-40-5896	Facilities Capital Improveme	2,478.26
Vendor 0092 - DELL MARKETING L.P. Total:							2,478.26
Vendor: 1396 - DEMCO INC							
105340	02/19/2026	7749033	01/09/2026	LIBRARY SUPPLIES	100-81-5740	General Supplies	199.90
Vendor 1396 - DEMCO INC Total:							199.90
Vendor: 8268 - ELECTRA-MEDIA INC							
105341	02/19/2026	18929	02/06/2026	DIGITAL BILLBOARD ADVERTISING & SVCS: MAR 2026	100-47-5400	Contract Services - General	3,053.20
Vendor 8268 - ELECTRA-MEDIA INC Total:							3,053.20
Vendor: 9840 - ENGINEERING SOLUTIONS SERVICES INC							
121175	02/13/2026	2407-177B	01/10/2025	GRANT WRITING SVCS: NOV - DEC 2024	100-47-5400	Contract Services - General	8,041.00
Vendor 9840 - ENGINEERING SOLUTIONS SERVICES INC Total:							8,041.00
Vendor: 1121 - EWING IRRIGATION PRODUCTS INC.							
121187	02/19/2026	28991148	02/10/2026	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	24.55
Vendor 1121 - EWING IRRIGATION PRODUCTS INC. Total:							24.55
Vendor: 5121 - FERGUSON ENTERPRISES INC. #1350							
105342	02/19/2026	6068976	02/06/2026	WATER DEPT SUPPLIES	500-40-5740	General Supplies	205.01
Vendor 5121 - FERGUSON ENTERPRISES INC. #1350 Total:							205.01

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 1651 - FLEMING ENVIRONMENTAL INC							
121188	02/19/2026	23670	01/21/2026	MONTHLY INSPECTION: JAN 2026	601-40-5400	Contract Services - General	355.00
Vendor 1651 - FLEMING ENVIRONMENTAL INC Total:							355.00
Vendor: 5303 - FRONTIER							
DFT0016374	02/09/2026	9765-011326	01/13/2026	FRONTIER SVCS: JAN 2026	100-51-5511	Telephone/Internet	116.87
DFT0016438	02/10/2026	6025-011526	01/15/2026	FRONTIER SVCS: JAN 2026	100-51-5511	Telephone/Internet	774.48
DFT0016441	02/11/2026	1920-011726	01/17/2026	FRONTIER SVCS: JAN 2026	100-51-5511	Telephone/Internet	1,003.52
DFT0016442	02/11/2026	0842-011726	01/17/2026	FRONTIER SVCS: JAN 2026	100-51-5511	Telephone/Internet	524.08
DFT0016442	02/11/2026	0842-011726	01/17/2026	FRONTIER SVCS: JAN 2026	500-40-5511	Telephone/Data	2,057.56
DFT0016514	02/13/2026	02132026	02/13/2026	FRONTIER BULK STATEMENT	100-51-5511	Telephone/Internet	4,236.21
DFT0016514	02/13/2026	02132026	02/13/2026	FRONTIER BULK STATEMENT	500-40-5511	Telephone/Data	1,648.08
DFT0016515	02/17/2026	7290-012026	01/20/2026	FRONTIER SVCS: JAN 2026	100-51-5511	Telephone/Internet	485.14
DFT0016517	02/18/2026	1887-012126	01/21/2026	FRONTIER SVCS: JAN 2026	100-74-5511	Telephone	702.42
DFT0016519	02/19/2026	0259-122525	12/25/2025	FRONTIER SVCS: JAN 2026	100-74-5511	Telephone	530.00
Vendor 5303 - FRONTIER Total:							12,078.36
Vendor: 1194 - GRAINGER							
105343	02/19/2026	9785488710	01/27/2026	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	33.24
105343	02/19/2026	9788506823	01/29/2026	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	231.09
105343	02/19/2026	9789028199	01/29/2026	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	5.28
105343	02/19/2026	9789028207	01/29/2026	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	59.48
105343	02/19/2026	9792744261	02/02/2026	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	6.68
Vendor 1194 - GRAINGER Total:							335.77
Vendor: 4034 - GRIFF'S ELECTRIC							
121189	02/19/2026	17173	01/28/2026	SERVICE CALL: DOG PARK	100-94-5400	Contract Services - General	990.00
121189	02/19/2026	17193	02/09/2026	SERVICE CALL: SIGNAL POINT	100-94-5400	Contract Services - General	477.62
Vendor 4034 - GRIFF'S ELECTRIC Total:							1,467.62
Vendor: 0225 - HACH COMPANY							
105344	02/19/2026	14848947	01/28/2026	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	207.08
105344	02/19/2026	14852262	01/29/2026	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	38.73
Vendor 0225 - HACH COMPANY Total:							245.81
Vendor: 8907 - HARRY & SALLY INC							
121190	02/19/2026	9999	02/04/2026	FINGERPRINT APPS: JAN 202	100-46-5400	Contract Services - General	88.00
Vendor 8907 - HARRY & SALLY INC Total:							88.00
Vendor: 9254 - HEATHER WILLIAMS							
121191	02/19/2026	1940	02/04/2026	TRAINING/PRESENTATION	100-74-5400	Contract Services - General	750.00
Vendor 9254 - HEATHER WILLIAMS Total:							750.00
Vendor: 9877 - IMEG CONSULTANTS CORP							
121192	02/19/2026	25004980.00-4	01/16/2026	PROFESSIONAL SVCS: EMERGENCY GENERATOR	400-40-5896	Facilities Capital Improveme	8,125.50
Vendor 9877 - IMEG CONSULTANTS CORP Total:							8,125.50

