



## CITY OF SIGNAL HILL

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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](http://www.cityofsignalhill.org).

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

- City of Signal Hill website at [www.cityofsignalhill.org](http://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](mailto: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.



STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: CLOSED SESSION**

Summary:

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.



# CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

## STAFF REPORT

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4/22/2025

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### **AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: PRESENTATION - MAYOR FOR THE DAY**

### **Summary:**

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.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: YVETTE E. AGUILAR  
DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES  
DIRECTOR**

**SUBJECT: PRESENTATION - LONG BEACH ANIMAL CARE SERVICES**

Summary:

The City of Long Beach, Long Beach Animal Care Services staff will introduce a pet available for adoption.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: YVETTE E. AGUILAR  
DEPUTY CITY MANAGER/PARKS, RECREATION & LIBRARY SERVICES  
DIRECTOR**

**SUBJECT: PRESENTATION - OLDER AMERICANS MONTH**

Summary:

Recreation Coordinator Erendira Hernandez will provide a presentation commemorating Older Americans Month.



CITY OF SIGNAL HILL

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Hill, California 90755-3799

STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: PRESENTATION - ARBOR DAY**

Summary:

Mayor Jones will present a proclamation in recognition of Arbor Day, April 25, 2025.



STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**SUBJECT: 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.

Fiscal Impact:

There is no fiscal impact associated with the recommended actions.

Background:

The City conduct a biennial recruitment for City commissions as defined in Article VI of the Signal Hill City Charter in the Spring of odd-numbered years following the City's General Municipal Election. Article VI of the City Charter specifies the criteria for appointment and terms, meetings, compensation, vacancies, and provides a general description of each commission's powers and duties.

On May 31, 2025, the terms of three Commissioners who serve on each of the Civil Service, Parks and Recreation, and Planning Commissions will expire. The City Council will consider candidates to serve four-year terms beginning June 1, 2025, and expiring on May 31, 2029.

Candidates were required to submit a separate application for each Commission to which they applied. As such, when an applicant applied for more than one Commission, ranking preference is not available.

The City received four qualified applications for the Civil Service Commission seats, six qualified applications for the Parks and Recreation Commission seats, and five qualified applications for the Planning Commission seats.

Analysis:

Consistent with the provisions documented in the 2021 Manual of Procedural Guidelines Article 7.4:

- Candidate Statements
  - Candidates will be offered three (3) minutes to address the City Council regarding their qualifications for appointment.
- Council Questions
  - City Council may ask questions of the candidates, if desired.
- Nominations
  - The Mayor will open nominations, at which point any member of the City Council may nominate a member or members to the Commission or board in question.
  - Once all nominations have been made, the Mayor will close nominations.
- Voting
  - The Mayor will then present each nominee for a straw vote of the Council. The nominees will be voted on individually and in the order in which each nominee's application was received.
  - The straw voting will continue until the vacancy or vacancies have been filled by majority straw vote of the City Council.
  - The Mayor will then present the names of those proposed for appointment and request a vote of the City Council to approve the Mayor's proposed appointments.



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4/22/2025

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Candidate Roster:

Attachment C lists all qualifying candidates in alphabetical order.

Attachment D lists all qualifying candidates in order of when applications were received.

Reviewed for Fiscal Impact:

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Attachments:

- A. Article VI of the Signal Hill City Charter
- B. Manual of Procedural Guidelines Article 7.4
- C. Candidate Roster - Alphabetical Order
- D. Candidate Roster - Application Received Date

## ARTICLE VI. APPOINTIVE BOARDS AND COMMISSIONS

### SECTION 600. In General.

There shall be the following enumerated boards and commissions which shall have the powers and duties herein stated: A planning commission, a parks and recreation commission, and a civil service commission. In addition, the city council may create by ordinance or resolution such additional advisory boards or commissions as in its judgment are required, and may grant to them such powers and duties as are consistent with the provisions of this Charter.

### SECTION 601. Appropriations.

The city council shall include in its annual budget such appropriations of funds as in its opinion shall be sufficient for the efficient and proper functioning of such boards and commissions. The city council may, by ordinance or resolution, set reasonable fees and charges for defraying the costs of hearings or other administrative proceedings of the City's appointive boards and commissions.

### SECTION 602. Appointments; Terms.

The members of each of such boards or commissions shall be appointed by the mayor, with the approval of the city council. Unless otherwise provided by ordinance, each member shall be all of the following: (i) a citizen of the United States; (ii) 18 years of age or older; and (iii) a registered voter and resident of the City for at least 29 days prior to the date of appointment. Each member shall continue to reside in the City for the duration of his or her tenure. No member shall hold any paid office or employment in the City government. They shall serve at the pleasure of the city council, and shall be subject to removal by motion of the city council adopted by at least three affirmative votes. The members shall serve for a term of four years, unless city council by ordinance or resolution establishes a different term, and until their respective successors are appointed and qualified. The respective terms of office of all

members of the boards and commissions in existence at the time this Charter takes effect shall continue upon the effective date of this Charter.

**SECTION 603. Meetings; Chair**

As soon as practicable, following the first day of every calendar year, or such other time as may be designated by resolution of the city council, each of such boards and commissions shall organize by electing one of its members to serve as chair and by electing one of its members to serve as vice-chair at the pleasure of such board or commission. Unless otherwise provided by ordinance or in the rules of proceeding promulgated by the applicable board or commission, each board or commission shall hold regular meetings at least once each month, and may hold special meetings as such board or commission may require. All proceedings shall be open to the public, except for such closed sessions as may be authorized by law, and shall be conducted in accordance with open meeting laws of the State of California.

Except as may be otherwise provided in this Charter, the city manager shall designate a secretary for the recording of minutes for each of such boards and commissions, who shall keep a record of its proceedings and transactions and shall provide staff support for such board or commission. Each board or commission shall be governed by Roberts Rules of Order except that each board or commission may by resolution adopt such other rules and regulations which shall be consistent with this Charter, as each may deem appropriate. Copies of all such resolutions shall be kept on file in the office of the city clerk, where they shall be available for public inspection. The city council may by ordinance or resolution grant to board or commission the same power as the city council to compel the attendance of witnesses, to examine them under oath, to compel the production of evidence before it and to administer oaths and affirmations.

**SECTION 604. Compensation.**

Unless otherwise provided by ordinance, the members of boards and commissions shall serve without compensation for their services as such, but may receive reimbursement for necessary traveling and other expenses incurred on official duty when such expenditures have received authorization by the city council.

**SECTION 605. Removal; Vacancies.**

Any member of a board or commission may be removed at any time by a vote of a majority of the membership of the city council and, notwithstanding any other provision of this section mandating city council consideration of removal of a board or commission member, removal may be with or without cause. The issue of whether to declare the office of a board or commission member vacant shall be brought before the city council as follows:

- (a) Upon the resignation of the board or commission member;
- (b) Upon the request of any member of the city council;
- (c) Upon excessive absenteeism, to be defined as absence from three consecutive meetings of such board or commission or for twenty five percent (25%) of the duly

scheduled meetings of the board or commission within any fiscal year, unless by permission of such board or commission expressed in its official minutes;

- (d) Upon conviction of any felony or crime of moral turpitude;
- (e) If the member of the board or commission ceases to be an elector of the City;
- (f) Failure of the board or commission member to file a financial disclosure statement as may be required by State law or city ordinance; or
- (g) Such other reason as the city council may determine.

The city council may declare the office of any board or commission member vacant, and the vacancy shall be effective from the date of the declarant unless otherwise specified in the declaration.

Any vacancies in any board or commission shall be filled by appointment by the mayor, with the approval of the city council. Upon a vacancy occurring which leaves an unexpired portion of a term, any appointment to fill such vacancy shall be for the unexpired portion of such term.

#### SECTION 606. Indemnification of Members of Boards and Commissions.

Upon request by any member or former member of any appointed board or commission established pursuant to this article named in any claim or action against him or her for an injury arising out of an act or omission occurring within the scope of his or her duties as a member of such board or commission of the City, made in writing not less than ten (10) days before the trial of the action, and so long as the member cooperates reasonably and in good faith in the defense of the claim or action, the City shall pay any judgment based thereon or any compromise or settlement of the claim or action to which the City has agreed. Where the City conducts the defense of the claim or action pursuant to an agreement with the member or former member of such board or commission, reserving the City's rights not to pay the judgment, compromise, or settlement until it is established the injury arose out of act or omission occurring within the scope of his or her duties as a member of such board or commission, the City shall be required to pay the judgment, compromise, or settlement only if it is established the injury arose out of an act or omission occurring within the scope of his or her duties as a member of such board or commission. The City may indemnify any member or former member of such board or commission for any part of a claim or judgment that is for punitive or exemplary damages only upon a vote to do so by a majority of the membership of the city council.

#### SECTION 607. Planning Commission.

There shall be a planning commission consisting of five members. There shall be a director of community development whose duties shall be established by ordinance, resolution, or regulation, and who shall be the recording secretary for the planning commission. The director of community development, or his or her designated representative shall attend all planning commission meetings. The planning commission may meet with and receive advice

from the city attorney as it or the city attorney may deem necessary. The planning commission shall have all of the following powers and duties, which powers and duties may be modified by ordinance of the city council:

- (a) All duties set out in the California Planning and Zoning Law for a planning agency.
- (b) After public hearing, recommend to the city council any amendment to the general plan or any part thereof, or any zoning ordinance amendments.
- (c) Exercise authority granted to it by ordinance over subdivisions, use permits, or other matters not inconsistent with this Charter.
- (d) Make recommendations to the city council concerning public works.
- (e) Perform other duties specified by the city council not inconsistent with this Charter.

**SECTION 608. General Land Use Authority.**

The City of Signal Hill is a small unique community that is economically independent, prides itself in personalized service to the residents and business community that it serves, and a community which has created and works to maintain a high degree of livability for its residents. The City's unique topography, advantageous location near major transportation corridors and hubs, including airport and port facilities, and significant undeveloped property caused by the historic devotion of the land to oil production give the City the potential of being the best planned and most desirable community in the area. At the same time, the transition from an industrial community devoted to oil production to a balanced community known for its livability presents unique challenges. It is the goal of the City to maintain a portion of its industrial legacy, to develop housing for all segments of the population, and to promote commercial development both of a regional character, to establish a sound financial base, and of a neighborhood character, to service the needs of those who work and reside in the City. In promoting "balance" and "livability" it is the goal of the City that residents be able to reside, work, purchase goods, and services, attend school, recreate, and otherwise enjoy a decent and good living in Signal Hill.

Except as otherwise provided by ordinance of the city council the City shall have the full power to enact regulatory land use measures, including but not limited to the following:

- (a) Creation of a general plan for the long-term growth and orderly development of the City consistent with the foregoing policies.
- (b) Creation of a zoning ordinance in conformity with the general plan which provides the City's general land use regulations.
- (c) Enact specific plans, redevelopment agreements, and other similar matters for the regulation and development of land.
- (d) Abate public nuisances which depreciate property values.

(e) Make determinations pursuant to the California Environmental Quality Act.

(f) Regulate oil uses and the operation and abandonment of oil wells, pipelines and appurtenant facilities.

(g) Approve the subdivision and resubdivision of property.

(h) Establish a site design and review process to approve individual applications for development to assure quality and compatibility with adjacent uses.

(i) Establish procedures to approve conditional uses, variances and other land use entitlements.

(j) Establish regulations governing the use of property.

(k) Establish measures to mitigate for the impacts of development on adjacent property and the City generally through land use regulations, requirements that the developer provide appropriate infrastructure improvements, impact mitigation fees, assessments for construction of infrastructure improvements and similar measures.

(l) Condition development to provide for the maintenance in a first class condition of all improvements through recorded covenant agreements, assessments and other measures to assure new development is adequately maintained and pays its fair share of the costs imposed.

#### SECTION 609. Parks and Recreation Commission.

There shall be a parks and recreation commission consisting of five members. The parks and recreation commission shall have all of the following powers and duties, which powers and duties may be modified by ordinance of the city council:

(a) Act in an advisory capacity to the city council and the city manager.

(b) Communicate to public officials and the general public the leisure-time needs, facilities, and services of the citizens of the City, so that adequate support may be obtained for programs therefor.

(c) Recommend general policies concerning all parks and recreation properties, facilities, plans, programs, and activities. It may also recommend a long-range program for the improvement, acquisition, and development of parks and recreation facilities and for the extension of services.

(d) Perform other duties specified by the city council not inconsistent with this Charter.

SECTION 610. Civil Service Commission.

There shall be a civil service commission whose powers and duties shall be as set forth in Article VII below.

ARTICLE VII. PERSONNEL SYSTEM

SECTION 701. Personnel Rules and Policies.

The city council may by ordinance establish a system of personnel rules and policies, governing the terms of employment of any or all employees of the City.

The personnel rules and policies may govern, without limitation, the following aspects of the personnel system:

- (a) Classification of employment by employment position between exempt and non-exempt appointments, and determination of "at will" categories of employment positions.
- (b) The preparation, installation, revision and administration of a position classification plan covering all positions in the competitive service.
- (c) The preparation, installation, revision and administration of a plan of compensation corresponding to the position classification plan, providing a rate or range of pay for each class.
- (d) The public announcement of examinations and application for and acceptance of applications for employment and establishing of criteria related thereto.
- (e) The preparation and administration of examinations and the establishment and use of resulting employment lists containing names of persons eligible for appointment.
- (f) The certification and appointment of persons from employment lists, and the making of temporary, emergency, and provisional appointments.
- (g) The establishment of hours of work, attendance and leave regulations, training programs, benefits, conduct guidelines and other conditions of work.
- (h) The evaluation of employees during the probationary period and at periodic intervals.
- (i) The development of employees' morale, welfare, training, and safety.
- (j) The establishment and maintenance of suitable methods of effective communication between employees and their supervisors; between employees and the city manager; and between employees and the city council, relating to conditions of employment in the city service, and the establishment and maintenance of the city's employee-employer

relations program consistent with the letter and intent of State law and the City's employee Memoranda of Understanding.

(k) The transfer, promotion, demotion, reinstatement, separation, or any other change of status of employees in the competitive service.

(l) The discipline of employees.

(m) A system or systems for submission to and review by the civil service commission, city manager, city council, personnel manager or other designated person or persons, of designated types of discipline and personnel decisions, for fact-finding, recommendations, final decision or other designated purposes or effects.

(n) The development and administration of policies which assure an unbiased work environment and fully protect the rights of each employee.

(o) The maintenance and use of necessary records and forms, including payroll certification.

(p) The system for any employee-selected board members to be elected and for the board to conduct its business established by the personnel rules.

#### SECTION 702. Civil Service Commission.

There shall be a civil service commission consisting of five members, unless the city council by ordinance provides for a different number of members, or provides for the discontinuance or dissolution of the civil service commission entirely, in favor of some other board or alternative procedure for the review and recommendation of issues arising under the personnel system. The rules and regulations for appointment of members to the civil service commission shall be as determined by ordinance of the city council. The civil service commission may meet with and receive advice from the city attorney, as it or the city attorney may deem necessary. The civil service commission shall have the following powers and duties, which powers and duties may be modified by ordinance of the city council:

(a) Conduct hearings in accordance with personnel rules and policies adopted by the city council, and make findings and recommendations thereon.

(b) Certify to the appointing power a list, established by the personnel officer, of all persons eligible for appointment to the appropriate position in the classified service. The list shall be established on the basis of merit and fitness ascertained so far as practicable by competitive examination. The commission shall have available to it any and all documents, tests, examinations, work samples, or any combinations thereof which will, in the opinion of the Commission, demonstrate the fair and impartial administration of the examination process by the personnel officer.

(c) Make recommendations to the city council on amendments to the personnel rules and policies.



- (d) Conduct investigations regarding hearings pending before it.
- (e) Have the power to compel the attendance of witnesses and the production of documents by way of subpoena, and to examine witnesses appearing before it.
- (f) Perform other duties specified by the city council not inconsistent with this Charter.

**SECTION 703. Hearings Before Civil Service Commission.**

City council may by ordinance establish rules and regulations governing the presentation and hearing of protests, grievances, or questions arising under the personnel system before the civil service commission. Any person aggrieved by any action of the civil service commission may appeal such action to the city council, according to procedures which shall be established by ordinance. The decision of the city council in any such appeal shall be final.

**SECTION 704. Contracts with Employees.**

The City may enter into any contracts or collective bargaining agreements with its employees, and shall meet and confer with the duly authorized representative of such employees regarding wages, hours and other terms and conditions of employment to be included in any such agreement. If any provision of the general law of the State of California imposes a mandated benefit for employees of general law cities, then so long as that benefit is so mandated for employees of general law cities, the same benefit shall be extended to all employees of the City that would otherwise qualify for the benefit under the general law.

**SECTION 705. California Public Employees Retirement System.**

Plenary authority under this Charter shall be vested in the City and the city council, and by delegation of the city council, to its several officers, agents, and employees, to do all acts and exercise all authority granted, permitted, or required to enable the City to continue as a contracting city under the California Public Employees Retirement System.

**SECTION 706. Termination of California Public Employees Retirement System.**

The city council may terminate the contract with the Board of Administration of the California Public Employees Retirement System (CalPERS) only as provided herein. The city council may initiate proceedings for termination of the contract with the Board of Administration of CalPERS by passage of a resolution of intention to do so, and not less than one year after passage of the resolution of intention, by placing an ordinance ordering the termination of the ballot for a vote by the People of Signal Hill. Any action to place such an ordinance on the ballot shall require a vote of two-thirds of the membership of the city council. If the ordinance is passed by a majority vote of the voters voting in an election on the question, the city clerk shall forward a certified copy of the ordinance so approved to the Board of Administration of (CalPERS) for processing and finalization of the termination.

SECTION 707. Eligibility for Appointed Office.

No person holding or retaining any elective public office, and no person holding any appointed office whose duties are incompatible with the duties to be discharged for the City, shall be eligible for appointment as city manager, city attorney, or a member of any appointed board or commission. No person shall be eligible for appointment as city manager, city attorney, or a member of any appointed board or commission who is a relative by blood or marriage within the third degree of any one or more members of the city council. The city manager, respective department heads, and all other persons empowered by this Charter or ordinance to appoint any person to any appointed position in the City government shall not appoint any person who is a relative by blood or marriage within the third degree of the person making the appointment.

SECTION 708. Illegal Contracts; Financial Interest; Incompatible Employment.

No member of the city council, department head or other officer of the City (except a member of any board or commission), shall be financially interested, directly or indirectly, in any contract, sale or transaction to which the City is a party. No member of any board or commission shall be financially interested, directly or indirectly, in any contract, sale or transaction to which the City is a party and which comes before the board or commission of which such person is a member for approval or other official action or which pertains to the department, office or agency of the City with which such board or commission is connected. Any contract, sale or transaction in which there shall be such an interest, as specified in this section, shall become void at the election of the City when so declared by resolution of the city council. The general laws of the State of California shall be used in determining what constitutes a financial interest for the purpose of this section, which general laws may be supplemented or modified by regulations of the city council adopted by ordinance. If any member of the city council, department head or other officer of the City, or member of a board or commission shall be financially interested as aforesaid, upon conviction thereof he or she shall forfeit his or her office in addition to any other penalty which may be imposed for such violation of this Charter. No city councilmember, department head, or other officer or employee of the City shall engage in any employment activity or enterprise which is inconsistent, incompatible, or in conflict with his or her duties with the City. The city council may, by ordinance, resolution, or regulation, adopt rules for determining those outside activities which are inconsistent, incompatible, or in conflict with the official duties for the City for the various offices or employment positions involved.

**7.4 Appointments of Commissioners, City Representatives, and Advisory Bodies (City Council Only).**

(a) Charter § 602 requires that members of City commissions and advisory boards be appointed by the Mayor, with the approval of the City Council. This appointment and approval process shall proceed as follows:

(1) The Mayor will open nominations, at which point any member of the City Council may nominate a member or members to the commission or board in question.

(2) Once all nominations have been made, the Mayor will close nominations.

(3) The Mayor will then present each nominee for a straw vote of the Council. The nominees will be voted on individually and in the order in which each nominee's application was received.

(4) The straw voting will continue until the vacancy or vacancies have been filled by majority straw vote of the City Council.

(5) The Mayor will then present the names of those proposed for appointment and request a vote of the City Council to approve the Mayor's proposed appointments.

(b) From time to time the Council may be required to assign a representative of the City to non-City boards, commissions or organizations (e.g., boards or commissions of another agency or joint powers authority). Except as otherwise required by law or by the policies of the non-City organization, the Mayor shall make all such appointments of City representatives on non-City organizations after consultation with the City Council similar to appointment process as outlined in Charter § 602.

(c) The City Council shall have the power to establish advisory committees, commissions, other Legislative Bodies and Non-Governing Bodies (Charter §600). Any committee which is (i) established by ordinance, resolution or other formal action, or (ii) has a fixed regular meeting schedule, or (iii) has continuing subject matter jurisdiction over a non-temporary issue, or (iv) which continues to conduct business in excess of 180 days, or (v) has a majority membership of officials from other Legislative Bodies, shall be subject to the provisions of the Brown Act.

(d) Advisory bodies and committees may take the following form:

(1) The Council may, as the need arises, authorize the appointment of "ad hoc" Council committees composed of two members. Except where otherwise specifically provided by law, the Presiding Officer shall appoint the members of the Council committees, subject to the approval of the Council. Any committee so created shall cease to exist upon the accomplishment of the special purpose for which it was created or when abolished by a majority vote of the Council.

