



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
April 14, 2026

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, April 14, 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) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA
(SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(5) **PRESENTATIONS**

- a. MAYOR'S MINUTE
- b. VOLUNTEER RECOGNITION MONTH PROCLAMATION
- c. NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK
PRESENTATION

Summary:

Mayor Hansen will present a proclamation to the Police Department Dispatchers/Jailers
In recognition of National Public Safety Telecommunications Week, April 13-19, 2026.

- d. NATIONAL LIBRARY WEEK PROCLAMATION PRESENTATION
- e. ARBOR DAY PRESENTATION
- f. RECOGNITION OF PUBLIC WORKS DEPARTMENT STAFF
- g. JESSIE NELSON REMEMBRANCE DAY PRESENTATION
- h. COMMUNITY RESOURCES PRESENTATION

Summary:

Recreation Coordinator Martha Baez will provide information about community resources available for Signal Hill residents.

(6) CITY MANAGER REPORTS**a. EXCLUSIVE NEGOTIATION AGREEMENT WITH RED MOUNTAIN GROUP**Summary:

Red Mountain Group, based in Santa Ana, California, is a private real estate investment and development firm with a national portfolio of over 5 million square feet. The developer specializes in revitalizing underutilized commercial and retail properties and maintains a strong track record of working with cities to support long-term economic development and commercial corridor reinvestment.

On June 24, 2025, the developer entered into a 240-day Exclusive Negotiation Agreement (ENA) with the City to negotiate the purchase and development of a 1.98-acre City-owned site on Cherry Avenue between Willow Street and 27th Street. The executed ENA expired on March 29, 2026. During the 240-day agreement, the developer performed both a void analysis and an economic market analysis to determine the highest and best use for the site. These analyses contributed to a preliminary design that includes an approximate 1,000 square-foot drive-through restaurant, a 6,000-7,200 square-foot multi-tenant retail building, and a surface parking lot that dedicates a portion of its space to 23 electric vehicle charging stations. The developer also evaluated existing environmental conditions and engaged potential tenants.

Staff collaborated with Red Mountain Group on a proposed second ENA to provide the additional time to negotiate a Disposition and Development Agreement for the purchase and sale of the 1.98-acre site. The proposed second ENA includes an initial 120 calendar day term and may be extended upon mutual agreement for two additional 60-day periods, if needed. Staff recommends that the City Council approve the proposed ENA, substantially in the form presented, to initiate DDA negotiations with Red Mountain Group for the potential development of the Cherry Property sites.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic 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:

Staff recommends that the City Council approve the Exclusive Negotiation Agreement (ENA) between the City of Signal Hill and Red Mountain Group for the development of the Cherry Site. The site, located on Cherry Avenue between Willow Street and 27th Street, comprises multiple parcels totaling approximately 1.98 acres. Staff also recommends that the Council authorize the City Manager to execute the ENA.

(7) 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. RESOLUTION OF INTENT TO GRANT A PIPELINE FRANCHISE TO ZENITH ENERGY WEST COAST TERMINALS, LLC.

Summary:

Zenith Energy West Coast Terminals LLC (Zenith) is requesting to renew a pipeline franchise to operate its pipeline facilities within the City's right-of-way. The City Council will consider the request from Zenith to renew the pipeline franchise. If approved, the City Council would adopt the proposed resolution and set a public hearing for May 12, 2026.

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.

Recommendation:

1. Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF INTENT OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DECLARING ITS INTENTION TO GRANT A FRANCHISE TO ZENITH ENERGY WEST COAST TERMINALS, LLC AND THE INTERESTS, RIGHTS, PRIVILEGES, AND DUTIES TO LAY AND USE PIPES AND APPURTENANCES FOR TRANSMITTING AND DISTRIBUTING OIL AND PETROLEUM PRODUCTS FOR ANY AND ALL LAWFUL PURPOSES UNDER AND ALONG THE PUBLIC STREETS, WAYS, ALLEYS, AND PLACES, AS THE SAME NOW OR MAY HEREAFTER EXIST, WITHIN THIS CITY.

2. Set a public hearing for May 12, 2026.
- b. RESOLUTION AMENDING THE CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE THE PUBLIC WORKS DIRECTOR

Summary:

The City Council will consider amending the City's Classification and Compensation Plan (Plan) to adopt a job specification for the position of Public Works Director. As service delivery demands continue to evolve, organizational and administrative updates are necessary to ensure effective operations. Management has identified the need to include both a Public Works Director/City Engineer classification and a standalone Public Works Director classification within the Plan, providing flexibility to hire at the appropriate level depending on organizational needs. Staff recommends this change to accurately reflect the distinct duties and responsibilities of each role and strengthen recruitment and retention efforts to meet current and anticipated future needs. The proposed amendment would not have a fiscal impact and would not increase staffing levels in the Fiscal Year 2025-2026 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 CLASS SPECIFICATION FOR PUBLIC WORKS DIRECTOR
 2. Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING REVISED SALARY RANGES AND BENEFITS FOR MANAGEMENT PERSONNEL, AND REPEALING ALL PRIOR RESOLUTIONS
 3. Approve the proposed salary range for the Public Works Director.
- c. SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH RCS INVESTIGATION & CONSULTING, LLC FOR POLICE DEPARTMENT BACKGROUND AND PERSONNEL INVESTIGATIONS

Summary:

In December 2024, The City approved a new service agreement with RCS investigations & consulting, LLC (RCS), for a two-year term beginning July 1, 2024, and ending June 30, 2026, with an annual not-to-exceed amount of \$50,000. The services agreement also allows for three one-year extensions. On July 8, 2025, the City approved an increase of the annual not-to-exceed amount of \$100,000 for each contract year due to on-going recruitment and hiring needs, along with personnel investigations. The Police Department relies on and maintains a working relationship with RCS for applicant backgrounds. The RCS team collaborates closely with the Police Department's hiring manager, providing regular updates on background investigations. RCS also conducts internal affairs investigations, which is an important component of any law enforcement agency. These investigations are necessary to review incidents for conformance with the Police Department's policies and practices to ensure it continues to operate at the highest professional and ethical standard. Due to continued recruitment needs and hiring activity, staff is requesting to extend the current contract with RCS Investigations to include all remaining three-year term options.

Strategic Plan Goal(s):

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

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

Recommendation:

1. Authorize the City Manager to execute the Second Amendment to the RCS Investigations & Consulting, LLC Contract Services Agreement to extend the contract term for an additional three years and update the revised fee schedule.

d. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

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

Strategic Goal(s):

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

Recommendation:

Receive and file.

- e. WARRANT REGISTER DATED APRIL 14, 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 April 14, 2026.

- f. APPROVAL OF MEETING MINUTES - MARCH 24, 2026

Summary:

Regular Meeting of March 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 March 24, 2026 Regular City Council Meeting.

(8) COUNCIL AGENDA--NEW BUSINESS

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

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next Regular meeting of the Signal Hill City Council to be held on Tuesday, April 28, 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.