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 6528 - INFOSEND, INC							
105345	02/19/2026	294912	09/10/2025	BROCHURE PAPER: SEP 2025	100-46-5740	General Supplies	358.61
105345	02/19/2026	304052	01/31/2026	MAILING & PRINTING SVCS: JAN 2026	500-45-5720	Postage	1,832.97
Vendor 6528 - INFOSEND, INC Total:							2,191.58
Vendor: 10367 - IRMA YOUSSEFIEH							
105325	02/10/2026	02092026	02/09/2026	YOUSSEFIEH, I. AGREEMENT 2026.02.04	100-51-5270	Other Employee Benefits	26,622.08
Vendor 10367 - IRMA YOUSSEFIEH Total:							26,622.08
Vendor: 10374 - JESSE TOLEDO							
121193	02/19/2026	10222025	10/22/2025	LOST BOOK FINE - FOUND BOOK	100-34-4801	Library Fees	26.27
Vendor 10374 - JESSE TOLEDO Total:							26.27
Vendor: 5104 - JOHN'S INCREDIBLE PIZZA							
121194	02/19/2026	01272026	01/27/2026	SPRING CAMP EXCURSION 4/1/26	100-83-5723	Event/Program Costs	821.61
Vendor 5104 - JOHN'S INCREDIBLE PIZZA Total:							821.61
Vendor: 4316 - JOHNSTONE SUPPLY							
121195	02/19/2026	3124387	02/04/2026	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	30.94
Vendor 4316 - JOHNSTONE SUPPLY Total:							30.94
Vendor: 9797 - KINGDOM CAUSES BELLFLOWER							
121196	02/19/2026	09302025	10/22/2025	HOMELESS PREVENTION PROGRAM: SEP 2025	100-44-5400	Contract Services - General	7,230.94
Vendor 9797 - KINGDOM CAUSES BELLFLOWER Total:							7,230.94
Vendor: 0655 - LA COUNTY SHERIFF'S DEPARTMENT							
121197	02/19/2026	261603BL	01/22/2026	INMATE MEALS: DEC 2025	100-75-5721	Special Department Supplies	343.24
Vendor 0655 - LA COUNTY SHERIFF'S DEPARTMENT Total:							343.24
Vendor: 10372 - LAUREN JOVICIC							
121198	02/19/2026	12162025	12/16/2025	DEPOSIT REFUND PERMIT 2712	100-23550	Deposits-Community Service	62.00
Vendor 10372 - LAUREN JOVICIC Total:							62.00
Vendor: 9466 - LBG EXPRESS CAR WASH, LLC							
121199	02/19/2026	911	01/31/2026	CITYWIDE CAR WASH: JAN 2026	601-40-5540	Vehicle Maintenance	76.00
Vendor 9466 - LBG EXPRESS CAR WASH, LLC Total:							76.00
Vendor: 0496 - LINDE GAS & EQUIPMENT INC							
121200	02/19/2026	52752898	10/22/2025	WATER DEPT RENTAL: 09/20 - 10/20/25	500-40-5552	Rental/Lease of Equipment	172.63
Vendor 0496 - LINDE GAS & EQUIPMENT INC Total:							172.63

Warrant Register							Payment Dates: 2/7/2026 - 2/20/2026
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 10368 - LONG BEACH MEDITATION							
121201	02/19/2026	022026	01/09/2026	SENIOR MEDITATION CLASS	100-82-5723	Event/Program Costs	65.00
Vendor 10368 - LONG BEACH MEDITATION Total:							65.00
Vendor: 10371 - LONG BEACH MINERAL AND GEM SOCIETY- KARIN ALVAREZ							
121202	02/19/2026	05122025	05/12/2025	DEPOSIT REFUND PERMIT 2678	100-23550	Deposits-Community Service	288.00
Vendor 10371 - LONG BEACH MINERAL AND GEM SOCIETY- KARIN ALVAREZ Total:							288.00
Vendor: 8821 - MARIPOSA LANDSCAPES, INC.							
105346	02/19/2026	117676R	12/31/2025	CITYWIDE LANDSCAPE MAINT SVCS: DEC 2025	100-47-5400	Contract Services - General	3,230.10
105346	02/19/2026	117676R	12/31/2025	CITYWIDE LANDSCAPE MAINT SVCS: DEC 2025	100-94-5530	Lawn Care Services	41,765.19
Vendor 8821 - MARIPOSA LANDSCAPES, INC. Total:							44,995.29
Vendor: 1334 - MARK J. WITTENBERG							
121174	02/11/2026	2025-004A	02/05/2026	CONSULTING	100-44-5400	Contract Services - General	7,500.00
Vendor 1334 - MARK J. WITTENBERG Total:							7,500.00
Vendor: 0498 - MEARNS CONSULTING CORP							
105347	02/19/2026	23-1933 TEMPLE	01/26/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	1,568.50
105347	02/19/2026	23-1933 TEMPLE	01/26/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	313.70
105347	02/19/2026	23-1933 TEMPLE	01/26/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-313.70
105347	02/19/2026	24-1933 Temple	01/30/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	374.70
105347	02/19/2026	24-1933 Temple	01/30/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	1,873.50
105347	02/19/2026	24-1933 Temple	01/30/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-374.70
105347	02/19/2026	25503	01/26/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-61-5400	Contract Services - General	305.00
105347	02/19/2026	2620-3233 Cerritos Ave	01/27/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	122.00
105347	02/19/2026	2620-3233 Cerritos Ave	01/27/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	610.00

Warrant Register							Payment Dates: 2/7/2026 - 2/20/2026
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
105347	02/19/2026	2620-3233 Cerritos Ave	01/27/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-122.00
105347	02/19/2026	50-2020 WALNUT	01/27/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	610.00
105347	02/19/2026	50-2020 WALNUT	01/27/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo	122.00
105347	02/19/2026	50-2020 WALNUT	01/27/2026	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-122.00
Vendor 0498 - MEARNS CONSULTING CORP Total:							4,967.00
Vendor: 5673 - MEDICO PROFESSIONAL LINEN SERVICE							
105348	02/19/2026	21355351	12/17/2025	SHPD SUPPLIES	100-75-5721	Special Department Supplies	117.15
105348	02/19/2026	21388024	02/11/2026	SHPD SUPPLIES	100-75-5721	Special Department Supplies	122.98
Vendor 5673 - MEDICO PROFESSIONAL LINEN SERVICE Total:							240.13
Vendor: 9794 - MICHAEL PEREZ							
121203	02/19/2026	5519	11/16/2025	HALLOWEEN CARNIVAL A- FRAMES	100-82-5723	Event/Program Costs	221.83
121203	02/19/2026	5527	11/17/2025	PICKLEBALL TOURNAMENT SIGNS	100-45-5740	General Supplies	40.33
121203	02/19/2026	5529	11/19/2025	TREE LIGHTING SIGNS	100-82-5723	Event/Program Costs	262.16
Vendor 9794 - MICHAEL PEREZ Total:							524.32
Vendor: 8893 - MUCHOS PRINTS							
121204	02/19/2026	333	01/22/2026	YOUTH SPORTS JERSEY RESTOCK	100-83-5723	Event/Program Costs	501.39
Vendor 8893 - MUCHOS PRINTS Total:							501.39
Vendor: 9266 - MVP SECURITY SYSTEMS, INC							
121205	02/19/2026	3688	02/09/2026	PROFESSIONAL SVCS: PD REPAIR	100-92-5400	Contract Services - General	1,236.23
Vendor 9266 - MVP SECURITY SYSTEMS, INC Total:							1,236.23
Vendor: 4862 - NAPA AUTO PARTS							
121206	02/19/2026	559029	09/15/2025	VEHICLE MAINT	601-40-5540	Vehicle Maintenance	88.90
121206	02/19/2026	562349	10/31/2025	CHARGING STATIONS	601-40-5840	Capital Outlay	2,596.00
121206	02/19/2026	563534	11/20/2025	VEHICLE SUPPLIES	601-40-5540	Vehicle Maintenance	-176.31
121206	02/19/2026	566889	01/12/2026	VEHICLE MAINT	601-40-5540	Vehicle Maintenance	167.98
121206	02/19/2026	567625	01/20/2026	VEHICLE MAINT	601-40-5540	Vehicle Maintenance	44.74
Vendor 4862 - NAPA AUTO PARTS Total:							2,721.31
Vendor: 9862 - NAZ ELECTRIC AND CONTROLS, INC.							
121207	02/19/2026	INV-002037	06/27/2025	PROFESSIONAL SVCS: WELL #10 FIT	500-40-5400	Contract Services - General	760.00
Vendor 9862 - NAZ ELECTRIC AND CONTROLS, INC. Total:							760.00