(2) The Council may, subject to the Brown Act, create other committees, boards, and commissions, whether Legislative Bodies or Non-Governing Bodies, to assist in the conduct and operation of the City government with such jurisdiction and duties as the Council may specify. The Mayor shall make appointments of members to such committees, boards or commissions subject to the approval of the Council. The procedure of filling vacancies and provision of notice thereof shall be subject to the provisions of the Maddy Act (Charter §§ 602 and 605, G.C. §§ 54970-54974). Absent any other provision to the contrary, members of committees, boards and commissions may be removed by the Council without cause by a majority vote of the whole Council body. Any member of the City Council may place the question of such removal on the agenda. Any committees, boards, or commissions so created may be abolished by a majority vote of the whole Council body by repeal of the enacting ordinance or resolution.

(d) Sub-Legislative Bodies, including Non-Governing Bodies, shall be responsible for reporting the Body's activities to the City Council. The members of a Sub-Legislative Body or Non-Governing Body shall operate within the jurisdiction established by the Council and shall not have authority to make subcommittees unless specifically granted such authority by action of the full City Council. Staff members may be assigned to assist any Council-created committee by the City Manager. Staff members so assigned shall not be members of the committee unless specifically appointed as such by action of the full Council.



## COMMISSION CANDIDATES (In Alphabetical Order)

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### **CIVIL SERVICE COMMISSION:**

Gen, Marilou Y.

Gonzales, Mary

Phillips, Diana \*

Wong, Lisa

### **PLANNING COMMISSION:**

Arzate, Jennifer

Gonzales, Mary

Lopez, Georgette (Gege) \*

Parker, Victor \*

Savoulian, Sonia \*

### **PARKS AND RECREATION COMMISSION:**

Anhorn, Timothy \*

Arzate, Jennifer

Dutch Hughes, Pam \*

Edwards, Linda \*

Gengenbacher, Maria

Gonzales, Mary

\* Indicates current Commissioner



## **COMMISSION CANDIDATES** *(In Order of Application Submission Date & Time)*

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### **CIVIL SERVICE COMMISSION:**

Gen, Marilou Y.	3/15/2025	10:23 p.m.
Phillips, Diana *	3/26/2025	5:21 p.m.
Gonzales, Mary	4/14/2025	11:11 a.m.
Wong, Lisa	4/14/2025	5:20 p.m.

### **PLANNING COMMISSION:**

Savoulian, Sonia *	3/15/2025	6:55 p.m.
Arzate, Jennifer	4/10/2025	6:59 p.m.
Parker, Victor *	4/13/2025	6:49 p.m.
Gonzales, Mary	4/14/2025	3:03 p.m.
Lopez, Georgette (Gege) *	4/14/2025	3:25 p.m.

### **PARKS AND RECREATION COMMISSION:**

Gengenbacher, Maria	3/21/2025	5:35 p.m.
Anhorn, Timothy *	3/27/2025	9:59 p.m.
Arzate, Jennifer	4/10/2025	7:47 p.m.
Gonzales, Mary	4/13/2025	9:36 p.m.
Edwards, Linda *	4/13/2025	10:20 p.m.
Dutch Hughes, Pam *	4/14/2025	3:39 p.m.

\* Indicates current Commissioner



STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS/CITY ENGINEER**

**SUBJECT: 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.

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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.

Fiscal Impact:

None.

Background:

Section 13.04.130 currently provides that rates for water service may be adopted by resolution. However, it also lists the current rate structure. This means that even if the City adopts rates by resolution, an ordinance would still be required to amend the Municipal Code to add the new rates adopted by resolution. This creates administrative redundancy by requiring the City to take more steps than necessary to adopt water rates.

Analysis:

Pursuant to Health & Safety Code Section 5471 and Section 13.04.130 of the Municipal Code, the City Council may set water rates by resolution. Staff recommends amending the Signal Hill Municipal Code to remove outdated rate structures, as well as the requirement to include newly adopted rate structures, as outlined in the proposed Ordinance (Attachment A). This proposed amendment would streamline the City's process for adopting changes to water rates by removing the unnecessary step of adopting an ordinance after the City has already established rates via resolution.

The proposed Ordinance is exempt from the California Environmental Quality Act (CEQA), as it does not constitute a project with potential environmental impacts; including a severability clause to ensure the remainder remains effective should any portion be found to be invalid. Standard certification and publication provisions are also included to support legal adoption.

Next Steps:

Upon introduction of the Ordinance, the City Clerk's office would cause to be posted a summary of the Ordinance pursuant to Signal Hill Municipal Code Section 1.08.010 at City Hall, Discovery Well Park, Reservoir Park, and the Signal Hill Library on or before April 25, 2025. The City would also publish a summary of the Ordinance in the Signal Hill Tribune newspaper pursuant to Government Code §65091(a)(4) on April 25, 2025.



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Subject to City Council adoption of the proposed Ordinance, the City Clerk would schedule the Second Reading of the proposed Ordinance for the May 13, 2025 City Council meeting. If approved, the amended Sections 13.04.130 (A) and (C) would be effective June 12, 2025.

Reviewed for Fiscal Impact:

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Siamlu Cox

Attachment:

A. Ordinance

**ORDINANCE NO. 2025-XX-XXXX**

**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**

**WHEREAS**, the City of Signal Hill (“City”) provides water service to properties within the City’s jurisdiction, and charges service fees and charges for providing such services to properties pursuant to the authority set forth under California Health and Safety Code Section 5471 (“Section 5471”) or, alternatively, the City’s police powers; and

**WHEREAS**, in order to use the authority of Section 5471 to adopt service fees and charges, public agencies previously were required to adopt such fees and charges by ordinance; and

**WHEREAS**, effective January 1, 2017, Section 5471 and the statutes following it were amended to allow for adoption of new or increased service fees by resolution as well as by ordinance; and

**WHEREAS**, the City previously adopted fees and charges for water service by ordinance in order to comply with Section 5471 prior to its amendment, as well as to list such fees in the City’s Municipal Code, and now wishes to authorize future new or increased rates for water service fees and charges to be adopted by resolution.

**NOW, THEREFORE**, the City Council of the City of Signal Hill, California hereby ordain as follows:

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Authorization for Adoption by Resolution. The City hereby authorizes any future new or increased fees or charges for water service to be adopted by resolution. Any new or increased fee or charge adopted by resolution pursuant to the authority granted by this Ordinance shall have the same force and effect as if such new or increased fee or charge had been adopted by ordinance, and to the extent authorized in such resolution, shall repeal or replace any conflicting fee or charge previously adopted by the City Council, whether such conflicting fee or charge had been adopted by resolution or ordinance.

Section 3. Amendments to the Municipal Code Section 13.04.130(A) and 13.04.130(C) are hereby amended as set forth below. The remainder of Section 13.04.130 shall remain unchanged and unaffected by such amendments.

13.04.130 Rates establishment.

The City Council establishes rates for water delivered through the City's distribution system. Such rates are established by resolution of the City Council.

A. Service Charge. The rates for the Service Charge shall be set forth by a resolution adopted by the City Council from time to time.

C. Usage Charges. The rates for the usage charges shall be set forth in resolution adopted by the City Council from time to time.

Section 4. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional.

Section 5. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

Section 6. CEQA. This Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, as it is not a "project" and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. 14 Cal. Code Regs. § 15378.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Signal Hill on this XX day of XXX 2025.

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KEIR JONES  
MAYOR

ATTEST:

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DARITZA GONZALEZ  
CITY CLERK

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

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, hereby certify that Ordinance No. 2025-XX-XXXX was introduced at a regular meeting of the City Council of the City of Signal Hill on the DATE of MONTH YEAR, and thereafter was adopted at a regular meeting of the City Council on the DATE day of MONTH YEAR, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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DARITZA GONZALEZ  
CITY CLERK



STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: ALFA LOPEZ  
ASSISTANT TO THE CITY MANAGER  
ECONOMIC DEVELOPMENT MANAGER**

**SUBJECT: 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 21<sup>ST</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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.

Fiscal Impact:

Pursuant to the terms of the Agreement, if approved, the City would pay \$1,475,000 for the purchase of the Properties and a currently estimated amount in costs associated with the usual fees, charges, and costs arising out of escrow. Staff is proposing to appropriate funds from the Land and Building Reserve to purchase the property including transaction fees described above.

Background:

Signal Hill Park serves as the heart of the City's recreational and community programming, consistently drawing residents of all ages for events, sports, and daily use. As community demand continues to grow, the current park boundaries limit opportunities to expand amenities and meet evolving recreational needs. The potential acquisition of property on 21st Street offers a timely and strategic solution to address these limitations. Expanding the park in this direction would allow for the development of new facilities, increased green space, and improved access for surrounding

neighborhoods. Investing in this property aligns with the City’s broader commitment to enhancing quality of life and ensuring that Signal Hill Park remains a vibrant, inclusive destination for years to come.

As part of its General Plan, the City adopted a Parks and Recreation Master Plan in 2021 and a Civic Master Plan in 2024, to include goals to expand the boundaries of Signal Hill Park to allow for the development of additional City facilities, and open space for public use. There are eight parcels located immediately adjacent to Signal Hill Park on the block of 21<sup>st</sup> Street. The City previously acquired three properties as reflected below:

<b>Address</b>	<b>APN</b>	<b>Ownership</b>
1905 East 21 <sup>st</sup> Street	7215-013-901	City Owned
1911 East 21 <sup>st</sup> Street	7215-013-003	Private Party
1917 East 21 <sup>st</sup> Street	7215-013-900	City Owned
1919 East 21 <sup>st</sup> Street	7215-013-005	Private Party
1925 East 21 <sup>st</sup> Street	7215-013-902	City Owned
1929 East 21 <sup>st</sup> Street	7215-013-007	Private Party
1975 East 21 <sup>st</sup> Street	7215-013-012	<b>Subject Property</b>
2107 Cherry Avenue	7215-012-002	<b>Subject Property</b>

In September 2024, the City reached out to the owner of the Properties to inquire about a potential acquisition. The parties have agreed on the following key terms, which are incorporated into the attached Purchase and Sale Agreement (Attachment A).

- Purchase Price: \$1,475,000
  - The Properties were initially listed for sale for \$1,550,000; thus, the City would be purchasing the property at \$75,000 less than the listed price.
- Escrow shall close within thirty (30) days.
- The City shall pay relocation benefits to seller’s existing tenants in accordance with state law. (Specifically, California Government Code Section 7267 *et seq.*)

The Properties are unique as they contain two separate buildings. The building abutting Cherry Avenue is a commercial building previously operated by the Cancer Concierge Network Wellness Center. The second building, located immediately behind the commercial building, is a two-story mixed-use building consisting of a commercial photographer’s studio on the first floor and two residential units on the second floor. All units are currently occupied by tenants. Staff included a photograph of the Properties proposed to be acquired below as Figure 1.





*Figure 1: Photograph of the Properties*

Although the Properties appear to be a single parcel, there is an approximate 1,078 square foot parcel identified as 2107 Cherry Avenue (APN: 7215-012-002). The front end is identified as 1975 East 21<sup>st</sup> Street (APN: 7215-013-012) containing 6,770 square feet. For further reference, enclosed are parcel maps showing the contours of each parcel (Attachment B). Combined, the Properties are approximately 7,848 square feet.

Staff anticipates using the front building as office space for employees that have been temporarily displaced as a result of the continuing remodel of City Hall as an interim use. A proposed long-term plan is to potentially develop the Properties into a facility for a blend of senior and youth services.

### Analysis:

If approved tonight, staff recommends proceeding with the close of escrow within the next 30 days and initiating the necessary steps to integrate the property into the City's long-term planning framework. This includes seeking future concurrence from the Planning Commission to ensure that the park expansion is consistent with the Signal Hill Parks Master Plan, General Plan, and other applicable planning documents. The proposed acquisition represents a key opportunity to enhance recreational offerings, expand much-needed open space, and advance the City's strategic goals for community development and livability.

### **Tenant Relocation Costs**

The property proposed for acquisition includes existing tenants, consisting of one commercial business and two residential households. In accordance with California Government Code Section 7267 et seq., the City will be required to follow all applicable relocation assistance and notification procedures to ensure that these tenants are treated fairly and equitably. This includes providing timely written notice, offering advisory services, and ensuring eligible displaced tenants receive appropriate relocation benefits. The City is committed to complying with all legal obligations related to relocation and will work closely with affected tenants to minimize disruption and support a smooth transition.

The relocation assistance process for the existing tenant, including one commercial business and two residential households can be initiated and completed following the close of escrow. The City contracted with Monument Right-of Way Services which have estimated the relocation costs to be \$146,817. In compliance with State law, the City will ensure all statutory requirements are met after acquisition, including proper notice, advisory services, and the provision of appropriate relocation benefits. While the relocation process will follow escrow, the City remains committed to supporting the affected tenants throughout the transition and will take all necessary steps to ensure compliance with applicable laws and minimize disruption.

## **Proposed Uses**

The following proposed short-term and long-term goals for the use and development of the property, including temporary staff occupancy and the eventual park expansion, are contingent upon additional inspections, detailed cost estimates, and architectural assessments. These evaluations will provide a more accurate understanding of the scope, feasibility, and associated costs for each phase of development. Staff will incorporate these findings into a refined proposal, which will be presented to the City Council at a future meeting for approval.

In addition to its long-term potential as an expansion of Signal Hill Park, the property may offer valuable short-term utility for the City. Following acquisition, the site could be temporarily used to accommodate City staff during the ongoing City Hall remodel. This interim use would help centralize staff currently working from multiple offsite locations, improving coordination and operational efficiency. Minor modifications to the existing structures could make the site suitable for temporary office space, allowing the City to maximize the property's immediate value while long-term planning and community engagement for park expansion are underway. The Public Works Department has identified approximately \$80,000 in outdoor ADA improvements required to ensure the site meets accessibility standards. These improvements will be essential to ensure the site is fully functional and compliant for staff occupancy and other temporary uses, making it a viable solution during the City Hall remodel.

Looking ahead to the long-term use of the property, the expanded space offers substantial potential to significantly enhance community programming and better serve the needs of diverse groups. One of the primary goals is to evaluate opportunities to create a dedicated, purpose-built space for seniors, allowing the City to offer up to five days of senior programming each week. This would include recreational, educational, and social activities specifically designed for seniors, promoting healthy aging, social interaction, and community involvement.

Another alternative is to explore the feasibility for teen programming, as well as evening providing the community with opportunities to engage in lifelong learning, skill development, and personal enrichment. These expanded offerings would not only help meet the growing demand for space dedicated to senior and youth activities but also greatly increase the park's capacity to serve the broader community.

Staff will return to the City Council with a comprehensive set of recommendations on the best use of the property, including detailed plans for its integration into Signal Hill Park. This will include a proposed timeline for development, along with cost estimates for both short-term modifications, such as ADA improvements, and long-term park enhancements. These recommendations will be

thoroughly analyzed to ensure they align with the City's goals for park expansion, community programming, and staff needs. A full presentation of these findings and a proposed path forward will be brought to a future City Council meeting for review and approval.

## **Recommendations**

Purchasing the properties is a necessary step in fulfilling the City's long-term plan of acquiring properties adjacent to Signal Hill Park on 21<sup>st</sup> Street to allow for the expansion of the park and the City's broader goal of continuing to develop the City's Civic Center Campus. Staff recommends moving forward with the purchase and to explore the site's potential and how it could be integrated into future park planning efforts. To effectuate the acquisition, the City and seller must enter into a Purchase and Sale Agreement. The City Attorney's Office drafted the proposed Agreement which is the result of negotiations between the parties at the direction of the City Council. Staff recommends the City Council adopt the Resolutions approving the Purchase and Sale Agreement and Escrow Instructions for acquisition of the Properties (Attachment C) as well as the Budget Appropriation (Attachment D).

Reviewed for Fiscal Impact:

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Attachment(s):

- A. Draft Purchase and Sale Agreement
- B. Parcel Map for 2107 Cherry Avenue (APN: 7215-012-002) and Parcel Map for 1975 East 21st Street (APN: 7215-013-012).
- C. Resolution Approving Purchase and Sale Agreement
- D. Resolution Adopting Budget Appropriation

**AGREEMENT FOR PURCHASE AND SALE AND  
JOINT ESCROW INSTRUCTIONS**

This AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS (“**Agreement**”) is entered into by and between the **City Signal Hill**, a California municipal corporation and charter city (“**Buyer**”), and **Lori J. Helfer**, a married woman (“**Seller**”). Buyer and Seller are sometimes individually referred to herein as “**Party**” and collectively as “**Parties.**” The Parties hereto have executed this Agreement on the dates set forth below next to their respective signatures. This Agreement shall be effective as of the date, following all legally required notices and hearings, this Agreement has been approved by Buyer’s governing body or its delegated representative and signed by all Parties (“**Effective Date**”).

**RECITALS**

A. Seller is the owner in fee of certain real properties commonly described as 1975 East 21st Street and 2107 Cherry Avenue in the City of Signal Hill, County of Los Angeles, State of California, 90755, with Los Angeles County Assessor’s Parcel Numbers 7215-013-012 and 7215-012-002 respectively (“**Properties**”), as more fully described in **Exhibit A** attached hereto and incorporated herein by reference. Reference herein to “**Properties**” shall include all of Seller’s right, title and interest in and to any and all improvements, fixtures, rights-of-way, utility rights, entitlements, claims or other benefits in any way connected with the Properties.

B. Buyer desires to purchase the Properties from Seller and Seller desires to sell the Properties to Buyer, upon the terms and provisions set forth herein.

NOW, THEREFORE, in consideration of the above facts and for the covenants and agreements contained herein, the Parties hereto agree as follows:

**TERMS**

1. **PURCHASE AND SALE.**

1.1 **Properties.** Seller agrees to sell the Properties to Buyer, and Buyer agrees to purchase the Properties from Seller, upon the terms and conditions set forth herein.

1.2 **Purchase Price.**

The total purchase price for the Properties is **One Million Four Hundred Seventy Five Thousand Dollars and No/Cents** (\$1,475,000.00) (“**Purchase Price**”), which includes, without limitation, full payment of just compensation, claims for inverse condemnation or unreasonable precondemnation conduct, relocation, attorneys’ fees, costs and interest in complete settlement of all claims (known and unknown), causes of action and demands of Seller against the Buyer because of Buyer’s purchase of the Properties, and for any and all claims (known and unknown) arising from or relating to the purchase and sale which is the subject of this Agreement.

1.3 Deposit/Purchase Price. Within five (5) business days after the Effective Date, Buyer shall deposit Five Thousand Dollars (\$5,000.00) into an escrow account on behalf of Buyer. The Deposit shall be refundable to Buyer unless Buyer waives all contingencies by the expiration of the Due Diligence Period. If the Closing of the transaction contemplated by this transaction occurs, the Deposit shall be disbursed to Seller and applied to the Purchase Price at Closing. Buyer shall pay the Purchase Price to Seller through escrow at the Closing. On or before the Closing Date (as defined below), Buyer shall deposit into Escrow the remainder of the Purchase Price, subject to adjustment by reason of any applicable prorations and the allocation of closing costs described below. The Deposit and Purchase Price shall be made by wire transfer of federal funds, cashier's check or in another immediately available form. Notwithstanding anything herein to the contrary, One Hundred Dollars (\$100.00) of the Initial Deposit (the "**Independent Consideration**") shall not be refundable to Buyer, but shall represent consideration for this Agreement and shall be paid to Seller. The Independent Consideration shall be paid to Seller within three (3) days after the Deposit is placed in escrow. The Independent Consideration shall serve as consideration for the granting of the time periods herein contained for Buyer to exercise Buyer's right to satisfy and approve all of Buyer's conditions herein contained. If the Deposit is refunded to Buyer for any reason pursuant to this Agreement, the Independent Consideration shall be subtracted from the Deposit pursuant to this Section.

1.4 No Negotiation with Others for Purchasing or Leasing. Following the Effective Date, Seller shall not negotiate with any other Person regarding the sale or lease of all or any portion of the Properties. The term "negotiate," as used in this Agreement, means engaging in any discussions with any third person or party or such person or party's agent, other than the Buyer, regardless of how initiated, with respect to that person or party's purchase or lease of all or any portion of the Properties.

1.5 Withholding Requirements per R&T 18662. The Parties acknowledge that pursuant to California Revenue and Taxation Code Section 18662, Buyer is required to withhold from funds otherwise payable to Seller at Close of Escrow an amount equal to 3 1/3% of the total sales price/Purchase Price for the Properties and submit such amount to the California Franchise Tax Board, unless Buyer is relieved of such withholding requirements under the provisions of said Section 18662.

## 2. ESCROW.

2.1 Opening of Escrow. Within ten (10) business days following the Effective Date, Seller and Buyer shall open an escrow ("**Escrow**") for the conveyance of the Properties with Harbor Lights Escrow ("**Escrow Holder**"). For purposes of this Agreement, the Escrow shall be deemed open on the date Escrow Holder shall have received either an original or a copy, at Escrow Holder's discretion, of this Agreement, fully executed by the Parties ("**Opening of Escrow**"). Escrow Holder shall notify Buyer and Seller, in writing, of the date Escrow is opened.

2.2 Escrow Instructions. This Agreement constitutes the joint basic escrow

instructions of Buyer and Seller for the conveyance of the Properties. Either an original or a copy, at Escrow Holder's discretion, of this Agreement, fully executed by the Parties, shall be delivered to Escrow Holder upon the Opening of Escrow. Buyer and Seller shall execute, deliver and be bound by any reasonable or customary supplemental or additional escrow instructions ("**Additional Instructions**") of Escrow Holder or other instruments as may be reasonably required by Escrow Holder in order to consummate the transaction contemplated by this Agreement. Any such Additional Instructions shall not conflict with, amend or supersede any portions of this Agreement unless expressly consented or agreed to in writing by Seller and Buyer. In the event of any conflict or any inconsistency between this Agreement and such Additional Instructions, this Agreement shall govern unless otherwise specifically agreed to in writing by the Parties.

