



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 22, 2025

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

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 22, 2025. Written comments will be provided electronically to the City Council and attached to the meeting minutes. Written comments will not be read into the record.

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

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

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

(3) **CLOSED SESSION**

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
PURSUANT TO GOVERNMENT CODE SECTION 54956.8

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

AGENCY-DESIGNATED NEGOTIATORS: MAYOR AND CITY MANAGER.

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

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

RECOMMENDATION:

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

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

(5) **RECESS TO CLOSED SESSION**

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

(7) **PLEDGE OF ALLEGIANCE**

(8) **CLOSED SESSION REPORT**

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

(10) **PRESENTATIONS**

- a. A STUDENT REPRESENTATIVE FROM ALVARADO ELEMENTARY SCHOOL WILL PARTICIPATE IN THE CITY COUNCIL MEETING BY LEADING THE PLEDGE OF ALLEGIANCE AND CEREMONIOUSLY PRESIDING OVER THE MEETING WITH THE GAVEL. MAYOR JONES WILL THEN RECOGNIZE THE STUDENT.
- b. THE CITY OF LONG BEACH, LONG BEACH ANIMAL CARE SERVICES STAFF WILL INTRODUCE A PET AVAILABLE FOR ADOPTION.
- c. RECREATION COORDINATOR ERENDIRA HERNANDEZ WILL PROVIDE A PRESENTATION COMMEMORATING OLDER AMERICANS MONTH.
- d. MAYOR JONES WILL PRESENT A PROCLAMATION IN RECOGNITION OF ARBOR DAY, APRIL 25, 2025.

(11) **CITY MANAGER REPORTS**

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

Summary:

The City opened a recruitment seeking residents interested in serving on the Civil Service, Parks and Recreation, and Planning Commissions. The City Council will conduct interviews of all qualifying candidates who applied for a Commission appointment. At the conclusion of the interviews, the City Council will make appointments to fill the vacant seats on each of the Commissions.

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:

Conduct interviews and make the following appointments:

1. Civil Service Commission: Appoint three individuals to fill three seats expiring on May 31, 2025; one of the three open seats is currently vacant. The terms for the appointed Commissioners will run from June 1, 2025 through May 31, 2029.

2. Parks and Recreation Commission: Appoint three individuals to fill three seats expiring on May 31, 2025. The terms for the appointed Commissioners will run from June 1, 2025 through May 31, 2029.
 3. Planning Commission: Appoint three individuals to fill three seats expiring on May 31, 2025. The terms for the appointed Commissioners will run from June 1, 2025 through May 31, 2029
- b. AN ORDINANCE AMENDING CHAPTER 13.04.130 OF THE SIGNAL HILL MUNICIPAL CODE

Summary:

The City of Signal Hill currently provides water service and collects related service fees as permitted by California law. While the City's Municipal Code authorizes rates to be adopted by resolution, the current Water Service and Rate structure is set in Title 13 Public Utilities of the Signal Hill Municipal Code, therefore, changes must be adopted by ordinance. Because adopting an ordinance takes much more time than adopting a resolution, this creates a significant delay between adoption of service fees and inclusion of those fees in the Municipal Code.

Legislative changes effective January 1, 2017, allow public agencies to adopt new or increased water service fees by resolution under Health and Safety Code Section 5471. The proposed Ordinance would confirm the City can update water rates by resolution, while eliminating the requirement of adding water rates to the Municipal Code. This action will eliminate the need for adoption of an ordinance in addition to the required resolution, thereby streamlining water rate setting in compliance with applicable law.

If approved by the City Council, the proposed Ordinance would be introduced this evening and return for the required Second Reading on May 13, 2025. Amended Sections 13.04.130(A) and 13.04.130(C) would become effective June 12, 2025.

Strategic Plan Goal(s):

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

Recommendation:

Adopt the following Ordinance, entitled:

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

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

Summary:

The City Council will consider approving the purchase of property adjacent to Signal Hill Park, consistent with the Civic Center Master Plan. In 2024, the Dickerson Company listed the properties located at 1975 East 21st Street, APN 7215-013-012, and 2107 Cherry Avenue, APN 7215-012-002, for sale on behalf of the owner Lori J. Helfer. The property owner listed the combined properties for \$1,550,000, which consists of approximately 7,800 square feet adjacent to Signal Hill Park.

Consistent with the City's long-term plan for acquiring housing units on the block of 21st Street adjacent to Signal Hill Park, the City has been negotiating with the owner to purchase the properties. BBK prepared a draft purchase and sale agreement ("Agreement") for the City Council's review. This action is consistent with the Civic Center Master Plan, which outlines a vision for expanded public open space.

Strategic Plan Goal(s):

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:

1. Adopt a resolution, entitled:

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

2. Find that approval of the Purchase and Sale Agreement is not subject to the requirements of California Environmental Quality Act ("CEQA"), as it is not a "project" within the meaning of Section 15378 of Title 14 of the California Code of Regulations ("State CEQA Guidelines") because it has no potential for resulting in direct or indirect physical change in the environment. This action is also exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.
3. Authorize the City Manager to execute the Agreement for Purchase and Sale and Joint Escrow Instructions, and all related instruments, for the City's acquisition of 1965/75 East 21st Street and 2107 Cherry Avenue in the City of Signal Hill.
4. Adopt a resolution to approve a budget adjustment appropriating \$1,475,000 from Fund 111 Land & Building Reserve to cover the cost of the acquisition; approve a budget adjustment appropriating \$1,475,000 transfer from Fund 111 to Fund 400 Capital Project for the purchase price; and approve a budget adjustment appropriating \$1,475,000 from Capital Outlay for the purchase price, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR FISCAL YEAR 2024-25.

(12) **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. **CONTRACT WITH THE LOS ANGELES DEPARTMENT OF PUBLIC HEALTH FOR PUBLIC HEALTH SERVICES**

Summary:

The City currently contracts with the County of Los Angeles for the provision of public health services. The County is requesting the City enter into a new contract restating the terms of the current contract in order to continue to receive

essential public health services under the authority of the County's Health Officer.

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 approve Los Angeles County Department of Public Health Contract No. PH005662 for Public Health Services and authorize the City Manager to execute on behalf of the City.

b. CONTRACT AMENDMENT REGISTER DATED APRIL 22, 2025

Summary:

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

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

There is one contract amendment for City Council consideration as follows:

Dudek, Professional Consultant Services Agreement for the Water Master Plan and Rate Study, the proposed second amendment would extend the term through June 30, 2025.

Strategic Plan Goal(s):

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

Recommendation:

Authorize the Contract Amendment Register dated April 22, 2025.

c. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of April 8, 2025.

Strategic Plan Goal(s):

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

Recommendation:

Approve the meeting minutes.

d. WARRANT REGISTER APRIL 22, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued, since the prior warrant register, and warrants to be released upon City Council approval.

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 dated April 22, 2025.

e. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of all surplus 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.

(13) COUNCIL AGENDA--NEW BUSINESS

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

(14) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, May 13, 2025, at 7:00 p.m., in the Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

CITIZEN 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.