							Payment Dates: 2/7/2026 - 2/20/2026
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5672 - NORTHSTAR CHEMICAL							
105349	02/19/2026	331870	01/29/2026	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	1,127.87
Vendor 5672 - NORTHSTAR CHEMICAL Total:							1,127.87
Vendor: 0170 - OFFICE DEPOT							
105350	02/19/2026	457431497001	01/28/2026	OFFICE SUPPLIES - PRL	100-82-5740	General Supplies	77.65
Vendor 0170 - OFFICE DEPOT Total:							77.65
Vendor: 5340 - PARKINK							
121208	02/19/2026	30395	06/19/2025	SUMMER CONCERT BOOTH SUPPLIES	100-62-5330	Meetings	1,126.80
Vendor 5340 - PARKINK Total:							1,126.80
Vendor: 0294 - PARS							
105351	02/19/2026	59734	02/06/2026	ARS - PARS FEES: DEC 2025	100-51-5400	Contract Services - General	217.67
Vendor 0294 - PARS Total:							217.67
Vendor: 8405 - PETER JOSEPH BUCKNAM							
121209	02/19/2026	375-02.03	01/15/2026	2025 PAVEMENT MANAGEMENT PROGRAM	100-91-5423	Engineering Services	10,639.61
Vendor 8405 - PETER JOSEPH BUCKNAM Total:							10,639.61
Vendor: 1318 - PITNEY BOWES GLOBAL FINANCIAL SRVCS LLC							
DFT0016373	02/09/2026	2296-011126	01/11/2026	POSTAGE REFILL	100-51-5720	Postage	3,044.99
Vendor 1318 - PITNEY BOWES GLOBAL FINANCIAL SRVCS LLC Total:							3,044.99
Vendor: 1722 - RAIN FOR RENT LONG BEACH							
121210	02/19/2026	2233549	01/27/2026	PROFESSIONAL SVCS: GUNDRY RESERVOIR	500-40-5400	Contract Services - General	2,872.54
Vendor 1722 - RAIN FOR RENT LONG BEACH Total:							2,872.54
Vendor: 1866 - RCS INVESTIGATIONS & CONSULTING LLC							
121211	02/19/2026	7276	02/07/2026	PROFESSIONAL SVCS: INVESTIGATION	100-74-5400	Contract Services - General	925.00
Vendor 1866 - RCS INVESTIGATIONS & CONSULTING LLC Total:							925.00
Vendor: 5033 - RIO HONDO COLLEGE							
121212	02/19/2026	S26-36-ZSGH	02/02/2026	DISPATCH COURSES (2)	100-75-5320	Travel & Training	744.00
Vendor 5033 - RIO HONDO COLLEGE Total:							744.00
Vendor: 1554 - ROBERTSON'S READY MIX, LTD							
121213	02/19/2026	782999	01/22/2026	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	1,053.73
121213	02/19/2026	784421	01/26/2026	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	955.73
Vendor 1554 - ROBERTSON'S READY MIX, LTD Total:							2,009.46
Vendor: 0992 - RUSSELL ROBINETT							
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	955.25
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	23,441.67
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	6,125.08
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	3,681.67
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	3,441.67

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount	
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	1,313.42	
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	958.00	
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	956.83	
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	716.42	
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	642.33	
105352	02/19/2026	02192026	02/19/2026	RENT PAYMENTS: MAR 2026	100-47-5551	Rental of Land & Buildings Ex	671.67	
Vendor 0992 - RUSSELL ROBINETT Total:							42,904.01	
Vendor: 10373 - SARAH WIESE								
121214	02/19/2026	12192025	12/19/2025	DEPOSIT REFUND PERMIT 2716	100-23550	Deposits-Community Service	62.00	
Vendor 10373 - SARAH WIESE Total:							62.00	
Vendor: 0446 - SIGNAL HILL EMPLOYEES ASSOC								
105328	02/12/2026	INV0016654	02/12/2026	Signal Hill Employees Assn	100-21555	SHEA Union Dues Deduction	990.00	
Vendor 0446 - SIGNAL HILL EMPLOYEES ASSOC Total:							990.00	
Vendor: 0447 - SIGNAL HILL POLICE OFFICERS								
105329	02/12/2026	INV0016652	02/12/2026	Police Officer Assn Dues	100-21550	POA Union Dues Deductions	1,296.00	
Vendor 0447 - SIGNAL HILL POLICE OFFICERS Total:							1,296.00	
Vendor: 4432 - SIGNAL HILL,CITY OF								
105330	02/12/2026	INV0016622	02/12/2026	Child Care	100-21538	Flex Spending Payable	1,083.34	
105330	02/12/2026	INV0016623	02/12/2026	Flex Spending	100-21538	Flex Spending Payable	1,758.32	
Vendor 4432 - SIGNAL HILL,CITY OF Total:							2,841.66	
Vendor: 0460 - SMITH PAINT								
105353	02/19/2026	967907	02/02/2026	WATER DEPT SUPPLIES	500-40-5740	General Supplies	83.87	
Vendor 0460 - SMITH PAINT Total:							83.87	
Vendor: 0464 - SOUTHERN CALIFORNIA EDISON								
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	100-13001	Accrued Accounts Receivabl	11.52	
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	100-92-5512	Utility Services	11,230.31	
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	100-94-5512	Utility Services	828.18	
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	100-95-5510	Electricity	17,259.75	
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	100-95-5512	Utility Services	1,575.28	
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	260-40-5512	Utility Services	33.59	
DFT0016439	02/10/2026	9772-012626	01/26/2026	ELECTRIC SVCS: DEC 2025	500-40-5512	Utility Services	3,478.15	
DFT0016440	02/10/2026	8542-012626	01/26/2026	ELECTRIC SVCS: JAN 2026	100-94-5512	Utility Services	71.32	
DFT0016443	02/11/2026	1222-013026	01/30/2026	ELECTRIC SVCS: JAN 2026	100-95-5512	Utility Services	2,248.15	
DFT0016444	02/11/2026	4832-013026	01/30/2026	ELECTRIC SVCS: JAN 2026	100-95-5512	Utility Services	107.95	
DFT0016445	02/11/2026	2392-013026	01/30/2026	ELECTRIC SVCS: JAN 2026	100-92-5512	Utility Services	27.19	
DFT0016446	02/11/2026	1820-012926	01/29/2026	ELECTRIC SVCS: JAN 2026	100-47-5512	Utility Services	2,254.43	
DFT0016447	02/11/2026	5614-013026	01/30/2026	ELECTRIC SVCS: JAN 2026	100-92-5512	Utility Services	4,269.99	
DFT0016516	02/17/2026	02172026	02/17/2026	ELECTRIC SVCS: JAN 2026	100-92-5512	Utility Services	922.62	
DFT0016516	02/17/2026	02172026	02/17/2026	ELECTRIC SVCS: JAN 2026	100-92-5512	Utility Services	8,606.34	
Vendor 0464 - SOUTHERN CALIFORNIA EDISON Total:							52,924.77	