2.3 Close of Escrow. For purposes of this Agreement, "**Close of Escrow**" or "**Closing**" means the recordation of the Grant Deed (See **Exhibit B** attached) conveying the Properties to Buyer ("**Grant Deed**") in the Official Records of Los Angeles County, California, and the disbursement of funds and distribution of any other documents by Escrow Holder, all as described herein. Close of Escrow shall occur **fifteen (15) days** following the expiration of the Due Diligence Period, with Buyer having approved the results of its Due Diligence Investigation and having opted not to terminate this Agreement (the "**Closing Date**"), provided that Seller and Buyer may, but shall not be obligated to, close the Escrow upon such earlier date as the Seller and Buyer mutually agree to in writing. Buyer and Seller may mutually agree to change the Closing Date by joint written notice to Escrow Holder. The Closing shall be conditioned upon satisfaction, or waiver by the Party for whose benefit the condition exists, of all conditions precedent thereto. In the event the Escrow is not in a condition to close by the Closing Date, or the Extended Closing Date (defined below), if any, for any reason other than the uncured breach of either Buyer or Seller, then any Party who is not then in default of the terms of this Agreement may terminate this Agreement as provided in Section 8.1 herein. If no notice of termination as provided in Section 8.1 herein is received by Escrow Holder, Escrow Holder is instructed to proceed with Close of Escrow as soon as possible. For purposes of this Agreement, the term "**Extended Closing Date**" shall refer to any date beyond the original closing date, agreed to in writing by the Buyer and Seller.

2.4 Costs of Escrow. Buyer and Seller shall each pay one half of all of the following: costs of the Title Policy (defined below), all Escrow fees, recording fees, and notary fees attributable to the conveyance of the Properties (collectively "**Title and Escrow Costs**"). All other costs of processing the escrow, except as specifically provided in this Agreement, shall be divided between the Parties in accordance with common escrow practices in Los Angeles County at the discretion of the Escrow Holder. Escrow Holder shall provide an estimated closing costs statement to Buyer and Seller at least three (3) days prior to the Closing Date, or Extended Closing Date, if any. Each Party shall be responsible for payment of its own attorneys' fees with respect to the negotiation and preparation of this Agreement.

2.5 Property Taxes and Assessments. All Real Estate Taxes shall have been paid by Seller and current as of Close of Escrow and there shall be no proration of Real Estate Taxes between the Parties through or outside of the Escrow. Seller shall be entitled to and solely responsible for obtaining all refunds, if any, that may be due for Real Estate Taxes paid by Seller applicable to any period after Close of Escrow. Seller shall be responsible for all Real Estate

Taxes and all supplemental Real Estate Taxes, if any, assessed pursuant to California Revenue and Taxation Code Section 75, *et seq.*, applicable to any period on or before the Close of Escrow, and Buyer's obligation to pay such Real Estate Taxes shall survive the Close of Escrow. Buyer shall be responsible for all Real Estate Taxes, if any, and all supplemental Real Estate Taxes, if any, applicable to any period after the Close of Escrow.

2.6 Buyer's Conditions Precedent to Close of Escrow. The Close of Escrow and Buyer's obligation to accept title to the Properties and pay the Purchase Price are subject to the satisfaction of the following-described conditions for Buyer's benefit (or Buyer's waiver thereof, it being agreed that Buyer may waive any or all of such conditions) on or prior to the Closing Date, or Extended Closing Date, if any. In the event any of these conditions are not satisfied, or expressly waived in writing by Buyer, Buyer shall have the right to terminate this Agreement, and the Deposit shall be refunded to Buyer, and, following the return of the Deposit, Buyer shall have no further obligation to Seller under this Agreement. Buyer's conditions precedent are as follows:

2.6.1 Due Diligence. Buyer having approved of the results of its Due Diligence Investigation, including, without limitation, having determined that the Properties are suitable for Buyer's intended use and development, pursuant to Section 5.4.

2.6.2 Title Review. Buyer having approved of the results of its review of title pursuant to Section 5.5.

2.6.3 Ratification of this Agreement by Buyer's governing body.

2.6.4 Buyer's Planning Commission has determined, pursuant to Government Code section 65402, that Buyer's purchase of the Properties is consistent with and conforms to the Signal Hill General Plan.

2.6.5 Seller shall have tendered into Escrow all payments and documents required of it pursuant to this Agreement.

2.6.6 Seller shall have completed in a timely fashion all of its obligations that are to be completed prior to the Close of Escrow as provided in this Agreement.

2.6.7 Escrow Holder shall have received an irrevocable commitment from the Title Company to issue the Title Policy required pursuant to this Agreement, subject only to the Permitted Exceptions, including, without limitation, removal of all Monetary Liens (defined below) as exceptions to coverage, as set forth in more detail in Section 3.1.

2.6.8 All representations and warranties of the Seller hereunder shall be true as of the Effective Date and as of the Close of Escrow and shall continue thereafter for the full statutory period.

2.6.9 All property taxes and assessments attributable to the Properties shall have been paid by Seller before delinquency and shall be current as of Close of Escrow.

2.6.10 Buyer shall have approved Escrow Holder's estimated closing costs

statement.

2.6.11 The Properties shall be free and clear of all Monetary Liens (defined below), encumbrances, assessments, leases and taxes, except for Permitted Liens.

2.7 Seller's Conditions Precedent to Close of Escrow. The Close of Escrow and Seller's obligation to convey the Properties are subject to the satisfaction of the following-described conditions for Seller's benefit (or Seller's waiver thereof, it being agreed that Seller may waive any or all of such conditions) on or prior to the Closing Date, or Extended Closing Date, if any:

2.7.1 Buyer shall have tendered into Escrow all payments and documents required of it pursuant to this Agreement.

2.7.2 Buyer shall have completed in a timely fashion all of its obligations which are to be completed prior to the Close of Escrow as provided in this Agreement.

2.7.3 All representations and warranties of the Buyer hereunder shall be true as of the Effective Date and as of the Close of Escrow and shall continue for the full statutory period.

2.7.4 Seller shall have approved Escrow Holder's estimated closing costs statement.

2.8 Buyer's Payments and Documents. No less than one (1) day prior to Closing, Buyer shall pay or tender (as applicable) to the Escrow Holder the following-described funds and documents (in recordable form, as necessary):

2.8.1 The Purchase Price, less the Deposit.

2.8.2 Funds required to pay costs of the Title and Escrow Costs payable by Buyer pursuant to Section 2.4 herein.

2.8.3 Funds required to pay all sales or brokerage commissions and finder's fees payable by Buyer, if any, with respect to the transaction which is the subject of this Agreement.

2.8.4 Funds required to pay any additional charges customarily charged to buyers in accordance with common escrow practices in Los Angeles County, at the discretion of Escrow Holder.

2.8.5 Certificate of Acceptance, accepting Grant Deed and consenting to recording of same ("**Certificate of Acceptance**"). See **Exhibit B** attached.

2.8.6 Preliminary Change of Ownership form.

2.8.7 Such other documents and funds required of Buyer under this Agreement and by Escrow Holder in the performance of its contractual or statutory obligations.



2.9 Seller's Payments and Documents. No less than one (1) day prior to Closing, Seller shall pay or tender (as applicable) to the Escrow Holder the following-described funds and documents (in recordable form, as necessary):

2.9.1 Funds required to pay all sales or brokerage commissions and finder's fees payable by Seller, if any, with respect the transaction which is the subject of this Agreement.

2.9.2 Any additional charges customarily charged to sellers in accordance with common escrow practices in Los Angeles County, at the discretion of Escrow Holder.

2.9.3 A fully-executed and acknowledged Grant Deed commonly used by Escrow Holder and in a form acceptable to Buyer in its reasonable discretion.

2.9.4 FIRPTA Certificate and California Form 593-C.

2.9.5 Such other documents and funds required of Seller under this Agreement and by Escrow Holder in the performance of its contractual or statutory obligations.

2.10 Escrow Holder Responsibilities. Escrow Holder is authorized and instructed to:

2.10.1 Cause the satisfaction and removal of all exceptions to title to the Properties representing Monetary Liens encumbrances from funds otherwise payable to Seller at Close of Escrow, including, without limitation, all unpaid taxes and assessments respecting the Properties which became due and payable prior to Close of Escrow and all penalties and interest, if any, thereon. Before such payments or charges are made, Escrow Holder shall notify Seller of the sums necessary to satisfy and remove such Monetary Liens or encumbrances.

2.10.2 Pay, and charge Buyer and Seller, respectively, for any fees, charges and costs payable under this Agreement, including, but not limited to, Sections 2.8 and 2.9 herein. Before such payments or charges are made, Escrow Holder shall notify Buyer and Seller of the fees, charges and costs necessary to clear title and close the Escrow.

2.10.3 Record the Grant Deed, with Certificate of Acceptance attached thereto, and any other instruments, as appropriate, delivered through Escrow.

2.10.4 Withhold from funds otherwise payable to Seller at Close of Escrow such amount as Buyer is required to withhold therefrom pursuant to California Revenue and Taxation Code Section 18662 (i.e., 3 1/3% of the total sales price) and timely submit such sums to the California Franchise Tax Board, unless Buyer is relieved of such withholding requirements under the provisions of said Section 18662. Further, deliver to each Party copies of all such withholding form(s).

2.10.5 Disburse such other funds and deliver such other documents to the Parties entitled thereto.

2.10.6 Cause the Title Policy to be issued.

2.11 Notices. All communications from Escrow Holder to either Buyer or Seller shall

be directed to the addresses and in the manner established in Section 10.1 herein for notices, demands and communications between the Buyer and Seller.

2.12 Facsimile/Counterpart Documents. In the event Buyer or Seller utilizes “facsimile” transmitted signed documents, the Parties hereby agree to accept and instruct Escrow Holder to rely upon such documents as if they bore original signatures. Buyer and Seller hereby acknowledge and agree to provide to Escrow Holder, within seventy-two (72) hours after transmission, such documents bearing the original signatures. Buyer and Seller further acknowledge and agree that facsimile documents bearing non-original signatures will not be accepted for recording and that the Parties will provide originally executed documents to Escrow Holder for such purpose. Escrow Holder is authorized to utilize documents which have been signed by Buyer and Seller in counterparts.

### 3. TITLE.

3.1 Condition of Title; Title Policy. It is a condition to the Close of Escrow for Buyer’s benefit that fee title to the Properties and the right to possession to any portion of the Properties conveyed to Buyer pursuant to this Agreement shall be subject only to the Permitted Exceptions (defined below) and free and clear of all (i) delinquent taxes, bonds and assessments and interest and penalties thereon; and (ii) other monetary encumbrances, including without limitation all those shown on the Title Report (defined below) (including judgment and mechanics’ liens, whether or not liquidated, and mortgages and deeds of trust, with Seller being fully responsible for any fees or penalties incurred in connection therewith) (collectively, “**Monetary Liens**”), as evidenced by the receipt by Escrow Holder of an irrevocable commitment from Commonwealth National Commercial Services (“**Title Company**”) to issue to Buyer upon Close of Escrow its Standard Owner’s Form Policy of Title Insurance (“**Title Policy**”) in an amount equal to the Purchase Price, as adjusted, if applicable, showing title to the Properties vested in Buyer, subject only to the Permitted Exceptions. The Parties shall cause the Title Company to issue the Title Policy to Buyer upon Close of Escrow.

3.2 Permitted Exceptions. The term “**Permitted Exceptions**” as used herein shall mean the following-described conditions and exceptions to title or possession:

3.2.1 A lien to secure payment of general and special real property taxes and assessments, not delinquent.

3.2.2 A lien of supplemental taxes assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code accruing on or after the Close of Escrow.

3.2.3 Matters affecting the condition of title created by or with the consent of Buyer.

3.2.4 Other exceptions to title disclosed by the Title Report (defined below) which have been approved in writing by Buyer prior to the Close of Escrow.

Notwithstanding any other provision(s) in this Agreement, any exceptions to title to the Properties representing Monetary Liens or encumbrances are hereby disapproved

and deemed a Disapproved Matter, and Escrow Holder is hereby authorized and instructed to cause at Close of Escrow the satisfaction and removal of any such monetary exceptions from funds otherwise payable to Seller at Close of Escrow.

#### 4. EXISTING TENANT LEASES.

4.1 Rent Roll; Tenant Leases. Within ten (10) calendar days following the Effective Date, Seller shall provide to Buyer and Escrow Holder:

4.1.1 True, correct and complete copies of all existing leases, rental agreements, including any amendments and modifications thereto, and other agreements affecting the Properties (collectively, “**Tenant Leases**”), and copies of all documents, agreements and other writings referenced therein affecting the Tenant Leases or the Properties or any other information that Buyer may reasonably require of which Seller has custody or control, to determine the credit worthiness of each possessor; and

4.1.2 A written schedule (“**Rent Roll**”) in a form acceptable to Buyer, which is a full, true and correct rent roll and summary of all Tenant Leases, prepared and certified as of the Effective Date, and which reflects: (a) the full and accurate name of each possessor or trade name thereof (“**Tenant**”) under the Tenant Leases; (b) the address of the improvements and the approximate total square footage occupied by each Tenant; (c) the amount and purpose for any security or other deposits held by Seller from each Tenant (“**Tenant Deposits**”); and (d) the amount of rent and reimbursable expenses paid and to be paid by each Tenant and all applicable increases thereof, and delinquencies, if any.

4.1.3 Estoppel certificates from the Tenants under the Tenant Leases in a form reasonably acceptable to Buyer (“**Tenant Estoppel Certificates**”). Each Tenant Estoppel Certificate shall confirm, to the extent true, the material terms of the Tenant Lease, including (but not limited to) the commencement date, expiration date, rent amounts, security deposit, defaults or claims, and any rights of first refusal, options to renew or purchase, or rent concessions. If Seller is unable to obtain Tenant Estoppel Certificates from all Tenants, Buyer may, at its sole discretion, either (a) waive the requirement for any missing certificates, or (b) terminate this Agreement by providing written notice to Seller prior to the Closing Date, in which case the Deposit shall be returned to Buyer and neither party shall have any further obligation hereunder.

4.2 Acceptance of Tenant Leases; Assignment and Assumption of Tenant Leases and Deposits. Within ten (10) business days following Buyer’s receipt of copies of the Tenant Leases and the Rent Roll as provided above, Buyer shall determine, in its sole discretion, whether it rejects or accepts the Tenant Leases and shall provide to Seller and Escrow Holder its written notice of such rejection or acceptance. In the event Buyer rejects any of the Tenant Leases as provided herein, then Buyer may terminate this Agreement as provided in Section 8.1. In the event Buyer accepts the Tenant Leases as provided herein, then prior to the Close of Escrow, at Buyer’s sole election, Buyer and Seller shall execute and deposit into Escrow an instrument in a form acceptable to Buyer whereby as of Close of Escrow, Seller assigns to Buyer all right, title, and interest in the Tenant Leases and any remaining Tenant Deposits and Buyer assumes all of Seller’s obligations under the Tenant Leases.

4.3 Notice to Tenants. Prior to Close of Escrow, Seller shall notify all Tenants in writing that Buyer is purchasing the Properties from Seller, such notices shall include the anticipated date of Close of Escrow (“**Notices to Tenants**”). Prior to Close of Escrow, Seller shall deposit into Escrow true and correct copies of all Notices to Tenants. Further, prior to Close of Escrow, Seller shall cooperate with Buyer in an effort to obtain from all Tenants estoppel certificates in a form prepared or reasonably approved by Buyer.

4.4 Deposit Original Tenant Leases. Prior to Close of Escrow, Seller shall deposit into Escrow the originals of all Tenant Leases, which Escrow Holder shall disburse to Buyer upon Close of Escrow.

4.5 Deposits and Rents. Upon Close of Escrow, Escrow Agent shall credit Buyer and debit Seller for all security and other deposits paid in advance and for prorated amounts, based on a 360 day year, as of Close of Escrow for all rents on existing Tenant Leases accepted by Buyer in the manner provided in this Agreement.

4.6 Unrecorded Possessory Interests. Seller represents and warrants to Buyer that, except for the Tenant Leases disclosed to Buyer in the manner provided in this Agreement, to Seller’s current actual knowledge, there are no other agreements for occupancy in effect for the Properties and no unrecorded possessory interests or unrecorded agreements that would adversely affect Buyer’s title to or use of the Properties.

4.7 Relocation. Seller understands and acknowledges that Seller’s Existing Tenants potentially may be eligible for relocation assistance benefits as provided under Section 7267, et seq. of the California Government Code. The Buyer and only the Buyer is to be responsible for the administration of relocation assistance benefits. Seller is not authorized by Buyer to administer such benefits or to take any action on behalf of the Buyer to relocate or displace any of Seller’s Existing Tenants. The entering of this Agreement or the Close of Escrow is not intended by Buyer, by themselves to terminate any tenancy or to subject any of Seller’s Existing Tenants to displacement or relocation. The Buyer is authorized to contact any of the Seller’s Existing Tenants regarding relocation assistance and any notices regarding relocation. *Existing Tenants are those individuals residing at the “Properties” at the time of execution of this Agreement. Seller shall not enter into any new leases after the execution of this Agreement.* The Purchase Price does not reflect consideration of, or make allowance for, any relocation assistance payments, any payments for loss of goodwill or other benefits that may be required under California Government Code § 7262, et seq., to be paid to any Existing Tenant.

4.8 Pro-ration of Rent. If, at the time escrow closes, there remains a tenant or tenants on the Properties herein, the Buyer shall be entitled to rent from the tenant and or tenants on a prorated basis from the date of the closing of escrow until said tenant or tenants vacate the Properties herein. Said pro-ration shall be based on the current fair market rental value of the Properties.

## 5. DUE DILIGENCE

5.1 Due Diligence Period; Inspection and Access.

5.1.1 Due Diligence Period. The “**Due Diligence Period**” means the period beginning the later of (a) the Effective Date or (b) the date on which Buyer has received all of the Due Diligence Documents (defined in Sections 5.3.6) from Seller and ending at 5:00 p.m. on the date thirty (30) days later.

5.1.2 Access to Information and the Property. Buyer shall conduct its investigation of the Property during the Due Diligence Period at no cost to Seller. This investigation (“**Due Diligence Investigation**”) may include, at Buyer’s option: a physical inspection of the Land and all Improvements thereon, including soil, geological and other tests, engineering evaluations of the mechanical, electrical, HVAC and other systems in the Improvements and review of the Plans (defined below); review of all governmental matters affecting the Property, including zoning, environmental and building permit and occupancy matters; review and verification of all financial and other information previously provided by Seller relating to the operation of the Properties; review of the condition of title to the Properties, including the building, structural system and roof inspection; and review of such other matters pertaining to an investment in the Property as Buyer deems advisable. In addition to the Preliminary Documents delivered to Buyer pursuant to Section 5.2, Buyer and its representatives shall have the right of access during reasonable business hours to all files, books and records maintained by Seller or its agents (including, without limitation, all of the Additional Documents to be made available to Buyer at the Properties pursuant to Section 5.3), wherever located, relating to the Properties, including the right to copy the same. Buyer and its representatives shall also have the right of access to the Properties during reasonable business hours to conduct its investigation of the physical condition of the Properties. Seller agrees that the rights granted to Buyer herein and the results of its Due Diligence Investigation shall not relieve Seller of any obligations Seller may have under any other provisions of this Agreement, or under other documents entered into concurrently herewith, or implied by law, nor shall they constitute a waiver by Buyer of the right to enforce any of the same. Seller shall cooperate with Buyer in its due diligence activities and provide access to the Properties, its records, or provide information so long as it is within Seller’s control.

5.2 Delivery of Preliminary Documents. Within 5 business days after the Effective Date, Seller shall deliver to Buyer, at Seller’s expense, all of the documents described in the remaining subsections of this Section 5.2 (collectively, the “**Preliminary Documents**”) to the extent such documents are in Seller’s possession or control.

5.2.1 Title Report and Survey. A preliminary title report or commitment for title insurance (the “**Title Report**”), dated no earlier than ten (10) days before the Effective Date, covering the Properties and issued by Title Company, together with a legible copy of each document, map and survey referred to in the Title Report. Buyer, at Buyer’s sole cost, may obtain an as-built survey of the Properties (the “**Survey**”) prepared by a certified land surveyor in accordance with the most recent American Land Title Association standards, certified by such surveyor to Buyer and the Title Company in a form acceptable to the Title Company for the purpose of deleting any survey exception from the Title Policy described in Section 3.1.

5.2.2 Plans. Copies of all as-built plans and specifications for the Improvements, including without limitation the plans and specifications for and a complete

description of all existing renovations and improvements to the Properties and all rentable space therein, and as-built drawings for all underground utilities (collectively, the “**Plans**”), together with a certificate from an architect approved by Buyer certifying to Buyer that the Improvements were constructed and completed in accordance with the Plans;

5.2.3 Soils Report. Any soils report on the Land prepared at Seller’s request or in the possession or control of Seller, including (if available) a report on compliance with any soils work recommended to be done prior to construction of the Improvements;

5.2.4 Engineers’ Reports. Any structural, mechanical, environmental or geological reports concerning the Property which have been prepared at Seller’s request or which are within Seller’s possession or control;

5.2.5 Operating Statements; Tax Bills. Copies of operating statements for the Properties certified by Seller including an itemization of income and expenses and copies of all real property tax bills for the Properties for such periods;

5.2.6 Licenses, Etc. Copies of any licenses, permits or certificates required by governmental authorities in connection with construction or occupancy of the Improvements, including, without limitation, building permits, certificates of completion, certificates of occupancy and environmental permits and licenses;

5.2.7 Inspection Reports. Copies of all written reports received by Seller within three (3) years prior to the Effective Date from Seller’s insurance companies, any governmental agency or any other person or entity, which requires or demands correction of any condition, or requests modification in or termination of any uses of the Properties, accompanied by Seller’s summary of (a) any oral reports from such insurance companies or governmental agencies, and (b) the present status of any matter noted in any oral or written report.