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 9869 - SPIESS CONSTRUCTION CO., INC							
121215	02/19/2026	225121-01	12/31/2025	GUNDRY RESERVOIR COATING & ROOF PROJECT:	500-21150	Retention Payable	-2,000.00
121215	02/19/2026	225121-01	12/31/2025	GUNDRY RESERVOIR COATING & ROOF PROJECT:	500-40-5840	Capital Outlay	40,000.00
121215	02/19/2026	225122-02	01/31/2026	GUNDRY RESERVOIR COATING & ROOF PROJECT: J	400-21150	Retention Payable	-23,418.36
121215	02/19/2026	225122-02	01/31/2026	GUNDRY RESERVOIR COATING & ROOF PROJECT: J	500-40-5840	Capital Outlay	468,367.26
Vendor 9869 - SPIESS CONSTRUCTION CO., INC Total:							482,948.90
Vendor: 5227 - STUDIO SPECTRUM							
105354	02/19/2026	193434	02/01/2026	CITY COUNCIL CHAMBER A/V IMPROVEMENT PROJECT	100-43-5400	Contract Services - General	5,500.00
Vendor 5227 - STUDIO SPECTRUM Total:							5,500.00
Vendor: 0554 - SUSAN SAXE-CLIFFORD PH.D							
121216	02/19/2026	26-0202-7	02/02/2026	PSYCH EVAL: PO APPLICANT	100-74-5400	Contract Services - General	450.00
Vendor 0554 - SUSAN SAXE-CLIFFORD PH.D Total:							450.00
Vendor: 9457 - THE SAUCE CREATIVE SERVICES CORP							
105355	02/19/2026	7992	01/29/2026	CITY VIEWS MAGAZINE: WINTER/SPRING 2026	100-45-5400	Contract Services - General	2,092.13
105355	02/19/2026	7992	01/29/2026	CITY VIEWS MAGAZINE: WINTER/SPRING 2026	100-45-5632	Newsletter	10,460.63
105355	02/19/2026	7993	01/29/2026	CITY VIEWS POSTAGE: WINTER/SPRING 2026	100-45-5400	Contract Services - General	224.39
105355	02/19/2026	7993	01/29/2026	CITY VIEWS POSTAGE: WINTER/SPRING 2026	100-45-5632	Newsletter	1,121.97
105355	02/19/2026	7998	02/04/2026	USAGE FEE PHOTO CONTEST	100-45-5400	Contract Services - General	150.00
Vendor 9457 - THE SAUCE CREATIVE SERVICES CORP Total:							14,049.12
Vendor: 0399 - THE SIGNAL TRIBUNE							
105356	02/19/2026	59946	01/16/2026	PUBLICATION SVCS: CDBG HEARING NOTICE	100-43-5630	Media Services	412.86
Vendor 0399 - THE SIGNAL TRIBUNE Total:							412.86
Vendor: 9795 - THIRTIETH STREET ARCHITECTS, INC							
105357	02/19/2026	01012026	01/01/2026	DESIGN SVCS: CH WINDOW RENO - SEP - DEC 2025	400-40-5896	Facilities Capital Improveme	6,042.50
Vendor 9795 - THIRTIETH STREET ARCHITECTS, INC Total:							6,042.50
Vendor: 1723 - TRAFFIC MANAGEMENT INC							
121217	02/19/2026	06-121052	01/22/2026	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	585.66
121217	02/19/2026	06-121309	01/30/2026	PUBLIC WORKS SUPPLIES	100-95-5740	General Supplies	2,607.80
Vendor 1723 - TRAFFIC MANAGEMENT INC Total:							3,193.46