5.3 Additional Documents and Information. From the Effective Date through the Closing Date, Seller shall make available to Buyer at the Properties in accordance with Section 5.1, the documents and information described in Section 5.2 and this Section 5.3 (collectively, the “**Additional Documents**”):

5.3.1 Agreements. Copies of written, and written descriptions of oral, easements, covenants, restrictions, agreements, contracts and other documents, whether existing or, to the knowledge of Seller, proposed as of the Effective Date, including without limitation any agreements relating to the insurance, service, operation, repair, supply, advertising, promotion, sale, leasing or management of the Properties, which (a) affect the Properties, (b) are not disclosed by the Title Report, and (c) have not been delivered to Buyer pursuant to Section 5.2, including, without limitation the Leases and related documentation required to be delivered pursuant to Section 4, above. If no such documents exist, Seller shall furnish its certification to that effect;

5.3.2 Warranties/Roof Inspections/HVAC Inspections. Copies of any and all guarantees or warranties and other rights given to Seller in connection with the construction,

maintenance, repair or remodeling of the Improvements, periodic inspections, or the purchase of any of the Personal Property. If no such documents exist, Seller shall furnish its certification to that effect;

5.3.3 Insurance Policies. Copies of certificates evidencing the insurance carried by Seller of the Properties;

5.3.4 Other Documents. All data, correspondence, documents, agreements, waivers, notices, applications and other records with respect to the Properties relating to transactions with taxing authorities, governmental agencies, utilities, vendors and others with whom Buyer may be dealing from and after the Closing Date; and

5.3.5 Requested Information. Such other documents and information concerning the Properties as Buyer may reasonably request.

5.3.6 The “Preliminary Documents” and “Additional Documents” are referred to herein collectively as the “**Due Diligence Documents.**”

5.4 Approval/Disapproval of Due Diligence Investigations. Buyer shall approve or disapprove the results of Buyer’s Due Diligence Investigation, in the exercise of Buyer’s sole discretion, by written notice delivered to Seller no later than the expiration of the Due Diligence Period. Buyer’s disapproval shall terminate this Agreement unless, at the time Buyer gives notice of its disapproval, Buyer also notifies Seller of Buyer’s desire to enter into negotiations with Seller for the purpose of reaching an accommodation concerning the disapproval. If Buyer so notifies Seller and the parties have not reached a written agreement satisfactory to both of them regarding the disapproval within 10 days after the date of the disapproval notice, Buyer, at its option, may either (a) elect to terminate this Agreement by so notifying Seller and recover the Deposit, or (b) elect to proceed with the transactions contemplated by this Agreement notwithstanding its earlier disapproval. If Buyer fails to deliver to Seller notice of its approval or disapproval of the results of its Due Diligence Investigation, Buyer shall be deemed to have disapproved such results. If Buyer elects to terminate the Agreement, Buyer shall return to Seller all of the Preliminary Documents and Additional Documents previously delivered by Seller to Buyer within 5 business days of such termination.

## 5.5 Title Review

5.5.1 Monetary Liens. At its expense, Seller shall remove all Monetary liens, on or before the Closing.

5.5.2 Approval/Disapproval of Title Review. Buyer shall approve or disapprove of the Title Report, the Survey and any exceptions to title shown thereon (other than the Monetary Liens) in the exercise of Buyer’s sole discretion, by the expiration of the Due Diligence Period. If Buyer disapproves, Buyer may either (a) terminate this Agreement by giving Seller written notice of termination or (b) give Seller a written notice (“**Disapproval Notice**”) identifying the disapproved title matters (“**Disapproved Title Matters**”). With respect to any Disapproved Title Matters, other than the Monetary Liens, Seller shall notify Buyer in

writing within 5 days after Seller's receipt of the Disapproval Notice whether Seller will cause the Disapproved Title Matters to be removed or cured at or prior to Closing. If Seller elects not to remove or cure all Disapproved Title Matters, Buyer may, at its option: (i) subject to satisfaction of the other conditions to Closing, close the purchase of the Properties and take title subject to the Disapproved Title Matters which Seller elects not to remove or cure; or (ii) terminate this Agreement in accordance with Section 8

5.5.3 Buyer's Options. If any Disapproved Title Matters (including the Monetary Liens) have not been removed at least 5 days prior to Closing or provision for their removal at the Closing has not been made to Buyer's satisfaction, Buyer may, at its option: (i) close the purchase of the Properties and take title subject to the Disapproved Title Matters which have not been removed; (ii) close the purchase of the Properties and cure or remove the Disapproved Title Matters which have not been removed. Buyer may credit the costs of such cure or removal against the Purchase Price by reducing the amount of cash payable by Buyer at the Closing, but only to the extent such costs are expended to remove (A) Monetary Liens referred to in Section 5.5.1 or (B) Disapproved Title Matters which Seller agreed to remove; or (iii) terminate this Agreement in accordance with Section 8.

5.5.4 Failure to Disapprove. If Buyer fails to notify Seller of its approval or disapproval of the Title Report, the Survey or the exceptions shown thereon by the end of the Due Diligence Period, then Buyer shall be deemed to have disapproved the same.

## 6. AS-IS.

6.1 Acceptance of Properties "As-Is". Subject to any of Seller's representations and warranties, covenants, and promises set forth in this Agreement or in any document to be delivered by Seller to Buyer at the Closing, the Close of Escrow shall evidence the Buyer's unconditional acceptance of the Properties in the Properties' AS IS, WHERE IS, SUBJECT TO ALL FAULTS CONDITION, WITHOUT WARRANTY AS TO QUALITY, CHARACTER, PERFORMANCE OR CONDITION and with full knowledge of the physical condition of the Properties, all federal and state laws applicable to the Properties, and of any and all conditions, restrictions, encumbrances and all matters of record relating to the Properties.

## 7. SELLER'S ACKNOWLEDGMENT AND GENERAL RELEASE.

7.1 Full Satisfaction. Seller acknowledges that, in accordance with applicable provisions of California law, Seller may otherwise be entitled to the payment of relocation expenses, compensation for loss of goodwill, just compensation, inverse condemnation, unlawful pre-condemnation conduct, and other benefits and claims other than those expressly provided for in this Agreement (collectively, "**Claims**") in connection with Buyer's acquisition of the Properties. Seller, on behalf of itself and its heirs, executors, administrators, successors and assigns, acknowledges that Buyer's performance under this Agreement constitutes full and complete satisfaction of Buyer's obligations to Seller as with respect to those claims.

7.2 Waivers and Releases. Seller hereby waives, to the maximum legal extent, any and all claims, remedies and causes of action for damages, liabilities, losses or injuries related to Buyer's acquisition of the Properties, whether known or unknown, foreseeable or unforeseeable.



Seller, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby fully releases Buyer, its successors, agents, representatives and assigns, and all other persons and associations, known and unknown, from all claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Buyer's purchase of the Properties or any preliminary steps thereto.

7.3 California Civil Code Section 1542. Seller hereby acknowledges that it has either consulted with legal counsel, or had an opportunity to consult with legal counsel, regarding, the provisions of California Civil Code Section 1542, which provides:

“A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.”

Seller acknowledges that with respect to the sale of the Properties to Buyer, Seller may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, Seller hereby acknowledges, represents and warrants that this Agreement has been negotiated and agreed upon in light of that situation, and hereby waives, to the maximum legal extent, any rights accruing to him under Section 1542 or other statute or judicial decision of similar effect.

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Seller's Initials

This acknowledgment and release shall survive the Close of Escrow.

## 8. TERMINATION, DEFAULTS AND REMEDIES.

### 8.1 Termination Rights.

8.1.1 Buyer's Termination. This Agreement shall automatically terminate without further notice or action by Buyer upon the occurrence of any of the following events, provided that Buyer is not then in material breach of this Agreement: (a) any condition to Closing contained in Section 2.6 has not been satisfied or waived by Buyer by the Closing Date; or (b) Buyer having exercised its right to terminate this Agreement pursuant to Section 5.4 (Approval/Disapproval of Due Diligence Investigation), Section 5.5.2 (Approval/Disapproval of title) or Section 10.4 (eminent domain/damage and destruction). In such event, the parties shall have no further obligation to each other except for those obligations that specifically survive the termination of this Agreement. If this Agreement terminates as a result of Seller's material breach of this Agreement, Buyer shall have all remedies it may have hereunder or at law as a result of such occurrence, including the remedy of specific performance.

8.1.2 Seller's Termination. Provided that Seller is not then in default or breach

of this Agreement, this Agreement shall automatically terminate without further notice or action by Seller if any condition to Closing contained in Section 2.7 has not been satisfied or waived by Seller by the Closing Date.

8.2 Return of Funds and Documents; Release of Liability as to Escrow Holder. In the event Escrow Holder receives a notice, in writing, prior to Close of Escrow, from Buyer or Seller of its election to terminate the Escrow as provided in Section 8, then Escrow Holder shall promptly terminate the Escrow and return all funds, less Termination Costs, as appropriate, and documents to the Party depositing the same. The Parties hereby release Escrow Holder, and shall hold Escrow Holder free and harmless, from all liabilities associated with such termination excepting for Escrow Holder's obligations to return funds and documents as provided herein.

8.3 Breach & Remedies.

8.3.1 Buyer's Breach. In the event Buyer breaches any obligation hereunder which Buyer is to perform prior to the Close of Escrow, and fails to cure such breach within a reasonable period of time, but in no event to be less than five (5) business days, determined at the sole discretion of Seller, then Seller, as its sole and exclusive remedy, may terminate this Agreement and the Escrow by giving notice, in writing, prior to the Close of Escrow, of such termination to Buyer and Escrow Holder. In such event, Buyer shall pay all Termination Costs. Upon such termination, all obligations and liabilities of the Parties under this Agreement, excepting for Buyer's obligation to pay Termination Costs as provided herein, shall cease and terminate.

8.3.2 Seller's Breach. In the event Seller breaches any obligation hereunder which Seller is to perform prior to the Close of Escrow, and fails to cure such breach within a reasonable period of time determined at the sole discretion of Buyer, then, in addition to pursuing any other rights or remedies which Buyer may have at law or in equity, Buyer may, at Buyer's option, (i) terminate this Agreement and the Escrow by giving notice, in writing, prior to Close of Escrow, of such termination to Seller and Escrow Holder; or (ii) initiate an action for specific performance of this Agreement. Should Buyer elect to terminate this Agreement and the Escrow as provided herein, then Seller shall pay all Termination Costs, and upon such termination, all obligations and liabilities of the Parties under this Agreement, excepting for Seller's obligation to pay Termination Costs as provided herein, shall cease and terminate.

8.3.3 Buyer's Remedies. If Seller breaches this Agreement, Buyer shall be entitled to pursue all remedies permitted herein and by law, including the remedy of specific performance. No termination of the escrow by Buyer following a breach by Seller shall be deemed to waive such breach or any remedy otherwise available to Buyer.

8.3.4 Seller's Remedies/Liquidated Damages. IF THE CLOSING DOES NOT OCCUR SOLELY DUE TO BUYER'S BREACH OF THIS AGREEMENT AND BUYER DOES NOT CURE SUCH FAILURE OR BREACH WITHIN TEN (10) BUSINESS DAYS AFTER SELLER'S WRITTEN NOTICE OF SUCH FAILURE, THEN SELLER MAY THEREAFTER: (I) TERMINATE THIS AGREEMENT; (II) RECEIVE AND RETAIN THE DEPOSIT AS LIQUIDATED DAMAGES IF SUCH DEFAULT OCCURS AFTER BUYER'S APPROVAL PERIOD; AND (III) EXERCISE THE OTHER RIGHTS AND REMEDIES

RESERVED BY SELLER AS PROVIDED IN THIS PARAGRAPH. IN THE EVENT SELLER TERMINATES THIS AGREEMENT BY REASON OF SUCH DEFAULT BY BUYER, BUYER AND SELLER SHALL BE RELIEVED OF ANY FURTHER OBLIGATION TO EACH OTHER WITH RESPECT TO THIS AGREEMENT AND THE PROPERTY EXCEPT FOR ANY OBLIGATIONS WHICH EXPRESSLY SURVIVE. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY BUYER AND SELLER: THAT SELLER WILL INCUR SUBSTANTIAL DAMAGES AS A RESULT OF ANY FAILURE BY BUYER TO COMPLY WITH OR PERFORM BUYER'S OBLIGATIONS UNDER THIS AGREEMENT; THAT IT IS EXTREMELY DIFFICULT AND IMPRACTICAL TO CALCULATE AND ASCERTAIN AS OF THE EFFECTIVE DATE OF THIS AGREEMENT THE ACTUAL DAMAGES WHICH WOULD BE SUFFERED IN SUCH EVENT BY SELLER; AND THAT THE DEPOSIT IS A REASONABLE ESTIMATE OF THE EXTENT TO WHICH SELLER MAY BE DAMAGED BY BUYER'S DEFAULT IN LIGHT OF THE DIFFICULTY THE PARTIES WOULD HAVE IN DETERMINING SELLER'S ACTUAL DAMAGES AS A RESULT OF SUCH DEFAULT BY BUYER.

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SELLER'S INITIALS

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BUYER'S INITIALS

8.3.5 Waiver of Specific Performance. SELLER HEREBY WAIVES THE RIGHT TO MAINTAIN AN ACTION FOR SPECIFIC PERFORMANCE OF BUYER'S OBLIGATION TO PURCHASE THE PROPERTY AND SELLER AGREES THAT SELLER CAN BE ADEQUATELY COMPENSATED BY VIRTUE OF THE LIQUIDATED DAMAGES PROVIDED FOR IN SECTION 8.3.4, ABOVE, IF BUYER FAILS TO PURCHASE THE PROPERTY IN BREACH OF THIS AGREEMENT. SELLER ACKNOWLEDGES THAT THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION BEING GIVEN TO BUYER FOR ENTERING INTO THIS AGREEMENT AND THAT BUYER WOULD BE UNWILLING TO ENTER INTO THIS AGREEMENT IN THE ABSENCE OF THE PROVISIONS OF THIS PARAGRAPH.

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SELLER'S INITIALS

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BUYER'S INITIALS

9. REPRESENTATIONS AND WARRANTIES.

9.1 Seller's Representations and Warranties. Seller hereby represents and warrants to Buyer that the following statements are true and correct as of the Effective Date, and shall be true and correct as of Close of Escrow, and the truth and accuracy of such statements shall constitute a condition precedent to all of Buyer's obligations under this Agreement:

9.1.1 Authority. Seller has full power and authority to own, sell and convey the Properties to Buyer and to perform its obligations pursuant to this Agreement. This Agreement and all other documents delivered by Seller to Buyer now or at Close of Escrow have been or will be duly executed and delivered by Seller and are or will be legal, valid and binding obligations of Seller, sufficient to convey to Buyer good and marketable title to the Properties and are enforceable in accordance with their respective terms.

9.1.2 No Unrecorded Possessory Interests; No Agreements or Undertakings. To Seller's current actual knowledge, there are no agreements for occupancy in effect for the Properties and no unrecorded possessory interests or unrecorded agreements that would adversely affect Buyer's title to or use of the Properties. Seller will not enter into any agreements or undertake any obligations prior to Close of Escrow which will in any way burden, encumber or otherwise affect the Properties without the prior written consent of Buyer, including, without limitation, any agreements for occupancy for the Properties.

9.1.3 Litigation. There are no claims, actions, suits or proceedings continuing, pending or threatened against or affecting Seller or the Properties, or involving the validity or enforceability of this Agreement or of any other documents or instruments to be delivered by Seller at Close of Escrow, at law or in equity, or before or by any federal, state, municipal or other governmental department, board, commission, bureau, Buyer or instrumentality. Seller is not subject to or in default under any notice, order, writ, injunction, decree or demand of any court or any governmental department, board, commission, bureau, Buyer or instrumentality.

9.1.4 No Breach. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby will not violate or result in any breach of or constitute a default under or conflict with or cause any acceleration of any obligation with respect to any provision or restriction of any lien, lease, agreement, contract, instrument, or, according to Seller's knowledge, any order, judgment, award, decree, statute, regulation or ordinance, or any other restriction of any kind or character to which Seller is a party or by which Seller or the Properties are bound.

9.1.5 Leases. Neither Seller, as Landlord, nor any of the Tenants are in default under any of the Leases, nor has any event occurred which, with the passage of time or giving of notice or both, would constitute a default thereunder.

9.1.6 No Condemnation or Other Proceedings. Seller is unaware of any contemplated condemnation of the Properties or any portion thereof by any other public entity

9.1.7 Title to the Property. Seller has good and marketable title to the Property, subject to the Conditions of Title. There are no outstanding rights of first refusal or first look, options to purchase, rights of reverter, or claim of right relating to the transfer or sale of the Property or any interest therein. To Seller's knowledge, there are no unrecorded or undisclosed documents or other matters which affect title to the Property. No person holding a security interest in the Property or any part thereof has the right to consent or deny consent to the sale of the Property as contemplated herein, and Seller has the right to pay off such person and to remove all such liens as of the Closing Date. Seller has enjoyed the continuous and uninterrupted quiet possession, use and operation of the Property.

9.1.8 Foreign Person. Seller is not a "foreign person" within the meaning of Section 1445(f) of the Internal Revenue Code.

9.1.9 Hazardous Materials.

9.1.9.1 To the best of Seller's knowledge the Property and all existing uses and conditions of the Property are in compliance with all Environmental Laws, and Seller

has not received any written notice of violation issued pursuant to any Environmental Law with respect to the Property or any use or condition thereof.

9.1.9.2 To the best of Seller's knowledge neither Seller nor any other present or former owner of the Property has used, handled, stored, transported, released or disposed of any Hazardous Material on, under or from the Property in violation of any Environmental Law.

9.1.9.3 To the best of Seller's knowledge there exists no writ, injunction, decree, order or judgment outstanding, nor any lawsuit, claim, proceeding, citation, directive, summons or investigation pending or, to Seller's knowledge, threatened pursuant to any Environmental Law relating to (i) the ownership, occupancy or use of any portion of the Property by Seller or occupant or user of any portion of the Property or any former owner of any portion of the Property, (ii) any alleged violation of any Environmental Law by Seller or occupant or user of any portion of the Property or any former owner of any portion of the Property or (iii) the suspected presence, Release or threatened Release of any Hazardous Material on, under, in or from any portion of the Property.

9.1.9.4 For purposes of this Agreement:

9.1.9.4.1 **"Environmental Law(s)"** means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901 et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601 et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 1801 et seq., the Clean Water Act, 33 U.S.C. Sections 1251 et seq., [The Safe Drinking Water and Toxic Enforcement Act of 1986 (Cal. H&S Code Sections 25249.5-25249.13), the Carpenter-Preseley-Tanner Hazardous Substance Account Act (Cal. H&S Code Sections 25300 et seq.), and the California Water Code Sections 1300, et seq.], as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, cleanup, transportation or Release or threatened Release into the environment of Hazardous Material.

9.1.9.4.2 **"Hazardous Material"** means any substance which is (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products, (iii) PCBs, (iv) lead, (v) asbestos, (vi) flammable explosives, (vii) infectious materials or (viii) radioactive materials.

9.1.9.4.3 **"Release"** means any spilling, leaking, pumping, pouring, emitting, discharging, injecting, escaping, leaching, dumping or disposing into the environment of any Hazardous Material (including the abandonment or discarding of barrels, containers, and other receptacles containing any Hazardous Material).

9.1.10 Misstatements and Omissions. Neither the representations and warranties made by Seller in this 9.1 nor elsewhere in this Agreement contain any untrue statement or any

omission of a material fact. Seller has no documents in its possession, nor has any knowledge, that omits material facts related to the property or which would contradict or negate any of its representations contained in this Agreement.

9.2 Maintenance of the Properties. Seller covenants and agrees with the Buyer that between the Effective Date and the Closing Date or Extended Closing Date (whichever occurs last):

9.2.1 No Changes to Agreements. Seller shall not modify or amend any lease or any service contract respecting the Properties, or enter into any new lease or contract respecting the Properties, without the Buyer's prior written approval;

9.2.2 Normal Maintenance. Seller shall maintain the Properties in accordance with the same standards Seller has customarily observed in its ownership and management of the Properties;

9.2.3 Maintenance of Insurance. Seller shall maintain in force all insurance policies currently maintained by Seller with respect to the Properties;

9.2.4 No Title Exceptions. Seller shall not cause, permit, allow or suffer any additional exception to the title of the Properties.

9.3 Survival of Representations and Warranties. The covenants, representations and warranties of Seller under this Agreement shall be true on and as of the Close of Escrow and shall survive the recordation of the Grant Deed and the Close of Escrow. Seller shall defend, indemnify and hold Buyer harmless from and against any and all claims, liabilities, obligations, losses, damages, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and litigation expenses, which Buyer may reasonably incur or sustain by reason of or in connection with any misrepresentation made by Seller pursuant to this Section 9.

10. OTHER.

10.1 Notices and Demands. All notices or other communications required or permitted between the Parties hereunder shall be in writing, and shall be (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested, (iii) sent by facsimile transmission with confirmation of receipt, or (iv) sent by nationally recognized overnight courier service (e.g., Federal Express or United Parcel Service), addressed to the Party to whom the notice is given at the addresses provided below, subject to the right of any Party to designate a different address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the third business day after the same is deposited in the United States mail. Any notice not so given by registered or certified mail, such as notices delivered by personal delivery, facsimile transmission or courier service, shall be deemed given upon receipt, rejection or refusal of the same by the Party to whom the notice is given. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice or other communication sent.