							Payment Dates: 2/7/2026 - 2/20/2026
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 0801 - U.S. BANK - PARS							
105331	02/12/2026	INV0016632	02/12/2026	PARS Contributions	100-21514	Part-time Employee PARS Pa	1,899.79
Vendor 0801 - U.S. BANK - PARS Total:							1,899.79
Vendor: 0122 - ULINE							
121218	02/19/2026	203826569	02/05/2026	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	224.25
Vendor 0122 - ULINE Total:							224.25
Vendor: 0497 - UNDERGROUND SERVICE ALERT							
121219	02/19/2026	120260699	02/01/2026	MONTHLY DATABASE MAINT: FEB 2026	500-40-5400	Contract Services - General	229.30
121219	02/19/2026	25-262638	02/01/2026	CA STATE REGULATORY COSTS: FEB 2026	500-40-5400	Contract Services - General	54.59
Vendor 0497 - UNDERGROUND SERVICE ALERT Total:							283.89
Vendor: 5452 - US TREASURY							
DFT0016431	02/12/2026	INV0016660	02/12/2026	Social Security	100-21510	FICA Taxes Payable	33,592.36
DFT0016432	02/12/2026	INV0016661	02/12/2026	Medicare	100-21511	Medicare Taxes Payable	14,598.98
DFT0016434	02/12/2026	INV0016663	02/12/2026	Federal Income Tax Withholding	100-21512	US Withholding Taxes Payabl	55,498.55
Vendor 5452 - US TREASURY Total:							103,689.89
Vendor: 10366 - VISTA FORD INC							
121176	02/19/2026	683663	02/04/2026	2025 FORD LIGHTNING	601-40-5842	Vehicles & Large Equipment	76,016.65
Vendor 10366 - VISTA FORD INC Total:							76,016.65
Vendor: 8896 - VITAL RECORDS CONTROL							
105358	02/19/2026	5917448	01/31/2026	STORAGE FEES: FEB 2026	100-43-5420	Professional Services	183.01
105358	02/19/2026	5986054	01/31/2026	SHREDDING SVCS: JAN 2026	100-76-5400	Contract Services - General	641.04
Vendor 8896 - VITAL RECORDS CONTROL Total:							824.05
Vendor: 5703 - VOYA 401A PLAN 664281							
DFT0016375	02/12/2026	INV0016594	02/12/2026	401A	100-21570	Deferred Compensation Ded	1,465.11
DFT0016376	02/12/2026	INV0016595	02/12/2026	401A%	100-21570	Deferred Compensation Ded	1,006.47
Vendor 5703 - VOYA 401A PLAN 664281 Total:							2,471.58
Vendor: 5704 - VOYA 457 PLAN 664280							
DFT0016377	02/12/2026	INV0016596	02/12/2026	457	100-21570	Deferred Compensation Ded	1,633.06
DFT0016378	02/12/2026	INV0016597	02/12/2026	457	100-21570	Deferred Compensation Ded	9,326.85
DFT0016379	02/12/2026	INV0016598	02/12/2026	457 Benefit	100-21570	Deferred Compensation Ded	10,064.71
DFT0016380	02/12/2026	INV0016599	02/12/2026	457	100-21570	Deferred Compensation Ded	500.00
DFT0016381	02/12/2026	INV0016600	02/12/2026	457 ROTH	100-21570	Deferred Compensation Ded	2,187.31
Vendor 5704 - VOYA 457 PLAN 664280 Total:							23,711.93
Vendor: 1110 - W.G. ZIMMERMAN ENGINEERING INC.							
105359	02/19/2026	25-12-937	01/12/2026	PS&E FOR BURNETT PEDESTRIAN & BICYCLE ENHANCEMENT	400-40-5894	Street Capital Improvements	11,749.40

Warrant Register

Payment Dates: 2/7/2026 - 2/20/2026

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
105359	02/19/2026	25-12-937	01/12/2026	PS&E FOR BURNETT PEDESTRIAN & BICYCLE ENHANCEMENT	400-40-5894	Street Capital Improvements	625.60
Vendor 1110 - W.G. ZIMMERMAN ENGINEERING INC. Total:							12,375.00
Vendor: 5161 - WECK LABORATORIES							
121220	02/19/2026	W6A1555	01/27/2026	WATER ANALYSIS	500-40-5400	Contract Services - General	215.00
121220	02/19/2026	W6A1557	01/27/2026	WATER ANALYSIS	500-40-5400	Contract Services - General	130.00
121220	02/19/2026	W6B0262	02/04/2026	WATER ANALYSIS	500-40-5400	Contract Services - General	424.00
121220	02/19/2026	W6B0456	02/06/2026	WATER ANALYSIS	500-40-5400	Contract Services - General	887.00
Vendor 5161 - WECK LABORATORIES Total:							1,656.00
Grand Total:							1,422,342.30

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	747,560.47
260 - Lighting and Landscape	1,526.17
400 - Capital Improvement	63,510.56
500 - Water Operations Fund	525,125.57
601 - Vehicle and Equipment	84,619.53
Grand Total:	1,422,342.30

Account Summary

Account Number	Account Name	Payment Amount
100-00-6700	Lease Proceeds	60.75
100-13001	Accrued Accounts Recei	973.88
100-16000	Inventory & Prepayment	116,339.01
100-21050	Accrued Liabilities Payab	15.00
100-21510	FICA Taxes Payable	33,592.36
100-21511	Medicare Taxes Payable	14,598.98
100-21512	US Withholding Taxes Pa	55,498.55
100-21513	State Withholding Taxes	22,886.15
100-21514	Part-time Employee PAR	1,899.79
100-21520	PERS - City Paid	90,275.11
100-21525	OPEB Employee Paid W/	6,328.54
100-21536	AFLAC Payable	816.51
100-21537	Colonial Payable	724.36
100-21538	Flex Spending Payable	2,841.66
100-21550	POA Union Dues Deducti	1,296.00
100-21555	SHEA Union Dues Deduc	990.00
100-21570	Deferred Compensation	26,183.51
100-21580	CA State Reimbursemen	781.38
100-23530	Deposits-Community De	5,691.60
100-23550	Deposits-Community Se	709.00
100-34-4600	Administrative Fee (CD)	-948.60
100-34-4801	Library Fees	26.27
100-43-5400	Contract Services - Gene	5,500.00
100-43-5420	Professional Services	183.01
100-43-5630	Media Services	412.86
100-44-5400	Contract Services - Gene	14,730.94
100-45-5400	Contract Services - Gene	2,466.52
100-45-5632	Newsletter	11,582.60
100-45-5740	General Supplies	40.33
100-46-5400	Contract Services - Gene	88.00
100-46-5740	General Supplies	358.61

Account Summary

Account Number	Account Name	Payment Amount
100-47-5400	Contract Services - Gene	14,324.30
100-47-5512	Utility Services	2,284.05
100-47-5551	Rental of Land & Buildin	42,904.01
100-51-5230	Retirement Contribution	-0.08
100-51-5270	Other Employee Benefit	38,988.08
100-51-5273	Health Benefits	-0.06
100-51-5400	Contract Services - Gene	217.67
100-51-5511	Telephone/Internet	7,140.30
100-51-5720	Postage	3,044.99
100-61-5400	Contract Services - Gene	305.00
100-62-5330	Meetings	1,126.80
100-72-5400	Contract Services - Gene	3,849.79
100-74-5400	Contract Services - Gene	7,756.12
100-74-5511	Telephone	1,232.42
100-74-5540	Vehicle Maintenance	24.00
100-75-5320	Travel & Training	744.00
100-75-5721	Special Department Sup	583.37
100-76-5400	Contract Services - Gene	641.04
100-81-5721	Special Department Sup	2,086.64
100-81-5723	Event/Program Costs	160.00
100-81-5740	General Supplies	199.90
100-82-5400	Contract Services - Gene	70,000.00
100-82-5723	Event/Program Costs	548.99
100-82-5740	General Supplies	77.65
100-83-5723	Event/Program Costs	1,323.00
100-91-5423	Engineering Services	10,639.61
100-92-5400	Contract Services - Gene	3,084.23
100-92-5512	Utility Services	31,233.09
100-92-5730	Uniforms	125.36
100-92-5740	General Supplies	308.36
100-93-5400	Contract Services - Gene	1,273.75
100-94-5400	Contract Services - Gene	1,467.62
100-94-5512	Utility Services	14,248.53
100-94-5530	Lawn Care Services	41,765.19
100-94-5730	Uniforms	42.72
100-94-5740	General Supplies	90.71
100-95-5510	Electricity	17,259.75
100-95-5512	Utility Services	3,961.38
100-95-5730	Uniforms	121.50
100-95-5740	General Supplies	5,434.01
260-40-5512	Utility Services	1,526.17
400-21150	Retention Payable	-23,418.36

Account Summary

Account Number	Account Name	Payment Amount
400-40-5894	Street Capital Improvem	68,085.26
400-40-5895	Park Capital Improveme	1,128.60
400-40-5896	Facilities Capital Improv	17,715.06
500-21150	Retention Payable	-2,000.00
500-40-5400	Contract Services - Gene	7,189.43
500-40-5511	Telephone/Data	3,705.64
500-40-5512	Utility Services	4,121.52
500-40-5552	Rental/Lease of Equipm	172.63
500-40-5721	Special Department Sup	1,373.68
500-40-5730	Uniforms	73.56
500-40-5740	General Supplies	288.88
500-40-5840	Capital Outlay	508,367.26
500-45-5720	Postage	1,832.97
601-40-5400	Contract Services - Gene	355.00
601-40-5540	Vehicle Maintenance	201.31
601-40-5542	Vehicle Body Work Servi	4,719.53
601-40-5730	Uniforms	23.67
601-40-5754	Fuel Purchases	707.37
601-40-5840	Capital Outlay	2,596.00
601-40-5842	Vehicles & Large Equipm	76,016.65
	Grand Total:	1,422,342.30

Project Account Summary

Project Account Key	Payment Amount
None	741,066.27
600	305.00
6060	97.20
6174	4,130.40
6223	732.00
6236	732.00
804	221.83
805	262.16
811	821.61
813	65.00
90.19004.CCMPR.119	2,478.26
90.19004.LBR.111	6,042.50
90.24012.CIPG.240	11,749.40
90.24012.CIPR.113	625.60
90.24013.CCMPR.119	1,068.80
90.24013.R.CCMP	1,128.60
90.24016.CIPR	8,125.50

Project Account Summary

Project Account Key	Payment Amount
90.25011	2,596.00
90.25012.CIPG.240	55,710.26
95.23001	508,367.26
V-26008	76,016.65
Grand Total:	1,422,342.30

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 1/9/2026 - 1/9/2026

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 5657 - Wells Fargo Bank, N.A. (114)							
DFT0016525	01/09/2026	12312025A	12/31/2025	DEC 2025 P-CARD POSTING	100-16000	Inventory & Prepayments	55,594.73
						Vendor 5657 - Wells Fargo Bank, N.A. (114) Total:	55,594.73
						Grand Total:	55,594.73

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	55,594.73
Grand Total:	55,594.73

Account Summary

Account Number	Account Name	Payment Amount
100-16000	Inventory & Prepayment	55,594.73
Grand Total:		55,594.73

Project Account Summary

Project Account Key	Payment Amount
None	55,594.73
Grand Total:	55,594.73

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



City of Signal Hill

Warrant Register

By Vendor Name

Payment Dates 2/5/2026 - 2/5/2026

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
Vendor: 0618 - DELTA DENTAL INSURANCE CO							
DFT0016228	02/05/2026	INV0016282	01/15/2026	Acct#05-R10222400000 Dental Care - Employee Only	100-21532	Dental Insurance Payable	127.68
DFT0016229	02/05/2026	INV0016283	01/15/2026	Acct#05-R10222400000 Dental Care - Employee + 1	100-21532	Dental Insurance Payable	90.30
DFT0016230	02/05/2026	INV0016284	01/15/2026	Acct#05-R10222400000 Dental Care - Family	100-21532	Dental Insurance Payable	133.56
DFT0016312	02/05/2026	INV0016453	01/29/2026	Acct#05-R10222400000 Dental Care - Employee Only	100-21532	Dental Insurance Payable	109.44
DFT0016312	02/05/2026	INV0016453	01/29/2026	Acct#05-R10222400000 Dental Care - Employee Only	100-21532	Dental Insurance Payable	30.10
DFT0016313	02/05/2026	INV0016454	01/29/2026	Acct#05-R10222400000 Dental Care - Employee + 1	100-21532	Dental Insurance Payable	90.30
DFT0016314	02/05/2026	INV0016455	01/29/2026	Acct#05-R10222400000 Dental Care - Family	100-21532	Dental Insurance Payable	133.56
DFT0016359	02/05/2026	INV0016577	02/05/2026	Dental Retirees HMO February 2026	100-21560	Retiree Dental Insurance Pay	54.72
Vendor 0618 - DELTA DENTAL INSURANCE CO Total:							769.66
Vendor: 5701 - DELTA DENTAL OF CALIFORNIA							
DFT0016227	02/05/2026	INV0016281	01/15/2026	Acct#05-00077000000 Dental - Safety	100-21532	Dental Insurance Payable	161.14
DFT0016231	02/05/2026	INV0016285	01/15/2026	Acct#05-00077000000 DPO - Employee Only	100-21532	Dental Insurance Payable	736.96
DFT0016232	02/05/2026	INV0016286	01/15/2026	Acct#05-00077000000 DPO - Employee + 1	100-21532	Dental Insurance Payable	867.83
DFT0016233	02/05/2026	INV0016287	01/15/2026	Acct#05-00077000000 DPO - Family	100-21532	Dental Insurance Payable	1,462.25
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-00077000000 Dental - Safety	100-21532	Dental Insurance Payable	45.33
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-00077000000 Dental - Safety	100-21532	Dental Insurance Payable	52.63
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-00077000000 Dental - Safety	100-21532	Dental Insurance Payable	80.47
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-00077000000 Dental - Safety	100-21532	Dental Insurance Payable	97.97
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-00077000000 Dental - Safety	100-21532	Dental Insurance Payable	161.14
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-00077000000 Dental - Safety	100-21560	Retiree Dental Insurance Pay	-97.97