To Buyer: City of Signal Hill

Attn: Carlo Tomaino, City Manager  
2175 Cherry Ave  
Signal Hill, CA 90752  
Telephone: (562) 989-7302

With Copy to: Best Best & Krieger LLP  
Attn: Matthew E. Richardson, Esq.  
18101 Von Karman Ave., Suite 1000  
Irvine, CA 92615  
Facsimile: (949) 260-0972  
Telephone: (949) 263-2600

To Seller: Lori J. Helfer  
Address: 3343 Fanwood Avenue  
Address: Long Beach, CA. 90808  
Facsimile:  
Telephone: (562) 208-3675

To Escrow Holder Harbor Lights Escrow  
Attn: Eileen A. Rech  
[Eileen@HarborLightsEscrow.com](mailto:Eileen@HarborLightsEscrow.com)  
28924 S Western Avenue Ste. 106  
Rancho Palos Verdes, CA 90275  
Facsimile:(310) 241-0053  
Telephone: (310) 241-0058

10.2 Indemnity by Seller. Seller hereby agrees, after the Close of Escrow, at Seller's sole cost and expense, to indemnify, protect, defend (with counsel of Buyer's choice), and hold Buyer, its successors and assigns, officers and/or directors, harmless from and against any and all claims, demands, damages, losses, liabilities, obligations, penalties, fines, actions, causes of action, judgments, suits, proceedings, costs, disbursements and expenses (including, without limitation, attorneys' and experts' reasonable fees and costs) of any kind or nature whatsoever which may at any time be imposed upon, incurred or suffered by, or asserted or awarded against, Buyer, or Buyer's successors and assigns, officers and/or directors relating to or arising from (i) the Properties or Seller's ownership or operation thereof on or before the Close of Escrow, (ii) the use on or before the Close of Escrow of the Properties by Seller or any third party, including, without limitation, any tenant, invitee or licensee of Seller, (iii) any breach of any covenant, agreement, representation or warranty of Seller contained in this Agreement; (iv) the presence, use, handling, storage, disposal or release on or before the Close of Escrow of Hazardous Materials on, under or about the Properties caused by Seller; and (v) the Seller's violation of any federal, state or local law, ordinance or regulation, occurring or allegedly occurring with respect to the Properties prior to the Close of Escrow. This indemnity by Seller herein contained shall survive the Close of Escrow, and the recordation of the Grant Deed.

10.3 Possession; Risk of Loss. Buyer shall be entitled to sole possession of the Properties immediately upon Close of Escrow, subject to Tenant Leases accepted by Buyer in the

manner provided in this Agreement. All risk of loss or damage to the Properties will pass from the Seller to the Buyer at the Close of Escrow. In the event that material loss or damage occurs to the Properties prior to the Close of Escrow, either Party may terminate this Agreement as provided in Section 8.1 herein.

10.4 Eminent Domain/Damage and Destruction. This Agreement shall be governed by the Uniform Vendor and Purchaser Risk Act as set forth in Section 1662 of the California Civil Code as supplemented and modified by this Section 10.4. Seller shall promptly notify Buyer in writing of any material damage to the Property and of any taking or threatened taking of all or any portion of the Property. Within a reasonable period of time after receipt of such notice, Buyer shall determine whether a material part of the Property has been damaged or whether such taking or threatened taking has affected or will affect a material part of the Property. As used herein, (a) the destruction of a “**material part**” of the Property shall be deemed to mean an insured or uninsured casualty to the Property having an estimated cost of repair which in the reasonable judgment of Buyer equals or exceeds 50,000.00 and (b) a taking by eminent domain of a portion of the Property shall be deemed to affect a “**material part**” of the Property if in the reasonable judgment of Buyer the estimated value of the portion of the Property taken exceeds \$50,000.00. Upon making its determination, Buyer shall notify Seller in writing of the results of such determination. Buyer may elect, by written notice delivered to Seller within 30 days after giving Seller notice of such determination, to terminate this Agreement if a material part of the Property has been damaged or if such taking has affected or will affect a material part of the Property. If Buyer does not so terminate, (i) in the case of damage to a material part of the Property, Seller shall assign to Buyer at the Closing its right to recover under any insurance policies covering such damage and shall pay Buyer at the Closing the amount of the deductible, if any, and (ii) in the case of a threatened or actual taking of a material part of the Property, Seller shall assign to Buyer at the Closing Seller’s entire right, title and interest in the proceeds thereof. If between the Effective Date and the Closing Date the Property suffers damage which is not material, Seller shall repair such damage at its expense prior to the Closing, and the Closing Date shall be extended for a reasonable period of time not to exceed 30 days to allow for completion of such repairs. The Closing Date shall be extended as necessary to permit Buyer to exercise its rights under this Section 10.4.

10.5 Brokers and Sales Commissions. Seller shall deposit with Escrow Holder for distribution upon Close of Escrow such funds as may be required to pay all sales or brokerage commissions and finder’s fees, if any, for which that Party has incurred any obligation with respect to the transaction which is the subject of this Agreement. Seller and Buyer shall each indemnify, protect, defend and hold harmless the other Party and its successors hereunder from and against any and all claims, liabilities, obligations, losses, damages, costs and expenses, including, without limitation, reasonable attorney’s fees, court costs and litigation expenses, arising from or in connection with any sales or brokerage commissions, finder’s fees or other commissions which are (or are claimed to be) payable in connection with the transaction which is the subject of this Agreement by reason of the actions (or alleged actions) of such indemnifying Party.

## 11. MISCELLANEOUS



11.1 Survival of Covenants. The covenants, representations and warranties of both Buyer and Seller set forth in this Agreement shall survive the recordation of the Grant Deed and the Close of Escrow.

11.2 Required Actions of Buyer and Seller. Buyer and Seller agree to execute such instruments and documents and to diligently undertake such actions as may be required in order to consummate the purchase and sale herein contemplated and shall use their best efforts to accomplish the Close of Escrow in accordance with the provisions hereof.

11.3 Time of Essence. Time is of the essence of each and every term, condition, obligation and provision hereof.

11.4 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

11.5 Captions. Any captions to, or headings of, the paragraphs or subparagraphs of this Agreement are solely for the convenience of the Parties, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

11.6 No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties to, any person or entity other than the Parties.

11.7 Exhibits. The Exhibits attached hereto are hereby incorporated herein by this reference.

11.8 Waiver. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

11.9 Applicable Law. All questions with respect to this Agreement, and the rights and liabilities of the Parties and venue hereto, shall be governed by the laws of the State of California. Any and all legal actions sought to enforce the terms and provisions of the Agreement shall be brought in the courts of the County of Los Angeles.

11.10 Assignment. Buyer shall have the right, in its sole discretion, to assign this Agreement, and any right or obligation herein, to any party of its choice without the prior consent or approval of Seller. Seller shall not assign this Agreement, or any right or obligation herein, to any party without the prior written consent of Buyer, which consent may be given or withheld in Buyer's sole discretion.

11.11 Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties hereto.

11.12 Ratification. Buyer's obligation to accept title to the Properties and pay the Purchase Price as provided herein are subject to the approval and ratification of this Agreement by the Buyer's governing body on or before the Closing Date, or Extended Closing Date, if any.

In the event the Buyer's governing body fails to ratify this Agreement prior to the Closing Date, or Extended Closing Date, if any, then Buyer may terminate this Agreement and the Escrow as provided in Section 8.1 herein.

11.13 Severability. If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

11.14 Construction. This Agreement will be liberally construed to effectuate the intention of the Parties with respect to the transaction described herein. In determining the meaning of, or resolving any ambiguity with respect to, any word, phrase or provision of this Agreement, neither this Agreement nor any uncertainty or ambiguity herein will be construed or resolved against either Party (including the Party primarily responsible for drafting and preparation of this Agreement), under any rule of construction or otherwise, it being expressly understood and agreed that the Parties have participated equally or have had an equal opportunity to participate in the drafting thereof.

11.15 Calculation of Time Periods. Unless otherwise specified, all references to time periods in this Agreement measured in days shall be to consecutive calendar days, all references to time periods in this Agreement measured in months shall be to consecutive calendar months and all references to time periods in this agreement measured in years shall be to consecutive calendar years. Any reference to business days in this Agreement shall mean consecutive business days of the Buyer.

11.16 Legal Fees. Each Party shall be responsible for payment of its own attorney's fees with respect to the negotiation and preparation of this Agreement and processing of the escrow. In the event of the bringing of any action or proceeding to enforce or construe any of the provisions of this Agreement, the prevailing Party in such action or proceeding, whether by final judgment or out of court settlement, shall be entitled to have and recover of and from the other Party all costs and expenses of suit, including actual attorney's fees.

11.17 Fees and Other Expenses. Except as otherwise provided herein, each of the Parties shall pay its own fees and expenses in connection with this Agreement.

11.18 Entire Agreement. This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between Buyer and Seller as to the subject matter hereof. No subsequent agreement, representation, or promise made by either Party hereto, or by or to an employee, officer, agent or representative of either Party, shall be of any effect unless it is in writing and executed by the Party to be bound thereby.

11.19 Amendment to this Agreement. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date(s) set forth below next to their respective signatures.

**[Signatures on the following pages]**

SIGNATURE PAGE TO  
AGREEMENT OF PURCHASE AND SALE  
AND JOINT ESCROW INSTRUCTIONS

Date: \_\_\_\_\_

BUYER:

City of Signal Hill  
a California municipal corporation and Charter City

By: \_\_\_\_\_

Carlo Tomaino  
City Manager

ATTEST:

\_\_\_\_\_  
Daritza Gonzalez  
City Clerk of the City of Signal Hill

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

By: \_\_\_\_\_  
Matthew E. Richardson  
City Attorney of the City of Signal Hill

Date: \_\_\_\_\_

SELLER:

\_\_\_\_\_  
Lori J. Helfer

**EXHIBIT A TO  
AGREEMENT FOR PURCHASE AND SALE  
AND JOINT ESCROW INSTRUCTIONS**

Legal Description of 1975 East 21st Street, Signal Hill, CA 90755  
(APN 7215-013-012)

APN: 7215-013-012  
1975 E 21ST ST, SIGNAL HILL, CA 90755-5817  
Legal Description Details Lot Number: A Tract No: 278 Brief Description: \*TR=278\*W 50 FT  
OF E 100 FT OF S 135 FT (EX OF ST) OF LOT A

Legal Description of 2107 Cherry Avenue in the City of Signal Hill, CA 90755  
(APN: 7215-012-002)

APN: 7215-012-002  
2107 CHERRY AVE, SIGNAL HILL, CA 90755-3770  
Legal Description Details Lot Number: A Tract No: 278 Brief Description: \*TR=278\*W 10 FT  
OF E 50 FT OF S 135 FT (EX OF ST) OF LOT A

**EXHIBIT B TO  
AGREEMENT OF PURCHASE AND SALE**

Grant Deed  
and  
Certificate of Acceptance

**RECORDING REQUESTED BY**

[INSERT]

Attn:

[INSERT]

Escrow and Order No. \_\_\_\_\_

**WHEN RECORDED MAIL TO:**

City of Signal Hill

Attn: City Clerk

2175 Cherry Ave.

Signal Hill, CA 90755

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APN NOS. 7215-013-012 and 7215-012-002      Exempt from Recording Fees per Govt. Code §27383  
Exempt from Documentary Transfer Tax per Calif. Rev. & Tax. Code §11922

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**LORI J. HELFER, a single woman,**

does hereby grant and convey to

**CITY OF SIGNAL HILL, a California municipal corporation and Charter city**

all that certain real property situated in the City of Signal Hill, County of Los Angeles, State of California, described as follows:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Lori J. Helfer

**ATTACHMENT TO EXHIBIT B  
GRANT DEED**

Legal Description of Properties

APN: 7215-013-012

1975 E 21ST ST, SIGNAL HILL, CA 90755-5817

Legal Description Details Lot Number: A Tract No: 278 Brief Description: \*TR=278\*W 50 FT  
OF E 100 FT OF S 135 FT (EX OF ST) OF LOT A

[APN NO: 7215-013-012]

APN: 7215-012-002

2107 CHERRY AVE, SIGNAL HILL, CA 90755-3770

Legal Description Details Lot Number: A Tract No: 278 Brief Description: \*TR=278\*W 10 FT  
OF E 50 FT OF S 135 FT (EX OF ST) OF LOT A

[APN NO: 7215-012-002]



**NOTARY ACKNOWLEDGMENT**  
(California All-Purpose Acknowledgment)

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2025 before me, \_\_\_\_\_, (insert here name and title of the officer), personally appeared **LORI J HELFER**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

ATTACHED TO:     GRANT DEED  
                          [APN NOS. 7215-013-012 and 7215-012-002]

**CITY OF SIGNAL HILL  
CERTIFICATE OF ACCEPTANCE OF  
GRANT DEED**

[APN NOS. 7215-013-012 and 7215-012-002]

This Certificate of Acceptance pertains to the interest in certain real property conveyed by the Grant Deed dated \_\_\_\_\_ to which this Certificate of Acceptance is attached,

from: **LORI J. HELFER, a single woman (“Grantor”)**

to: **CITY OF SIGNAL HILL, a California municipal corporation and Charter city (“Grantee”)**

Said Grant Deed is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee’s governing board, and Grantee hereby consents to recordation of said Grant Deed.

Dated: \_\_\_\_\_

CITY OF SIGNAL HILL  
a California municipal corporation and  
Charter city

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager of the City of Signal Hill

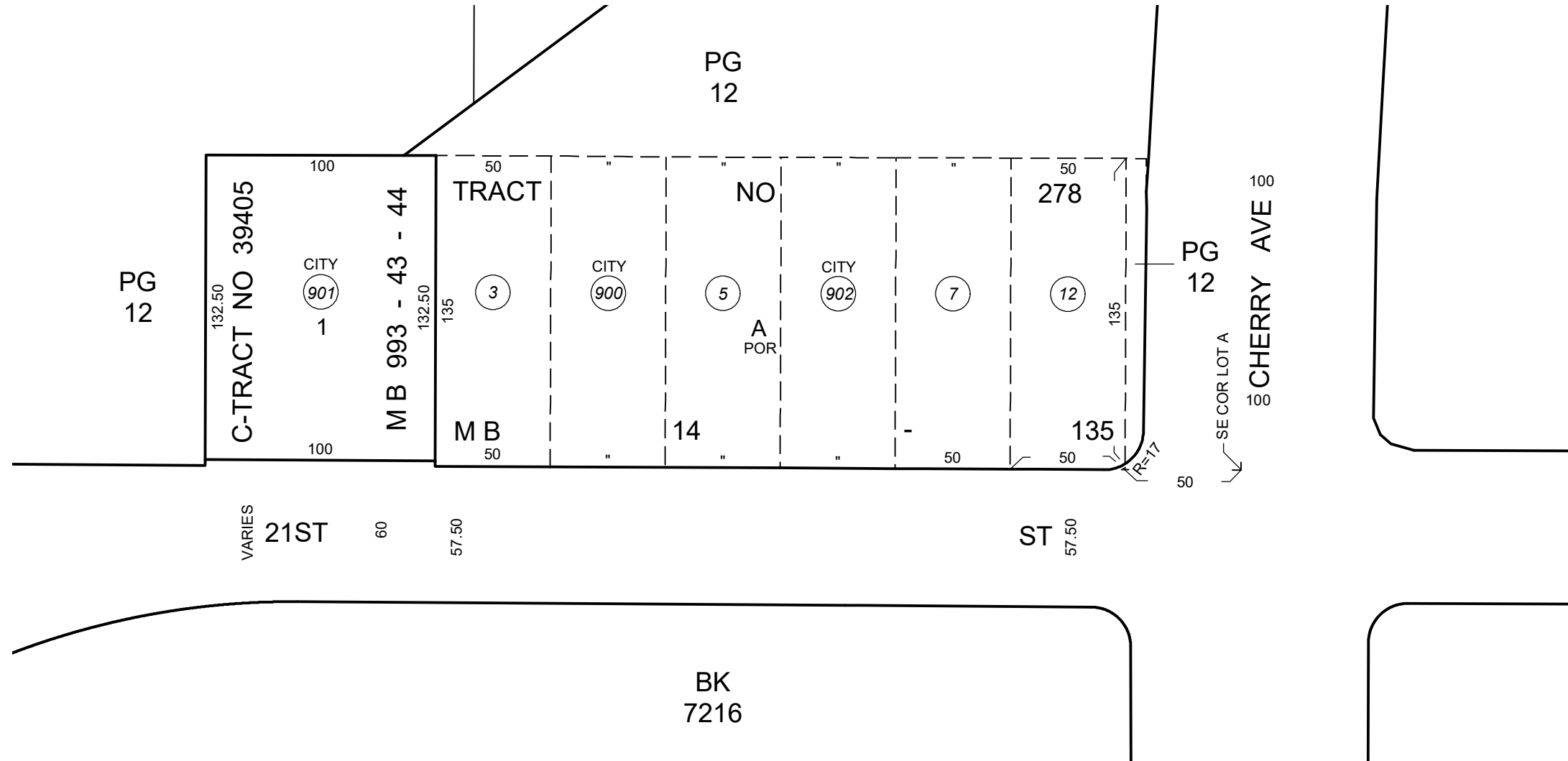
ATTEST:

\_\_\_\_\_  
Agency Secretary

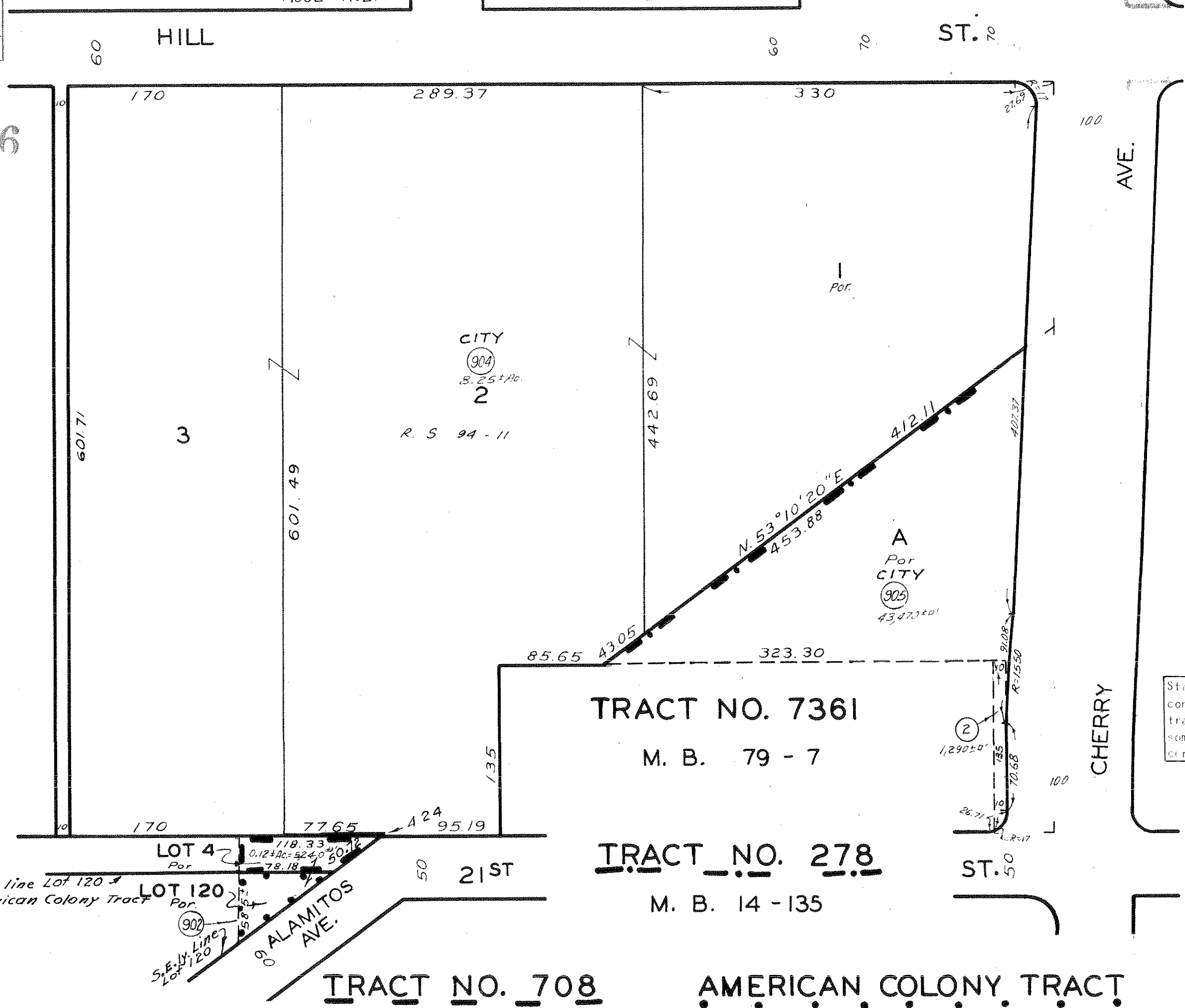
# 2023



MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'



1986



Street lines per M.R. 19-89-90 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

CODE 5675

FOR PREV. ASSM'T. SEE:1750-12

**RESOLUTION NO. 2025-04-6872**

**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 21<sup>ST</sup> STREET AND 2107 CHERRY AVENUE AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT**

**WHEREAS**, the properties located at 1965/75 East 21st Street and 2107 Cherry Avenue (“Properties”) were recently listed for sale; and

**WHEREAS**, in line with the City of Signal Hill’s long-term plan of acquiring housing units on the block of 21st street adjacent to Signal Hill Park, the City has been negotiating with the owner of the Properties to purchase the Properties; and

**WHEREAS**, the City and the seller have prepared a purchase and sale agreement, whereby the City will purchase the Properties for One Million Four Hundred Seventy-Five Thousand Dollars (\$1,475,000).