Warrant Register

Payment Dates: 2/5/2026 - 2/5/2026

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
DFT0016311	02/05/2026	INV0016452	01/29/2026	Acct#05-0007700000 Dental - Safety	100-51-5273	Health Benefits	-0.45
DFT0016315	02/05/2026	INV0016456	01/29/2026	Acct#05-0007700000 Dental DPO - Employee Only	100-21532	Dental Insurance Payable	736.96
DFT0016316	02/05/2026	INV0016457	01/29/2026	Acct#05-0007700000 Dental DPO - Employee + 1	100-21532	Dental Insurance Payable	867.83
DFT0016317	02/05/2026	INV0016458	01/29/2026	Acct#05-0007700000 Dental DPO - Family	100-21532	Dental Insurance Payable	1,220.84
DFT0016361	02/05/2026	INV0016578	02/05/2026	Dental Retirees PPO February 2026	100-21560	Retiree Dental Insurance Pay	798.34
Vendor 5701 - DELTA DENTAL OF CALIFORNIA Total:							7,191.27
Vendor: 1632 - VISION SERVICE PLAN-CA							
DFT0016259	02/05/2026	INV0016323	01/15/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	350.87
DFT0016260	02/05/2026	INV0016324	01/15/2026	Vision Ins - Employee + 1	100-21533	Vision Insurance Payable	249.70
DFT0016261	02/05/2026	INV0016325	01/15/2026	Vision Ins - Family	100-21533	Vision Insurance Payable	378.14
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	14.61
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	8.08
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	8.08
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	22.69
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	22.69
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-14.61
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	-13.31
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	336.20
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-21533	Vision Insurance Payable	18.00
DFT0016343	02/05/2026	INV0016494	01/29/2026	Vision Ins - Employee Only	100-51-5273	Health Benefits	-0.76
DFT0016344	02/05/2026	INV0016495	01/29/2026	Vision Ins - Employee + 1	100-21533	Vision Insurance Payable	249.67
DFT0016345	02/05/2026	INV0016496	01/29/2026	Vision Ins - Family	100-21533	Vision Insurance Payable	324.03
DFT0016360	02/05/2026	INV0016579	02/05/2026	Vision Retirees February 202	100-21561	Retiree Vision Insurance Pay	313.01
Vendor 1632 - VISION SERVICE PLAN-CA Total:							2,267.09
Grand Total:							10,228.02

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	10,228.02
Grand Total:	10,228.02

Account Summary

Account Number	Account Name	Payment Amount
100-21532	Dental Insurance Payabl	7,206.29
100-21533	Vision Insurance Payable	1,954.84
100-21560	Retiree Dental Insurance	755.09
100-21561	Retiree Vision Insurance	313.01
100-51-5273	Health Benefits	-1.21
	Grand Total:	10,228.02

Project Account Summary

Project Account Key	Payment Amount
None	10,228.02
Grand Total:	10,228.02

Authorization Signatures

STAFF REPORT

Verify accuracy of the Warrant Register.

Dated

Finance Director

City Manager



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

3/10/2026

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

SUBJECT: APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of February 24, 2026.

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 of the February 24, 2026, Regular City Council Meeting.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL February 24, 2026

A Regular Meeting of the Signal Hill City Council was held in-person in the City Council Chamber at City Hall.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

PRESENT: VICE MAYOR HONEYCUTT
COUNCIL MEMBER COPELAND
COUNCIL MEMBER JONES
COUNCIL MEMBER WOODS
ABSENT: MAYOR HANSEN

(3) **CLOSED SESSION**

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.9 ACRES OF CITY-OWNED LAND LOCATED AT THE 2400 BLOCK OF GARDENA AVENUE; HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN;

APNS: 7214-005-900, 7214-005-901, 7214-005-902, 7214-005-903 AND 7214-005-904

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; AVANT REAL ESTATE; SIGNAL HILL PETROLEUM; AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

City Council Minutes of a Regular Meeting
February 24, 2026
Page 1 of 7

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

There was no public business from the floor.

(5) RECESS TO CLOSED SESSION

The Council recessed to Closed Session at 6:01 p.m. Mayor Hansen joined the Closed Session at 6:04 p.m.

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

Mayor Hansen reconvened the meeting. City Clerk Perez called the Roll.

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

ABSENT: NONE

(7) PLEDGE OF ALLEGIANCE

Mayor Hansen led the Pledge of Allegiance.

(8) CLOSED SESSION REPORT

The City Attorney stated there was no reportable action.

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

Robin Thorne, Signal Hill resident, introduced herself as a new resident and stated she manages a non-profit organization designed to familiarize girls with non-traditional careers such as Science, Technology, Engineering and Mathematics (STEM). Ms. Thorne volunteered to bring her non-profit programs to the City.

(10) PRESENTATIONS

a. BLACK HISTORY MONTH SPOTLIGHT AWARD FOR DIANA PHILLIPS

Mayor Hansen presented Diana Phillips, Member of the Diversity Coalition Committee, with the Black History Month Spotlight Award. Mia Hernandez Perez, representing State Senator Lena Gonzalez, further recognized Ms. Phillips for her contributions to diversity, in honor of Black History Month.

(11) CITY MANAGER REPORTS

- e. PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS TO PREPARE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ANALYSIS FOR THE OPPORTUNITY STUDY AREAS

This item was taken out of order.

Acting Community Development Director Carlos Luis presented the staff report. He stated the agreement was for professional environmental services under the California Environmental Quality Act (CEQA) for the Opportunity Study Area (OSA) project. Responding to Council inquiry, City Manager Tomaino stated the funding for the professional services is authorized from the General Fund. A representative from PlaceWorks spoke as to the methodology of the contract, as well as the benefits of conducting an overall CEQA analysis prior to individual projects being proposed in the OSA.

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER JONES to authorize the City Manager to enter into a Professional Services Agreement with PlaceWorks, for a total not-to-exceed amount of \$500,000.

The following vote resulted:

AYES:	MAYOR HANSEN VICE MAYOR HONEYCUTT COUNCIL MEMBER COPELAND COUNCIL MEMBER JONES COUNCIL MEMBER WOODS
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

- a. CITY COUNCIL COMMITTEE POLICY: DIVERSITY COALITION AND SUSTAINABLE CITY COMMITTEE PROPOSED STRUCTURE

Deputy City Manager Yvette Aguilar and Acting Community Development Director Carlos Luis presented the staff report. Responding to Council inquiry, City Attorney Richardson clarified the differences between standing committees and ad hoc committees, noting the Diversity Coalition (DCC) and Sustainable City Committees (SCC) are by structure considered ad hoc, are not subject to the Brown Act and members of the City Council may serve on these committees. He further noted that Council Members would not generally have to recuse themselves should a matter once considered by one of the Committees subsequently be heard by the Council, commenting that matters of conflict or bias would be extremely rare.