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

Section 1. The City Council approves the Purchase and Sale Agreement for the purchase of the Properties included as Attachment 1 to this Resolution.

Section 2. The City Council authorizes the City Manager to execute the Purchase and Sale Agreement.

Section 3. The City Council finds 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. This resolution shall take effect immediately.

Section 4. This resolution shall take effect immediately.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Signal Hill, California, on this 22<sup>nd</sup> day of April, 2025.

\_\_\_\_\_  
KEIR JONES  
MAYOR

ATTEST:

\_\_\_\_\_  
DARITZA GONZALEZ  
CITY CLERK

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

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2025-04-6872 was adopted by the City Council of the City of Signal Hill at a regular meeting held on the 22nd day of April, 2025, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
DARITZA GONZALEZ  
CITY CLERK

**RESOLUTION 2025-04-6873**

**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**

**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 25-014 of the FY 2024-25 Budget as follows:

Purpose: Purchase the properties located at 1975 East 21<sup>st</sup> Street and 2107 Cherry Avenue

<b>Fund</b>	<b>Department</b>	<b>Object</b>	<b>Project No.</b>	<b>Project Description</b>	<b>Amount</b>
<b>Capital Projects</b>					
400	40	5805		Capital Outlay	\$1,475,000
<b>Funding Source</b>					
111	99	7939		Transfer to CIP	\$1,475,000
<b>Capital Projects</b>					
400	00	6946		Transfer from Reserves	\$1,475,000

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 of the City of Signal Hill, California, on this 22<sup>nd</sup> day of April 2025.

\_\_\_\_\_  
KEIR JONES  
MAYOR

ATTEST:

\_\_\_\_\_  
DARITZA GONZALEZ  
CITY CLERK

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

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, hereby certify that Resolution No. 2025-04-6873 was adopted at a regular meeting of the City Council of the City of Signal Hill held on the 22<sup>nd</sup> day of April, 2025, and that the same was adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
DARITZA GONZALEZ  
CITY CLERK



**CITY OF SIGNAL HILL - SUMMARY OF BUDGET ADJUSTMENTS - FY 2024-25**

Budget Adjustment #	Council Date	Description		Revenues	Expenditures	Capital Outlay	Transfers In	Transfers Out	Net Change
<b>General Fund - 100</b>									
			Adopted	37,333,355.00	34,455,486.00	487,056.00	1,564,439.00	3,955,252.00	
BA 25-001	8/27/2024	Awarded EMPG Funding		40,000.00	37,800.00	2,200.00			-
BA 25-002	8/27/2024	Securing Measure W Funding for Water Improvements					89,100.00		89,100.00
BA 25-005	10/22/2024	Increase Contract for Enhanced Technology Support Services			42,240.00				(42,240.00)
BA 25-006	11/12/2024	Citywide Crossing Guard Services Agreement - 3rd Amendment			24,996.12				(24,996.12)
BA 25-007	12/10/2024	Community Engagement Vehicle Purchase for Community Outreach			32,500.00				(32,500.00)
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review		37,700.00	294,173.00	54,751.00	54,751.00		(256,473.00)
			Adjusted	37,411,055.00	34,887,195.12	544,007.00	1,708,290.00	3,955,252.00	Total (267,109.12)
<b>Capital Improvement Reserves - 113</b>									
			Adopted	-	-	-	690,252.00	2,074,210.00	
BA 25-004	9/24/2024	Enhance Funding for Signal Hill Park Playground Surface Replacement Project						25,887.50	(25,887.50)
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review						100,000.00	(100,000.00)
			Adjusted	-	-	-	690,252.00	2,200,097.50	Total (125,887.50)
<b>Police Radio/System Reserve - 118</b>									
			Adopted	-	-	-	100,000.00	-	
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review						54,751.00	(54,751.00)
			Adjusted	-	-	-	100,000.00	54,751.00	Total (54,751.00)
<b>Prop A - 202</b>									
			Adopted	344,297.00	274,745.00	-	-	-	
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review			101,692.00				(101,692.00)
			Adjusted	344,297.00	376,437.00	-	-	-	Total (101,692.00)
<b>Prop C - 203</b>									
			Adopted	280,994.00	-	-	-	235,000.00	
BA 25-013	3/11/2025	Increase Project Budget for FY 24/25 Pavement Management CIP		64,940.00				64,940.00	-
			Adjusted	345,934.00	-	-	-	299,940.00	Total -
<b>Housing Authority - 223</b>									
			Adopted	163,227.00	7,000.00	-	420,000.00	-	
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review			7,500.00				(7,500.00)
			Adjusted	163,227.00	14,500.00	-	420,000.00	-	Total (7,500.00)
<b>RMRA (SB1) - 238</b>									
			Adopted	303,116.00	-	-	-	230,000.00	
BA 25-013	3/11/2025	Increase Project Budget for FY 24/25 Pavement Management CIP		144,205.00				144,205.00	-
			Adjusted	447,321.00	-	-	-	374,205.00	Total -
<b>Measure W - 239</b>									
			Adopted	285,426.00	-	-	-	84,000.00	
BA 25-002	8/27/2024	Securing Measure W Funding for Water Improvements						310,550.00	(310,550.00)
			Adjusted	285,426.00	-	-	-	394,550.00	Total (310,550.00)
<b>Capital Grants Fund - 240</b>									
			Adopted	6,300,000.00	-	-	-	6,300,000.00	
BA 25-003	8/27/2024	Awarded USDA Grant for Street Tree Planting		1,000,000.00				1,000,000.00	-
			Adjusted	7,300,000.00	-	-	-	7,300,000.00	Total -
<b>Lighting and Landscaping - 260</b>									
			Adopted	94,796.00	100,558.00	-	-	-	
BA 25-009	12/10/2024	LLMD'S Landscape Maintenance Services Agreement - 2nd Amendment			16,027.02				(16,027.02)
			Adjusted	94,796.00	116,585.02	-	-	-	Total (16,027.02)
<b>State Police Grant Fund - OTS - 275</b>									
			Adopted	90,000.00	90,000.00	-	-	-	
BA 25-010	12/10/2024	Awarded OTS & Step Grant for Traffic Safety Enforcement		10,000.00	10,000.00				-
			Adjusted	100,000.00	100,000.00	-	-	-	Total -
<b>Capital Improvements - CIP - 400</b>									
			Adopted	-	-	12,988,254.00	12,988,254.00	-	
BA 25-002	8/27/2024	Securing Measure W Funding for Water Improvements				221,450.00	221,450.00		-
BA 25-003	8/27/2024	Awarded USDA Grant for Street Tree Planting				1,000,000.00	1,000,000.00		-
BA 25-004	9/24/2024	Enhance Funding for Signal Hill Park Playground Surface Replacement Project				25,887.50	25,887.50		-
BA 25-008	12/10/2024	Winter Storm Recovery - Panorama Promenade Slope Stabilization				-	-		-
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review				100,000.00	100,000.00		-
BA 25-013	3/11/2025	Increase Project Budget for FY 24/25 Pavement Management CIP				209,145.00	209,145.00		-
			Adjusted	-	-	14,544,736.50	14,544,736.50	-	Total -
<b>Water Operations Fund - 500</b>									
			Adopted	7,070,579.00	7,421,269.00	4,251,511.00	42,782.00	-	
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review			46,000.00				(46,000.00)
			Adjusted	7,070,579.00	7,467,269.00	4,251,511.00	42,782.00	-	Total (46,000.00)
<b>Vehicle Replacement Fund - Fleet - 601</b>									
			Adopted	820,617.00	500,177.00	716,000.00	50,000.00	-	
BA 25-007	12/10/2024	Community Engagement Vehicle Purchase for Community Outreach		32,500.00		32,500.00			-
BA 25-012	2/25/2025	FY 24-25 Mid-Year Budget Review				355,053.00			(355,053.00)
			Adjusted	853,117.00	500,177.00	1,103,553.00	50,000.00	-	Total (355,053.00)

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 surplus appropriations.



STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: MATTHEW E. RICHARDSON  
CITY ATTORNEY**

**SUBJECT: 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.

Fiscal Impact:

There is no fiscal impact associated with the recommended action provided and no additional services beyond the scope of basic services are requested by the City.

Background & Analysis:

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4/22/2025

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The County of Los Angeles has long-standing contracts with numerous cities, including Signal Hill, for the provision of public health services. The proposed contract allows the County's Public Health Officer to act as the City's Public Health Officer and for the County's Department of Public Health to act as the City's Environmental Health Department in order to monitor and enforce various public health statutes, regulations, and ordinances.

The County is requesting the City enter into a new contract in order to restate the terms of the previous contract and incorporate amendments to the Health and Safety Code and Los Angeles County Code. The proposed new contract ensures the City remains compliant with State law and maintains access to essential public health services under the authority of the County's Health Officer.

Reviewed for Fiscal Impact:

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Siamlu Cox

Attachment:

- A. Contract No. PH005662 for Public Health Services

**DEPARTMENT OF PUBLIC HEALTH  
PUBLIC HEALTH SERVICES CONTRACT**

THIS CONTRACT "Contract" is made and entered into on \_\_\_\_\_

by and between

COUNTY OF LOS ANGELES  
(hereafter "County")

and

CITY OF SIGNAL HILL  
(hereafter "City")

THIS PUBLIC HEALTH SERVICES CONTRACT ("Contract") is made by and between the County of Los Angeles, hereinafter referred to as the "County", and the City of Signal Hill hereinafter referred to as "City."

**RECITALS:**

The City desires to continue to contract with the County for the performance of public health services by the County's Department of Public Health ("Public Health"), for the County's Health Officer to act as the City's Health Officer, and for the County's Department of Public Health to serve as the City's Environmental Health Department.

The County agrees to continue performing such services on the terms and conditions set forth in this Contract.

This Contract is authorized by California Health and Safety Code Sections 101400 and 101405.

To effectuate public health services for the City, the County and its duly appointed Health Officer shall exercise the powers and duties that are conferred upon local health officers by law.

The County Health Officer shall fulfill the obligations and exercise the authority conferred by California Health and Safety Code Sections 101470 and 101475 within the territorial jurisdiction of the City in the performance of this Contract.

**THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:**

1. **TERM:** This Contract shall become effective upon date of execution, and replace all prior contracts for public health services between the City and County. This contract shall continue in full force and effect until June 30, 2029. Subject to Section 7 below, this Contract shall thereafter be automatically renewed for consecutive five (5) year terms, for an indefinite period, without further action by either City or County, unless City or County terminates the Contract in the manner set forth in Section 7.
  
2. **PUBLIC HEALTH SERVICES:** The County and the County's Health Officer shall observe and enforce within the territorial jurisdiction of the City all of the following:
  - a. Orders, quarantine, and other regulations, concerning public health, prescribed by the California Department of Public Health ("CDPH").
  - b. Statutes relating to public health.
  - c. Provisions of Los Angeles County Code, Title 11, and any amendments thereto, as adopted by City by ordinance or resolution, to the same extent as they are enforced in the unincorporated area of the County.
  
3. **DESCRIPTION OF PUBLIC HEALTH FUNCTIONS:**
  - a. The performance of all public health services, the standard of performance and other matters incidental to the performance of public health services and observation and enforcement of public health statutes, regulations, ordinances and CDPH orders and guidance shall be determined solely at the discretion of the County Health Officer and/or Director of County

Public Health. The control of County personnel under this Contract shall remain exclusively with the County.

- b. The County agrees to continue to perform for the City such public health services as are authorized or mandated by state laws or regulations related to public health, to be performed by the local health officer or local enforcement agency.
  - i. Pursuant to California Health and Safety Code section 101045, the County shall investigate health and sanitary conditions in detention facilities operated by the City, if any. County may bill and receive payment from City for inspection and reporting services in the manner provided by Paragraph 4, subsections (g) and (h) of this Contract.
  - ii. For future enactments of state law or regulation, County agrees to perform public health services that impose a specific duty or obligation on the local health officer to observe or enforce. Should future state law statutory or regulatory enactment related to public health not impose a duty or obligation on the local health officer, City may request in writing that the County perform that public health service. Should County elect to perform that discretionary public health service for City, pursuant to such City request, then County may bill and receive payment from City for inspection and reporting services in the manner provided by Section 4, subsections (g) and (h) of this Contract.
- c. The County agrees to continue to perform for the City such public health services as authorized or mandated by provisions of Title 11 of the Los Angeles County Code, and any amendments or additions thereto, that the City has adopted via ordinance or resolution.
  - i. Should the County Board of Supervisors enact future provisions to or amend existing provisions of Title 11 of the Los Angeles County Code, County will inform the City of the newly enacted provision or amendment via email to the City's Manager, and describe the

- enacted new provision or amendment and the impact to the services performed under this Contract, if any.
- ii. For future ordinances that may be enacted by the Board of Supervisors into Title 11 of the Los Angeles County Code, in order for the County to observe and enforce that enacted ordinance within the City, the City must approve the incorporation of the identical version of that new Title 11 provision into its municipal code via ordinance or by resolution of the City Council.
  - iii. Any future amendments to provisions of Title 11 of the Los Angeles County Code that exist in the City's Municipal Code at the date of the execution of this Contract, shall be incorporated by the City into its municipal code.
- d. The County shall issue public health permits and licenses to permittees located within the City and collect the fees as provided for in Los Angeles County Code, Title 8, Chapter 8.04. Such fees shall be retained by County Public Health for the benefit of County as full compensation for the services performed by the Public Health Director and County Health Officer on behalf of the City.
- i. County may, from time to time, amend or alter the public health permit or license fees charged to those individuals or entities required to obtain a public health permit or license pursuant to either state statute or Los Angeles County Code, Title 8, Chapter 8.04.
  - ii. City may not set, collect, or retain public health permit or license fees for any public health service performed by County under this Contract.
- e. For the purpose of performing said functions, County shall furnish and supply all necessary labor, supervision, equipment, and supplies necessary to provide the public health services described in this Contract and as necessary to protect the public health, safety, and welfare as determined by Public Health in its sole discretion. All persons employed in

the performance of public health services and functions under this Contract shall be County personnel.

**4. GENERAL TERMS:**

- a. To facilitate the performance of public health services, City and County will cooperate and assist each other to fulfill the purpose and intent of this Contract.
- b. Exhibit A of this Contract, which is attached hereto and incorporated herein, shall provide the language of the City's Municipal Code, as amended, that reflects the City's specific adoption of Division 1 of Title 11 of the Los Angeles County Code as of the effective date of this Contract. Exhibit A may be revised to reflect any changes to the City's Municipal Code regarding Title 11 of the Los Angeles County Code.
- c. All persons employed in the performance of such public health duties, functions and services for City shall be County employees or personnel and no City employee shall be supplanted by County, and no person employed by County under this Contract shall have any City pension, civil service, or any status or right.
- d. The City shall not be called upon to assume any liability for the direct payment of any salary, wages or other compensation to any County personnel performing services hereunder for the City, or be liable for compensation to or required to indemnify any County employee for injury or sickness arising out of his or her employment.
- e. The parties have executed an Assumption of Liability Contract approved by the Board of Supervisors on December 27, 1977, and/or a Joint Indemnity Contract approved by the Board of Supervisors on October 8, 1991. Whichever of these documents the City has signed later in time is currently in effect and hereby made a part of and incorporated into this Contract by reference. In the event that the Board of Supervisors later approves a revised Joint Indemnity Contract, and the City executes the



revised contract, the subsequent contract as of its effective date shall supersede the contract previously in effect between the parties hereto.

- f. City is not required to separately reimburse County for the performance or enforcement of any City ordinance or resolution which adopts identical provisions of Los Angeles County Code, Title 11, and its amendments.
  - g. Should City request in writing additional public health services of the County, that are not required by statute, regulation or CDPH Order, or as provided in Title 11 of the Los Angeles County Code, the County may charge the City, at rates approved by the Board of Supervisors, an hourly rate that will reimburse the County for the costs for the provision of those specific public health services.
  - h. County, through its Director of Public Health, must render to City within twenty (20) calendar days after the close of each calendar month an itemized invoice which covers all extra services performed for City if such services were requested by the City in writing, during said month, and City must pay County within thirty (30) days after date of such invoice.
  - i. If a violation of public health statutes, regulations or ordinances results in a public health hazard within the City, County will notify the City Manager in writing. If the City elects to pursue legal prosecution or abatement, City shall provide to County contact information for counsel that will represent the City or the People in any legal proceeding to abate or mitigate the public health hazard. City shall bear the full cost of such proceedings. County may bill City on an hourly basis for time spent by County employees participating in such legal proceedings.
5. **NOTICES:** Notices hereunder must be in writing and may either be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, attention to the parties at the addresses listed below. Public Health Director, or the Director's designee, is authorized to execute all notices or demands which are required or permitted by County under this Contract.

Addresses and parties to be notified may be changed by providing at least ten (10) working days prior written notice to the other party.

A. Notices to County must be addressed as follows:

- (1) Department of Public Health  
Environmental Health – Administrative Headquarters  
5050 Commerce Drive  
Baldwin Park, California 91706  
Attention: Director, Environmental Health  
E-mail: [EHAdmin@ph.lacounty.gov](mailto:EHAdmin@ph.lacounty.gov)
- (2) Department of Public Health  
Contracts and Grants Division  
5555 Ferguson Drive, 2<sup>nd</sup> Floor, Suite 210  
Commerce, CA 90022  
Attention: Division Director  
Email: [contracts-grants@ph.lacounty.gov](mailto:contracts-grants@ph.lacounty.gov)
- (3) Department of Public Health  
Office of the Director  
Attention: Director, Public Health  
313 North Figueroa Street  
Los Angeles, CA 90012  
Email: [DPHDirector@ph.lacounty.gov](mailto:DPHDirector@ph.lacounty.gov)

B. Notices to City must be addressed as follows:

- (1) City of Signal Hill  
Attention: City Manager  
2175 Cherry Avenue  
Signal Hill, CA 90755  
Email: [ctomaino@cityofsignalhill.org](mailto:ctomaino@cityofsignalhill.org)  
Phone: (562) 989-7300

6. **GOVERNING LAW, JURISDICTION, AND VENUE:** This Contract will be governed by, and will be construed in accordance with, the laws of the State of California. City agrees and consents to the exclusive jurisdiction of the courts of the State of California or the United States Courthouse, Central District, Western Division, for all purposes regarding this Contract and further agrees and consents

that venue of any action brought under this Contract shall be exclusively in the County of Los Angeles.

7. **TERMINATION FOR CONVENIENCE:** The performance of services under this Contract may be terminated, with or without cause, in whole or in part, from time to time when such action is deemed by County or City to be in their own best interest. Termination of services hereunder shall be effectuated by the delivery of an advance written Notice of Termination of the entire Contract by one party to the other at least one hundred and eighty (180) calendar days prior to July 1 of the following calendar year. The termination of services may only be effective on July 1 of the calendar year, so as to assure no lapse in public health and local health officer services to the residents of City.
  
8. **ALTERATION OF TERMS/AMENDMENTS:** The body of this Contract and any Exhibits attached hereto, and documents incorporated by reference, fully expresses all understandings of the parties concerning all matters covered and shall constitute the total Contract. No addition to, or alteration of, the terms of this Contract, whether by written or verbal understanding of the parties, their officers, employees or agents, shall be valid and effective unless made in the form of a written amendment to this Contract which is formally approved and executed by the parties in the same manner as this Contract.
  
9. **INDEPENDENT CONTRACTOR STATUS:** This Contract is by and between the County and City and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between the County and City. The employees and agents of one party shall not be, or be construed to be, the employees or agents of the other party for any purpose whatsoever.

**10. NO INTENT TO CREATE A THIRD-PARTY BENEFICIARY CONTRACT:**

Notwithstanding any other provision of this Contract, the parties do not in any way intend that any person shall acquire any rights as a third-party beneficiary under this Contract.

**11. VALIDITY:** If any provision of this Contract or the application thereof to any person or circumstance is held invalid, the remainder of this Contract and the application of such provision to other persons or circumstances shall not be affected thereby.

**12. WAIVER:** No waiver by the County of any breach of any provision of this Contract shall constitute a waiver of any other breach or of such provision. Failure of the County to enforce at any time, or from time to time, any provision of this Contract shall not be construed as a waiver thereof. The rights and remedies set forth in this paragraph shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

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IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this Contract to be subscribed by its Director of Public Health, and Contractor has caused this Contract to be subscribed in its behalf by its duly authorized officer, the month, day, and year first written above.

**CITY OF SIGNAL HILL**

**COUNTY OF LOS ANGELES**

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager

By: \_\_\_\_\_  
Barbara Ferrer, Ph.D., M.P.H., M.Ed.  
Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM  
BY THE OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM  
BY THE OFFICE OF THE COUNTY COUNSEL

MATTHEW RICHARDSON, City Attorney

DAWYN R. HARRISON, County Counsel

By: \_\_\_\_\_  
City Attorney

APPROVED AS TO CONTRACT  
ADMINISTRATION:  
Department of Public Health

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Contracts and Grants Division

ATTEST:  
DARITZA GONZALEZ, City Clerk

Date: \_\_\_\_\_

By: \_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_  
(AFFIX CORPORATE SEAL HERE)

#07642:db

**Exhibit A:**  
**CITIES - HEALTH OFFICER - ADOPTION OF COUNTY CODE**  
**SIGNAL HILL**

**ADOPTION OF OUR COUNTY CODE TITLE 8 & TITLE 11**

**8.04.010 Adopted--Modifications generally.**

For the purpose of prescribing regulations for the control of communicable diseases and of prescribing minimum standards of environmental sanitation, the city adopts by reference as an ordinance that certain code entitled and known as "The Public Health Code of the County of Los Angeles" as the same was enacted in Ordinance No. 7583 of the County of Los Angeles, on August 25, 1959, and as has been amended from time to time to its present form; provided, however, that as so adopted by the city of Signal Hill, the code is modified and amended as set forth in this chapter.

(Ord. 68-11-631 § 3 (part): prior code § 6.24.010)

**CITY MUNICIPAL CODE EXCLUSION OF SPECIFIC PUBLIC HEALTH SERVICES**

**8.04.060 Section 110 deleted.**

Section 110, which is entitled "Violation," is deleted in its entirety from the public health code adopted in Section 8.04.010.

(Ord. 68-11-631 § 3 (part): prior code § 6.24.050)



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal Hill, California 90755-3799

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: THOMAS BEKELE  
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: 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.

Fiscal Impact:

The City Council has authorized funding as part of the adopted Fiscal Year 2024-2025 Operating Budget related to the proposed contract amendments.

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4/22/2025

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Reviewed for Fiscal Impact:

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Siamlu Cox

Attachment(s):

- A. Contract Amendment Register
- B. Dudek, Second Amendment



CONTRACT AMENDMENT REGISTER

Contract No.	Dept.	Service	Vendor	RFP (Y/N) & Council Approval Date (Y/N) & Source	Cooperative Purchasing (Y/N) & Source	Current Term and Expiration Date	Current Not-to-Exceed	Amendment / Change Order No.	Additional Term and Date	Additional Comp & CPI	New Not-to-Exceed	Funding Source	Adopted Budget
<b>TERM AND COMPENSATION</b>													
<b>COMPENSATION ONLY</b>													
<b>TERM ONLY</b>													
1	Public Works	Water Master Plan and Rate Study Consulting Services	Dudek	Y 12/12/2023	N	16 Months 4/30/2025	\$336,423	2	2 Months 6/30/2025	N/A	N/A	500-40-5423	Yes
<b>CHANGE ORDERS</b>													

N/A: Not applicable

**CITY OF SIGNAL HILL**  
**SECOND AMENDMENT TO**  
**AGREEMENT FOR PROFESSIONAL CONSULTANT SERVICES**

**1. PARTIES AND DATE.**

This Second Amendment to the Agreement to the Professional Consultant Services (“Second Amendment”) is entered into on the 22<sup>nd</sup> day of April, 2025, by and between the City of Signal Hill, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 2175 Cherry Avenue Signal Hill, CA 90755 (“City”) and **Dudek**, a California Corporation, with its principal place of business at 605 Third Street, Encinitas, California 92024 (“Consultant”). City and Consultant are sometimes individually referred to herein as “Party” and collectively as “Parties.”

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for Water Master Plan and Rate Study Consulting Services dated December 12<sup>th</sup>, 2023, with an original contract expiration date of September 12<sup>th</sup>, 2024 (“Agreement”).

2.2 First Amendment. The Parties entered into the First Amendment to the Agreement dated September 10<sup>th</sup>, 2024, in order to extend the term of the Agreement to expired April 30<sup>th</sup>, 2025 (“First Amendment”).

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement to expire on June 30<sup>th</sup>, 2025 (“Second Amendment”).

**3. TERMS.**

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

“The term of this Agreement shall be from December 12<sup>th</sup>, 2023, to June 30<sup>th</sup>, 2025, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines.”

3.2 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

**CITY OF SIGNAL HILL**

**DUDEK**

By: \_\_\_\_\_  
Carlo Tomaino  
City Manager

By: \_\_\_\_\_  
Joseph Monaco, President/CEO

**ATTEST:**

By: \_\_\_\_\_  
Tina Knapp  
Assistant City Clerk

By: \_\_\_\_\_  
Helder Guimarães, CFO

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Matthew E. Richardson  
City Attorney



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

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4/22/2025

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**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 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.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL April 08, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chambers on April 8, 2025.

(1) **CALL TO ORDER – 6:01 P.M.**

(2) **ROLL CALL**

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

ABSENT: NONE

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957(B)(1) REGARDING THE APPOINTMENT OF ONE (1) PUBLIC EMPLOYEE.

TITLE: CHIEF OF POLICE

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

There was no public business from the floor.

(5) **RECESSED TO CLOSED SESSION**

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

**(6) RECONVENED REGULAR MEETING – 7:10 P.M.**

Mayor Jones and Student Mayor Kaj Burns reconvened the meeting and led the audience in the Pledge of Allegiance.

**(7) PLEDGE OF ALLEGIANCE**

**(8) CLOSED SESSION REPORT**

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

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

Signal Hill resident Cecilia Fidora addressed the City Council and provided a reminder about the Annual Spring Book Sale being held on Friday, April 11.

**(10) PRESENTATIONS**

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

Mayor Jones presented agenda item 10a.

- b. HECTOR DE LA TORRE, THE EXECUTIVE DIRECTOR OF THE GATEWAY CITIES COUNCIL OF GOVERNMENTS, WILL PRESENT THE GOLD LEVEL GATEWAY CITIES 2024 ENERGY ACTION AWARD TO THE CITY COUNCIL.

Gateway Cities Council of Governments Executive Director Hector De La Torre presented agenda item 10b.

- c. MAYOR JONES WILL PRESENT A PROCLAMATION TO STAFF AND VOLUNTEERS IN RECOGNITION OF NATIONAL VOLUNTEER MONTH, APRIL 2025.

Mayor Jones presented agenda item 10c.

- d. CITY LIBRARIAN CHARLES HUGHES WILL PROVIDE A PRESENTATION HIGHLIGHTING UPCOMING PROGRAMS AND ACTIVITIES THAT CELEBRATE ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH.

City Librarian Charles Hughes presented agenda item 10d.

- e. MAYOR JONES WILL PRESENT A PROCLAMATION TO THE POLICE DEPARTMENT DISPATCHERS/JAILERS IN RECOGNITION OF NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK, APRIL 14-20, 2025.

Mayor Jones presented agenda item 10e.

- f. MAYOR JONES WILL PRESENT A PROCLAMATION TO LIBRARY STAFF IN RECOGNITION OF NATIONAL LIBRARY WEEK, APRIL 6-12, 2025.

Mayor Jones presented agenda item 10f.

**(11) CITY MANAGER REPORTS**

- a. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTATION TO ENTER INTO AN AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO ACCEPT AND EXPEND FUNDING FOR THE RESERVOIR PARK STORMWATER CAPTURE PROJECT TRANSFERRED FROM THE REGIONAL SAFE CLEAN WATER PROGRAM

The City Council received a presentation on this item and it was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to adopt Resolution No. 2025-04-6871 authorizing the City Manager to execute all documents necessary to enter into an agreement with the Los Angeles County Flood Control District and to accept and expend funding for the Reservoir Park Stormwater Capture project.

Resolution No. 2025-04-6871, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO ENTER INTO AN AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND TO ACCEPT AND EXPEND FUNDING FOR THE RESERVOIR PARK STORMWATER CAPTURE PROJECT FROM THE SAFE CLEAN PROGRAM'S REGIONAL PROGRAM TRANSFER AGREEMENT NO. 2024RPLSGR03

The following vote resulted:

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

NOES:           NONE

ABSENT:        NONE

ABSTAIN:       NONE

**(12) CONSENT CALENDAR**

- b. APPROVAL OF MEETING MINUTES
- c. WARRANT REGISTER DATED APRIL 8, 2025

Item 12a was removed from the Consent Calendar as the event was modified, which resulted in the fee waiver request being no longer needed.

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

The following vote resulted:

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

NOES:           NONE

ABSENT:        NONE

ABSTAIN:       NONE

- a.    FEE WAIVER REQUEST FROM THE SPRINGS OF HOPE GRIEF CARE CENTER FOR A PRIVATE MEMORIAL EVENT

Item 12a was removed from the Consent Calendar as the event was modified, which resulted in the fee waiver request being no longer needed; therefore, no action was taken on this item.

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

Council Member Honeycutt thanked staff for the work being done on the Opportunity Study Areas efforts. Mayor Jones provided a number of reminders about upcoming events and encouraged all to go to social media for new content.

**(14) ADJOURNMENT**

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER WOODS to adjourn tonight's meeting to the next regular meeting of the City Council on April 22, 2025 at 7:00 p.m.



MAYOR JONES adjourned the meeting at 7:59 p.m.

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KEIR JONES  
MAYOR

Attest:

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DARITZA GONZALEZ  
CITY CLERK



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: DAVID HOPPER  
CITY TREASURER**

**SIAMLU COX  
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

**SUBJECT: 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.

Fiscal Impact:

Funds are budgeted and available for payment.

Analysis:

**Warrant Register for Council Meeting 04/22/2025**

<b>Payment Type</b>	<b>Payment Date</b>	<b>Payment Numbers</b>	<b>Total</b>
Regular Check	4/22/2025	119881 THRU 119946	\$ 196,881.71
EFT*	4/23/2025	104482 THRU 104511	\$ 261,493.99
Manual DFT*	4/15/2025	DFT0014198	\$ 16,338.09
Manual DFT*	3/18/25 - 4/8/25	DFT0014264 - DFT0014269	\$ 3,673.51
Payroll**	4/11/2025	VARIOUS	\$ 323,889.12
Payroll Vendor Payments	4/2/2025	VARIOUS	\$ 15,780.24
Payroll Vendor Payments	4/10/2025	VARIOUS	\$ 169,425.32
Payroll Vendor Payments	4/11/2025	VARIOUS	\$ 89,585.87
<b>Total</b>			<b>\$ 1,077,067.85</b>

\* EFT/DFT - Electronic/Draft Funds Transfer

\*\* Represents the total net payroll direct deposit on pay date

All warrants are submitted 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 4/22/2025 - 4/22/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 9541 - 1ST JON INC</b>							
119881	04/22/2025	128133	01/28/2025	CALIFORNIA AVE IMPROVEMENT: FENCE INSTALLATION	400-40-5894	Street Capital Improvements	469.22
119881	04/22/2025	129032	02/25/2025	CALIFORNIA AVE IMPROVEMENT: FENCE INSTALLATION	400-40-5894	Street Capital Improvements	469.22
<b>Vendor 9541 - 1ST JON INC Total:</b>							<b>938.44</b>
<b>Vendor: 0007 - ABC PRESS</b>							
119882	04/22/2025	250109	03/19/2025	PRINTING SRVCS: ENVELOPES PUBLIC WORKS	100-51-5710	Office Supplies	255.78
<b>Vendor 0007 - ABC PRESS Total:</b>							<b>255.78</b>
<b>Vendor: 9781 - ALBINA YALKAPOVA</b>							
119883	04/22/2025	02252025	02/25/2025	DEPOSIT REFUND PERMIT 2633	100-23550	Deposits-Community Services	60.00
<b>Vendor 9781 - ALBINA YALKAPOVA Total:</b>							<b>60.00</b>
<b>Vendor: 9777 - AMERICAN UNIVERSITY OF HEALTH SCIENCES- ALMA PINEDA</b>							
119884	04/22/2025	01152025	01/15/2025	DEPOSIT REFUND PERMIT 2623	100-23550	Deposits-Community Services	288.00
<b>Vendor 9777 - AMERICAN UNIVERSITY OF HEALTH SCIENCES- ALMA PINEDA Total:</b>							<b>288.00</b>
<b>Vendor: 9783 - BAY SHAHRYAR</b>							
119885	04/22/2025	03062025	03/06/2025	DEPOSIT REFUND PERMIT 2639	100-23550	Deposits-Community Services	58.00
<b>Vendor 9783 - BAY SHAHRYAR Total:</b>							<b>58.00</b>
<b>Vendor: 5579 - BIG STUDIO INC</b>							
119886	04/22/2025	65977	03/19/2025	PRINTING SVCS: YOUTH IN GOV STICKERS	100-82-5723	Event/Program Costs	205.45
<b>Vendor 5579 - BIG STUDIO INC Total:</b>							<b>205.45</b>
<b>Vendor: 0471 - CALIF DEPT JUSTICE</b>							
119887	04/22/2025	801335	03/05/2025	FINGERPRINT APPS FEB 2025	100-46-5400	Contract Services - General	518.00
<b>Vendor 0471 - CALIF DEPT JUSTICE Total:</b>							<b>518.00</b>
<b>Vendor: 9339 - CAPTURE TECHNOLOGIES INC</b>							
119888	04/22/2025	3809	03/05/2025	SOFTWARE RENEWAL: 05/01/2025-04/30/2026	100-75-5570	Software Licensing & Support	4,155.43
<b>Vendor 9339 - CAPTURE TECHNOLOGIES INC Total:</b>							<b>4,155.43</b>

Warrant Register							Payment Dates: 4/22/2025 - 4/22/2025
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 8635 - CATALYST ENVIRONMENTAL SOLUTIONS CORPORATION</b>							
119889	04/22/2025	CSH-34	03/04/2025	PROFESSIONAL SVCS: CEQA CONSULTING	100-23530	Deposits-Community Develo...	50.80
119889	04/22/2025	CSH-34	03/04/2025	PROFESSIONAL SVCS: CEQA CONSULTING	100-23530	Deposits-Community Develo...	254.00
119889	04/22/2025	CSH-34	03/04/2025	PROFESSIONAL SVCS: CEQA CONSULTING	100-34-4600	Administrative Fee (CD)	-50.80
119889	04/22/2025	CSH-607	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	28,443.50
119889	04/22/2025	CSH-607	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	5,688.70
119889	04/22/2025	CSH-607	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-5,688.70
<b>Vendor 8635 - CATALYST ENVIRONMENTAL SOLUTIONS CORPORATION Total:</b>							<b>28,697.50</b>
<b>Vendor: 9779 - CHARLES HUGHES</b>							
119890	04/22/2025	02272025	02/27/2025	DEPOSIT REFUND PERMIT 2635	100-23550	Deposits-Community Services	60.00
<b>Vendor 9779 - CHARLES HUGHES Total:</b>							<b>60.00</b>
<b>Vendor: 6820 - CHEMSCAN INC</b>							
119891	04/22/2025	17440	03/28/2025	UV ANALYZER MAINT & SERVICES	500-40-5560	Repair & Maintenance Servic...	8,748.32
<b>Vendor 6820 - CHEMSCAN INC Total:</b>							<b>8,748.32</b>
<b>Vendor: 5431 - CINTAS CORPORATION</b>							
119892	04/22/2025	4224465795	03/18/2025	UNIFORMS	100-92-5730	Uniforms	36.40
119892	04/22/2025	4224465795	03/18/2025	UNIFORMS	100-94-5730	Uniforms	13.86
119892	04/22/2025	4224465795	03/18/2025	UNIFORMS	100-95-5730	Uniforms	132.89
119892	04/22/2025	4224465795	03/18/2025	UNIFORMS	500-40-5730	Uniforms	22.60
119892	04/22/2025	4224465795	03/18/2025	UNIFORMS	601-40-5730	Uniforms	7.70
<b>Vendor 5431 - CINTAS CORPORATION Total:</b>							<b>213.45</b>
<b>Vendor: 0377 - CITY OF LONG BEACH</b>							
119893	04/22/2025	41412	03/20/2025	JOINT TRAFFIC SIGNAL MAINT: OCT - DEC 2024	100-95-5400	Contract Services - General	9,531.41
<b>Vendor 0377 - CITY OF LONG BEACH Total:</b>							<b>9,531.41</b>
<b>Vendor: 9059 - CLEARSOURCE FINANCIAL CONSULTING</b>							
119894	04/22/2025	UFC0325-470	02/28/2025	CONSULTING SVCS: PREPARATION OF USER FEE SCHEDULE	100-51-5400	Contract Services - General	8,305.00
<b>Vendor 9059 - CLEARSOURCE FINANCIAL CONSULTING Total:</b>							<b>8,305.00</b>

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 9789 - CULTURAL HERITAGE FOUNDATION OF SOUTHERN CALIFORNIA</b>							
119895	04/22/2025	03292025	03/29/2025	SENIOR EXCURSION	100-82-5723	Event/Program Costs	75.00
<b>Vendor 9789 - CULTURAL HERITAGE FOUNDATION OF SOUTHERN CALIFORNIA Total:</b>							<b>75.00</b>
<b>Vendor: 8927 - Debtbook</b>							
119896	04/22/2025	DB2004519	02/22/2025	SUBSCRIPTION MANAGEMENT SVCS ANNUAL RENEWAL	100-53-5450	Contract Professional Labor	14,400.00
<b>Vendor 8927 - Debtbook Total:</b>							<b>14,400.00</b>
<b>Vendor: 5302 - DISCOVERY CUBE ORANGE COUNTY</b>							
119897	04/22/2025	1065946	03/19/2025	SUMMER YOUTH EXCURSION: 7/17/25	100-16000	Inventory & Prepayments	1,019.00
<b>Vendor 5302 - DISCOVERY CUBE ORANGE COUNTY Total:</b>							<b>1,019.00</b>
<b>Vendor: 9776 - DORA LAMPLEY</b>							
119898	04/22/2025	02102025	02/10/2025	CANCELLED SENIOR EXCURSION LACMA	100-34-4804	Community Services: Excursi...	20.00
<b>Vendor 9776 - DORA LAMPLEY Total:</b>							<b>20.00</b>
<b>Vendor: 1121 - EWING IRRIGATION PRODUCTS INC.</b>							
119899	04/22/2025	23187293	08/20/2024	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	73.31
<b>Vendor 1121 - EWING IRRIGATION PRODUCTS INC. Total:</b>							<b>73.31</b>
<b>Vendor: 8894 - FULL SPECTRUM EDUCATIONAL SERVICES</b>							
119900	04/22/2025	341621	04/01/2025	LIBRARY PROGRAM: YOUTH	100-81-5723	Event/Program Costs	450.00
<b>Vendor 8894 - FULL SPECTRUM EDUCATIONAL SERVICES Total:</b>							<b>450.00</b>
<b>Vendor: 9756 - GODFREY NZEOGU</b>							
119901	04/22/2025	6180-01	02/25/2025	DEVELOPER DEPOSIT REFUND 6180	100-23530	Deposits-Community Develo...	54.88
<b>Vendor 9756 - GODFREY NZEOGU Total:</b>							<b>54.88</b>
<b>Vendor: 9604 - GOMEZ GROWERS INC</b>							
119902	04/22/2025	20250307-1	03/07/2025	PUBIC WORKS SUPPLIES	100-94-5740	General Supplies	512.66
<b>Vendor 9604 - GOMEZ GROWERS INC Total:</b>							<b>512.66</b>
<b>Vendor: 8907 - HARRY &amp; SALLY INC</b>							
119903	04/22/2025	3769	03/04/2025	LIVESCAN FINGERPRINTS FEB 2025	100-46-5400	Contract Services - General	242.00
119903	04/22/2025	9107	04/04/2025	LIVESCAN FINGERPRINT MAR 2025	100-46-5400	Contract Services - General	110.00
<b>Vendor 8907 - HARRY &amp; SALLY INC Total:</b>							<b>352.00</b>
<b>Vendor: 5649 - HINDERLITER, de LLAMAS &amp; ASSOCIATES</b>							
119904	04/22/2025	SIN047966	03/31/2025	SALES TAX ANALYTICS JAN- MAR 2025	100-53-5420	Professional Services	760.86
119904	04/22/2025	SIN047966	03/31/2025	SALES TAX ANALYTICS JAN- MAR 2025	100-53-5420	Professional Services	1,200.00