Responding to Council inquiry, Deputy City Manager Aguilar stated the DCC has a full incumbency at this time and therefore there is no proposal for recruitment or the filling of vacancies, as there was for the SCC. She noted should a vacancy occur before the termination of the committee staff would advertise the vacancy and bring the matter back to the Council for appointment. With regard to the SCC, Acting Community Development Director Luis stated the recruitment was for three members, as the committee membership consisted of seven members and three alternates, with three current vacancies due to terms expiring. He reviewed the purpose of alternate members.

Council discussion ensued.

The following member of the public offered comment:

Sonia Savoulian, Chair of the SCC, spoke regarding possible expansion of the scope of the SCC. She further expressed her belief that alternate members were not necessary.

Responding to Council inquiry, Deputy City Manager Aguilar reviewed the process for removing a member. City Attorney Richardson explained the process for the committees' tenure ending, and stated as long as a new committee is formed, with new subject matter jurisdiction, the committee remains an ad hoc committee.

Council discussion continued.

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER JONES to approve the proposed formation structure for the Diversity Coalition Committee and the Sustainable City Committee, as amended. The DCC will remain with all incumbents, completing its task by February, 2027. The SCC will recruit three community members, to be appointed by the Council following the close of applications in April, 2026. There will be no alternates appointed and the Committee will be comprised of seven members – one representative from the City Council, one representative from each City Commission, and three community members. The SCC will focus on the topic of the Farmer's Market for its remaining four meetings, presenting its report in February, 2027.

The following vote resulted:

AYES:	MAYOR HANSEN VICE MAYOR HONEYCUTT COUNCIL MEMBER COPELAND COUNCIL MEMBER JONES COUNCIL MEMBER WOODS
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

- b. FISCAL YEAR 2025-26 MID-YEAR BUDGET REVIEW AND RESOLUTION AUTHORIZING APPROPRIATIONS FROM THE FISCAL YEAR 2024-25 GENERAL FUND OPERATING POSITIVE FUND BALANCE; CURRENT YEAR APPROPRIATION ADJUSTMENTS AND CAPITAL IMPROVEMENT PLAN BUDGET AND RELATED FUNDING; TRANSFERS FOR CAPITAL IMPROVEMENT PLAN PROJECTS; AMENDING THE FISCAL YEAR 2025-2026 BUDGET

Finance Director Siamlu Cox, Accounting Manger Debbie Pacheco, and other members of the Finance Department team presented the staff report. Responding to Council inquiry, City Manager Tomaino reported there have been no changes in state mandates regarding electric vehicles and should policy change, staff would return with an update on proposed vehicles for purchase to comply with new state requirements. Also responding to Council inquiry, Finance Director Cox stated that consumer spending remained steady year over year and despite a statewide decline in automobile sales tax, locally the automobile sales tax has increased. She noted these micro changes between global, state, and local trends allow staff to project future revenues with greater accuracy.

It was moved by COUNCIL MEMBER JONES and seconded by COUNCIL MEMBER COPELAND to: 1) Approve the proposed appropriations and reserve transfers from FY 2024-25 to FY 2025-26 operating budget and reserve balances, utilizing the current FY 2024-25 General Fund operating positive fund balance of \$7,039,019; and 2) Adopt Resolution No. 2026-02-6921, entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AUTHORIZING APPROPRIATIONS FROM THE FISCAL YEAR 2024-25 GENERAL FUND OPERATING POSITIVE FUND BALANCE, CURRENT YEAR APPROPRIATION ADJUSTMENTS, AND CAPITAL IMPROVEMENT PLAN BUDGET AND RELATED FUNDING TRANSFERS, AND AMENDING THE FISCAL YEAR 2025-26 BUDGET.

The following vote resulted:

AYES:	MAYOR HANSEN VICE MAYOR HONEYCUTT COUNCIL MEMBER COPELAND COUNCIL MEMBER JONES COUNCIL MEMBER WOODS
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

- c. CITY COUNCIL DIRECTION TO SCHEDULE A BIENNIAL BUDGET WORKSHOP

Consensus was reached to conduct the biennial budget workshop on Tuesday, May 19, 2026, at 6:00 p.m., subject to confirmation of the cancellation of the May 19, 2026, Planning Commission meeting.

d. REQUEST FOR PROPOSALS FOR INVESTMENT MANAGEMENT AND ADVISORY SERVICES

Finance Director Siamlu Cox and Management Analyst David Castro presented the staff report. Responding to Council inquiry, City Manager Tomaino stated the purpose of the item was to make the Council aware of the RFP, as the scope of services for the proposed contract reflects a change in how the City manages its investments.

It was moved by COUNCIL MEMBER JONES and seconded by COUNCIL MEMBER WOODS to approve the Request for Proposal (RFP) for Investment Management and Advisory Services and authorize its release.

The following vote resulted:

AYES:	MAYOR HANSEN VICE MAYOR HONEYCUTT COUNCIL MEMBER COPELAND COUNCIL MEMBER JONES COUNCIL MEMBER WOODS
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

(12) CONSENT CALENDAR

The following Consent Calendar items were routine and non-controversial. Items were acted upon by the Council at one time without discussion, unless removed from the Consent Calendar for separate action.

- a. ADOPT RESOLUTION NO. 2026-02-6922 ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING THE BUDGET MANAGEMENT POLICY AND AMENDING ALL PRIOR BUDGET AMENDMENT POLICIES AND GUIDELINES.
- b. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT
- c. WARRANT REGISTER PRESENTED FEBRUARY 24, 2026
- d. APPROVAL OF MEETING MINUTES – FEBRUARY 10, 2026

It was moved by COUNCIL MEMBER JONES and seconded by COUNCIL MEMBER COPELAND to approve the Consent Calendar.

The following vote resulted:

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

NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

(13) COUNCIL AGENDA--NEW BUSINESS

COUNCIL MEMBER WOODS – NONE

COUNCIL MEMBER JONES – NONE

COUNCIL MEMBER COPELAND - NONE

VICE MAYOR HONEYCUTT – Noted recent efforts by the League of California Cities to support legislation redistributing sales tax and thanked the City Manager for his efforts in lobbying against that proposal.

MAYOR HANSEN - NONE

(14) ADJOURNMENT

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER JONES to adjourn tonight's meeting to the regular meeting of the City Council on Tuesday, March 10, 2026.

MAYOR HANSEN adjourned the meeting at 9:04 p.m.

MAYOR TINA HANSEN

Attest:

DARITZA PEREZ
CITY CLERK