Warrant Register							Payment Dates: 4/22/2025 - 4/22/2025
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
119904	04/22/2025	SIN048193	03/31/2025	SALES TAX ANALYTICS JAN-MAR 2025	100-53-5420	Professional Services	600.00
<b>Vendor 5649 - HINDERLITER, de LLAMAS &amp; ASSOCIATES Total:</b>							<b>2,560.86</b>
<b>Vendor: 8862 - IRVINE RANCH OUTDOOR EDUCATION CENTER</b>							
119905	04/22/2025	50175-1	03/31/2025	SUMMER YOUTH EXCURSION: 8/12/25	100-16000	Inventory & Prepayments	3,542.00
<b>Vendor 8862 - IRVINE RANCH OUTDOOR EDUCATION CENTER Total:</b>							<b>3,542.00</b>
<b>Vendor: 9134 - JJ PROPERTY MAINTENANCE NETWORK INC</b>							
119906	04/22/2025	122857	03/03/2025	JANITORIAL SVCS: CITY HALL FEB 2025	100-92-5521	Cleaning Services	11,594.46
<b>Vendor 9134 - JJ PROPERTY MAINTENANCE NETWORK INC Total:</b>							<b>11,594.46</b>
<b>Vendor: 9410 - JOSE DE JESUS AYON</b>							
119907	04/22/2025	00030460	02/03/2025	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	82.69
<b>Vendor 9410 - JOSE DE JESUS AYON Total:</b>							<b>82.69</b>
<b>Vendor: 5353 - KENNEDY EQUIPMENT</b>							
119908	04/22/2025	02202025	02/20/2025	BANK FEE REIMBURSEMENT	100-51-5435	Banking Services	30.00
<b>Vendor 5353 - KENNEDY EQUIPMENT Total:</b>							<b>30.00</b>
<b>Vendor: 8790 - L.N. CURTIS AND SONS</b>							
119909	04/22/2025	INV929716	03/24/2025	UNIFORMS	100-72-5730	Uniforms	111.83
119909	04/22/2025	INV930761	03/26/2025	UNIFORMS	100-72-5730	Uniforms	517.41
119909	04/22/2025	INV931391	03/27/2025	UNIFORMS	100-76-5730	Uniforms	36.47
<b>Vendor 8790 - L.N. CURTIS AND SONS Total:</b>							<b>665.71</b>
<b>Vendor: 0655 - LA COUNTY SHERIFF'S DEPARTMENT</b>							
119910	04/22/2025	252284BL	03/14/2025	INMATE MEALS SVCS: FEB 2025	100-75-5721	Special Department Supplies	73.72
<b>Vendor 0655 - LA COUNTY SHERIFF'S DEPARTMENT Total:</b>							<b>73.72</b>
<b>Vendor: 4140 - LA SUPERIOR COURT</b>							
119911	04/22/2025	03112025	03/11/2025	COUNTY SURCHARGE: FEB 2025	100-35-4723	Parking Citations - Police	2,946.70
<b>Vendor 4140 - LA SUPERIOR COURT Total:</b>							<b>2,946.70</b>
<b>Vendor: 5172 - LEXIS NEXIS RISK SOLUTIONS</b>							
119912	04/22/2025	6672233-20240731	07/31/2024	ANNUAL CONTRACT BALANCE	100-74-5400	Contract Services - General	277.20
<b>Vendor 5172 - LEXIS NEXIS RISK SOLUTIONS Total:</b>							<b>277.20</b>
<b>Vendor: 0496 - LINDE GAS &amp; EQUIPMENT INC</b>							
119913	04/22/2025	48716047	03/22/2025	WATER DEPT RENTAL: 02/20 - 03/20/25	500-40-5552	Rental/Lease of Equipment	154.76
<b>Vendor 0496 - LINDE GAS &amp; EQUIPMENT INC Total:</b>							<b>154.76</b>
<b>Vendor: 6718 - LONG BEACH COMPRESSOR INC</b>							
119914	04/22/2025	13848	03/25/2025	EQUIPMENT REPAIR	500-40-5560	Repair & Maintenance Servic...	694.74
<b>Vendor 6718 - LONG BEACH COMPRESSOR INC Total:</b>							<b>694.74</b>

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 3583 - LONG BEACH POLICE DEPARTMENT</b>							
119915	04/22/2025	SHPD-2505	03/26/2025	BOOKING COSTS: FEB 2025	100-72-5400	Contract Services - General	1,750.00
<b>Vendor 3583 - LONG BEACH POLICE DEPARTMENT Total:</b>							<b>1,750.00</b>
<b>Vendor: 1545 - LOOMIS</b>							
119916	04/22/2025	13693397	03/31/2025	ARMORED CAR SVCS: APR 2025	100-51-5435	Banking Services	215.20
119916	04/22/2025	13693397	03/31/2025	ARMORED CAR SVCS: APR 2025	500-45-5420	Professional Services	215.19
<b>Vendor 1545 - LOOMIS Total:</b>							<b>430.39</b>
<b>Vendor: 9780 - MHARLJOY MACIAS</b>							
119917	04/22/2025	02102025	02/10/2025	DEPOSIT REFUND PERMIT 2629	100-23550	Deposits-Community Services	60.00
<b>Vendor 9780 - MHARLJOY MACIAS Total:</b>							<b>60.00</b>
<b>Vendor: 9659 - MONUMENT ROW</b>							
119918	04/22/2025	3157	02/28/2025	PROJECT PLANNING: CHERRY AVENUE - FEB 2025	100-47-5400	Contract Services - General	3,000.00
<b>Vendor 9659 - MONUMENT ROW Total:</b>							<b>3,000.00</b>
<b>Vendor: 8893 - MUCHOS PRINTS</b>							
119919	04/22/2025	248	03/14/2025	YOUTH PROGRAM SUPPLIES	100-83-5723	Event/Program Costs	272.25
<b>Vendor 8893 - MUCHOS PRINTS Total:</b>							<b>272.25</b>
<b>Vendor: 9183 - NATIONAL TRAINING CONCEPTS, INC</b>							
119920	04/22/2025	25-039	03/31/2025	TRAINING	100-72-5320	Travel & Training	548.00
119920	04/22/2025	25-043	04/01/2025	TRAINING	100-72-5320	Travel & Training	315.00
<b>Vendor 9183 - NATIONAL TRAINING CONCEPTS, INC Total:</b>							<b>863.00</b>
<b>Vendor: 5433 - NICKEL NICKEL 5 CENTS GAMES</b>							
119921	04/22/2025	08072025	04/04/2025	SUMMER YOUTH EXCURSION: 8/7/25	100-16000	Inventory & Prepayments	770.00
<b>Vendor 5433 - NICKEL NICKEL 5 CENTS GAMES Total:</b>							<b>770.00</b>
<b>Vendor: 9408 - PATRICIA AHUMADA</b>							
119922	04/22/2025	03202025	03/20/2025	TRAVEL REIMBURSEMENT	100-46-5320	Travel & Training	171.52
119922	04/22/2025	03202025A	03/20/2025	TRAVEL REIMBURSEMENT	100-46-5320	Travel & Training	152.60
<b>Vendor 9408 - PATRICIA AHUMADA Total:</b>							<b>324.12</b>
<b>Vendor: 4093 - PHOENIX GROUP INFORMATION SYSTEM</b>							
119923	04/22/2025	0120251082	02/09/2025	PHOENIX INFORMATION SYSTEMS: JAN 2025	100-62-5400	Contract Services - General	766.84
119923	04/22/2025	022025082	03/14/2025	CITATION PROCESSING: FEB 2025	100-76-5420	Professional Services	4,781.52
119923	04/22/2025	0220251082	03/14/2025	PHOENIX INFORMATION SYSTEMS: FEB 2025	100-62-5400	Contract Services - General	1,303.38
<b>Vendor 4093 - PHOENIX GROUP INFORMATION SYSTEM Total:</b>							<b>6,851.74</b>



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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 9778 - PORSCHE COOKSIE</b>							
119924	04/22/2025	12232024	12/23/2024	DEPOSIT REFUND PERMIT 2618	100-23550	Deposits-Community Services	60.00
<b>Vendor 9778 - PORSCHE COOKSIE Total:</b>							<b>60.00</b>
<b>Vendor: 0107 - PROFORCE LAW ENFORCEMENT</b>							
119925	04/22/2025	564078	12/16/2024	NEW HOLSTERS	100-72-5721	Special Department Supplies	3,843.11
119925	04/22/2025	567489	02/07/2025	NEW HOLSTERS	100-72-5721	Special Department Supplies	530.30
<b>Vendor 0107 - PROFORCE LAW ENFORCEMENT Total:</b>							<b>4,373.41</b>
<b>Vendor: 1841 - PROJECT PARTNERS INC</b>							
119926	04/22/2025	12498	03/07/2025	WATER QUALITY COORDINATOR SERVICES	500-40-5423	Engineering Services	4,070.00
<b>Vendor 1841 - PROJECT PARTNERS INC Total:</b>							<b>4,070.00</b>
<b>Vendor: 1866 - RCS INVESTIGATIONS &amp; CONSULTING LLC</b>							
119927	04/22/2025	7032	07/18/2024	INVESTIGATIVE SVCS	100-74-5400	Contract Services - General	11,147.74
119927	04/22/2025	7061	10/03/2024	INVESTIGATIVE SVCS	100-74-5400	Contract Services - General	4,650.00
119927	04/22/2025	7085	12/10/2024	INVESTIGATIVE SVCS	100-74-5400	Contract Services - General	3,700.00
119927	04/22/2025	7131	04/03/2025	INVESTIGATIVE SVCS	100-74-5400	Contract Services - General	6,565.00
<b>Vendor 1866 - RCS INVESTIGATIONS &amp; CONSULTING LLC Total:</b>							<b>26,062.74</b>
<b>Vendor: 9782 - ROCIO PINTO</b>							
119928	04/22/2025	03062025	03/06/2025	DEPOSIT REFUND PERMIT 2637	100-23550	Deposits-Community Services	60.00
<b>Vendor 9782 - ROCIO PINTO Total:</b>							<b>60.00</b>
<b>Vendor: 3019 - RPW SERVICES</b>							
119929	04/22/2025	43902	03/25/2025	RODENT CONTROL: 1925 E 21 ST - MAR 2025	100-94-5400	Contract Services - General	230.00
<b>Vendor 3019 - RPW SERVICES Total:</b>							<b>230.00</b>
<b>Vendor: 1582 - SAF T FLO WATER SERVICES</b>							
119930	04/22/2025	104863	03/18/2025	WATER DEPT SUPPLIES	500-40-5560	Repair & Maintenance Servic...	1,452.30
<b>Vendor 1582 - SAF T FLO WATER SERVICES Total:</b>							<b>1,452.30</b>
<b>Vendor: 1380 - SECURITAS TECHNOLOGY CORPORATION</b>							
119931	04/22/2025	6004903214	03/02/2025	MAINTENANCE/MONITORING : SERVICE REQUEST CALL	100-92-5400	Contract Services - General	208.38
<b>Vendor 1380 - SECURITAS TECHNOLOGY CORPORATION Total:</b>							<b>208.38</b>
<b>Vendor: 9793 - SERAFIA J KOHN</b>							
119932	04/22/2025	03292025	03/13/2025	LIBRARY PROGRAM: SPRING MINI CONCERT	100-81-5723	Event/Program Costs	115.44
<b>Vendor 9793 - SERAFIA J KOHN Total:</b>							<b>115.44</b>
<b>Vendor: 9591 - SIAMLU COX</b>							
119933	04/22/2025	04042025	04/14/2025	REIMBURSEMENT: 2025 CSMFO Conference	100-53-5320	Travel & Training	1,214.66
<b>Vendor 9591 - SIAMLU COX Total:</b>							<b>1,214.66</b>

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Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 5557 - SIERRA ANALYTICAL LABS INC</b>							
119934	04/22/2025	5C12018-	03/12/2025	WATER ANALYSIS	500-40-5400	Contract Services - General	587.50
119934	04/22/2025	5C12019-	03/12/2025	WATER ANALYSIS	500-40-5400	Contract Services - General	1,337.50
<b>Vendor 5557 - SIERRA ANALYTICAL LABS INC Total:</b>							<b>1,925.00</b>
<b>Vendor: 8578 - SOUTHERN CALIFORNIA PERMANENTE MEDICAL GROUP</b>							
119935	04/22/2025	1001790031	03/12/2025	OCCUPATIONAL HEALTH & SAFETY SVCS: JAN - MAR 2025	100-46-5425	Medical Services	1,112.00
<b>Vendor 8578 - SOUTHERN CALIFORNIA PERMANENTE MEDICAL GROUP Total:</b>							<b>1,112.00</b>
<b>Vendor: 0469 - ST MARY MEDICAL CENTER</b>							
119936	04/22/2025	11152024	11/15/2024	INMATE MEDICAL SVCS: 11/15/2024	100-75-5400	Contract Services - General	534.00
119936	04/22/2025	12072024	12/07/2024	INMATE MEDICAL SVCS: 12/07/2024	100-75-5400	Contract Services - General	534.00
<b>Vendor 0469 - ST MARY MEDICAL CENTER Total:</b>							<b>1,068.00</b>
<b>Vendor: 3130 - STEAMX LLC</b>							
119937	04/22/2025	71673	03/24/2025	PUBLIC WORKS SUPPLIES	100-94-5740	General Supplies	14.17
<b>Vendor 3130 - STEAMX LLC Total:</b>							<b>14.17</b>
<b>Vendor: 6207 - STEPHANIE'S LINENS AND MORE, LLC</b>							
119938	04/22/2025	230325413	03/25/2025	CATERING SVCS: YOUTH IN GOV DAY	100-82-5723	Event/Program Costs	680.00
<b>Vendor 6207 - STEPHANIE'S LINENS AND MORE, LLC Total:</b>							<b>680.00</b>
<b>Vendor: 5621 - TYLER TECHNOLOGIES</b>							
119939	04/22/2025	025-501893a	04/01/2025	SOFTWARE SYSTEMS FOR FINANCIALS/UTILITIES, ETC	100-52-5570	Software Licensing & Support	14,432.24
119939	04/22/2025	025-501893a	04/01/2025	SOFTWARE SYSTEMS FOR FINANCIALS/UTILITIES, ETC	500-45-5570	Software Licensing & Support	1,000.00
119939	04/22/2025	025-503819	03/31/2025	INSITE TRANSACTION FEES UTILITY BILLING	500-45-5570	Software Licensing & Support	5,556.80
<b>Vendor 5621 - TYLER TECHNOLOGIES Total:</b>							<b>20,989.04</b>
<b>Vendor: 0497 - UNDERGROUND SERVICE ALERT</b>							
119940	04/22/2025	24-253346	04/01/2025	CA STATE REGULATORY COSTS: APR 2025	500-40-5400	Contract Services - General	59.70
119940	04/22/2025	320250691	04/01/2025	MONTHLY DATABASE MAINT: APR 2025	500-40-5400	Contract Services - General	132.10
<b>Vendor 0497 - UNDERGROUND SERVICE ALERT Total:</b>							<b>191.80</b>
<b>Vendor: 4842 - USA BLUEBOOK</b>							
119941	04/22/2025	INV00655167	03/18/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	1,092.58
119941	04/22/2025	INV00655246	03/18/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	2,920.39
119941	04/22/2025	INV00661389	03/25/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	783.85
119941	04/22/2025	INV00663324	03/26/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	488.59
119941	04/22/2025	INV00667314	03/31/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	221.84

<b>Warrant Register</b>							<b>Payment Dates: 4/22/2025 - 4/22/2025</b>
<b>Payment Number</b>	<b>Payment Date</b>	<b>Payable Number</b>	<b>Payable Date</b>	<b>Description (Payable)</b>	<b>Account Number</b>	<b>Account Name</b>	<b>Amount</b>
119941	04/22/2025	INV00667357	03/31/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	134.38
<b>Vendor 4842 - USA BLUEBOOK Total:</b>							<b>5,641.63</b>
<b>Vendor: 9769 - VERSARE SOLUTIONS, LLC</b>							
119942	04/22/2025	31134	03/11/2025	YOUTH CENTER ROOM DIVIDER	100-83-5740	General Supplies	2,964.66
<b>Vendor 9769 - VERSARE SOLUTIONS, LLC Total:</b>							<b>2,964.66</b>
<b>Vendor: 5284 - VISION COMMUNICATIONS</b>							
119943	04/22/2025	0765377-IN	02/27/2025	RADIO SUPPLY	100-83-5620	Communications	2,368.51
<b>Vendor 5284 - VISION COMMUNICATIONS Total:</b>							<b>2,368.51</b>
<b>Vendor: 5161 - WECK LABORATORIES</b>							
119944	04/22/2025	W5B0121	02/05/2025	WATER ANALYSIS	500-40-5400	Contract Services - General	170.00
<b>Vendor 5161 - WECK LABORATORIES Total:</b>							<b>170.00</b>
<b>Vendor: 0066 - WILLDAN ENGINEERING</b>							
119945	04/22/2025	00629758	03/24/2025	ENGINEERING SVCS: STREET SIGN DESIGN	400-40-5894	Street Capital Improvements	974.00
<b>Vendor 0066 - WILLDAN ENGINEERING Total:</b>							<b>974.00</b>
<b>Vendor: 9762 - Z&amp;K CONSULTANTS, INC</b>							
119946	04/22/2025	2880	02/07/2025	ON-CALL SVCS: CONSTRUCTABILITY REVIEW	400-40-5896	Facilities Capital Improvement	5,000.00
<b>Vendor 9762 - Z&amp;K CONSULTANTS, INC Total:</b>							<b>5,000.00</b>
<b>Grand Total:</b>							<b>196,881.71</b>

## Report Summary

### Fund Summary

Fund	Payment Amount
100 - General Fund	160,118.43
400 - Capital Improvement	6,912.44
500 - Water Operations Fund	29,843.14
601 - Vehicle and Equipment	7.70
<b>Grand Total:</b>	<b>196,881.71</b>

### Account Summary

Account Number	Account Name	Payment Amount
100-16000	Inventory & Prepayments	5,331.00
100-23530	Deposits-Community De...	34,491.88
100-23550	Deposits-Community Ser...	646.00
100-34-4600	Administrative Fee (CD)	-5,739.50
100-34-4804	Community Services: Ex...	20.00
100-35-4723	Parking Citations - Police	2,946.70
100-46-5320	Travel & Training	324.12
100-46-5400	Contract Services - Gene...	870.00
100-46-5425	Medical Services	1,112.00
100-47-5400	Contract Services - Gene...	3,000.00
100-51-5400	Contract Services - Gene...	8,305.00
100-51-5435	Banking Services	245.20
100-51-5710	Office Supplies	255.78
100-52-5570	Software Licensing & Su...	14,432.24
100-53-5320	Travel & Training	1,214.66
100-53-5420	Professional Services	2,560.86
100-53-5450	Contract Professional La...	14,400.00
100-62-5400	Contract Services - Gene...	2,070.22
100-72-5320	Travel & Training	863.00
100-72-5400	Contract Services - Gene...	1,750.00
100-72-5721	Special Department Supp..	4,373.41
100-72-5730	Uniforms	629.24
100-74-5400	Contract Services - Gene...	26,339.94
100-75-5400	Contract Services - Gene...	1,068.00
100-75-5570	Software Licensing & Su...	4,155.43
100-75-5721	Special Department Supp..	73.72
100-76-5420	Professional Services	4,781.52
100-76-5730	Uniforms	36.47
100-81-5723	Event/Program Costs	565.44
100-82-5723	Event/Program Costs	960.45
100-83-5620	Communications	2,368.51
100-83-5723	Event/Program Costs	272.25

**Account Summary**

Account Number	Account Name	Payment Amount
100-83-5740	General Supplies	2,964.66
100-92-5400	Contract Services - Gene...	208.38
100-92-5521	Cleaning Services	11,594.46
100-92-5730	Uniforms	36.40
100-94-5400	Contract Services - Gene...	230.00
100-94-5730	Uniforms	13.86
100-94-5740	General Supplies	682.83
100-95-5400	Contract Services - Gene...	9,531.41
100-95-5730	Uniforms	132.89
400-40-5894	Street Capital Improvem...	1,912.44
400-40-5896	Facilities Capital Improv...	5,000.00
500-40-5400	Contract Services - Gene...	2,286.80
500-40-5423	Engineering Services	4,070.00
500-40-5552	Rental/Lease of Equipm...	154.76
500-40-5560	Repair & Maintenance S...	10,895.36
500-40-5730	Uniforms	22.60
500-40-5740	General Supplies	5,641.63
500-45-5420	Professional Services	215.19
500-45-5570	Software Licensing & Su...	6,556.80
601-40-5730	Uniforms	7.70
<b>Grand Total:</b>		<b>196,881.71</b>

**Project Account Summary**

Project Account Key	Payment Amount
**None**	155,130.14
6022	304.80
6180	54.88
6205	34,132.20
806	272.25
812	75.00
90.19004.CIPR.113	5,000.00
90.25004.TIF.233	974.00
90.25010.CIPR.113	938.44
<b>Grand Total:</b>	<b>196,881.71</b>

## Authorization Signatures

### STAFF REPORT

Verify accuracy of the Warrant Register.

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Dated

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Finance Director

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City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 4/23/2025 - 4/23/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 4695 - ADMINISTRATIVE SERVICE CO-OP</b>							
104482	04/23/2025	241217	12/31/2024	DIAL-A-TAXI SVCS: DEC 2024	202-40-5674	Dial-A-Taxi	1,018.77
104482	04/23/2025	250116	01/31/2025	DIAL-A-TAXI SVCS: JAN 2025	202-40-5674	Dial-A-Taxi	930.84
104482	04/23/2025	250217	02/28/2025	DIAL-A-TAXI SVCS: FEB 2025	202-40-5674	Dial-A-Taxi	1,031.06
<b>Vendor 4695 - ADMINISTRATIVE SERVICE CO-OP Total:</b>							<b>2,980.67</b>
<b>Vendor: 1351 - AIRGAS SPECIALTY PRODUCTS</b>							
104483	04/23/2025	9159394635	03/20/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	1,082.67
104483	04/23/2025	9159394640	03/20/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	1,045.00
<b>Vendor 1351 - AIRGAS SPECIALTY PRODUCTS Total:</b>							<b>2,127.67</b>
<b>Vendor: 5568 - AKM CONSULTING ENGINEERS INC.</b>							
104484	04/23/2025	0013007	09/02/2024	ON-CALL SVCS: TEMPLE RESERVOIR - 7/29 - 8/30/24	500-40-5423	Engineering Services	1,807.00
104484	04/23/2025	0013098	11/11/2024	ON-CALL - TEMPLE RESERVOIR: 9/30 - 11/1/24	500-40-5423	Engineering Services	5,960.00
104484	04/23/2025	0013141	12/03/2024	ON-CALL SVCS: TEMPLE RESERVOIR - 11/4 - 11/27/24	500-40-5423	Engineering Services	3,767.00
<b>Vendor 5568 - AKM CONSULTING ENGINEERS INC. Total:</b>							<b>11,534.00</b>
<b>Vendor: 1151 - ALL CITY MANAGEMENT SRVCS INC.</b>							
104485	04/23/2025	99854	03/19/2025	CROSSING GUARD SVCS: 3/2/25 - 3/15/25	100-74-5400	Contract Services - General	5,805.80
<b>Vendor 1151 - ALL CITY MANAGEMENT SRVCS INC. Total:</b>							<b>5,805.80</b>
<b>Vendor: 8241 - ALLIED UNIVERSAL SECURITY SERVICES</b>							
104486	04/23/2025	15904214	07/04/2024	SECURITY SVCS: 6/21/24 - 7/4/24	100-72-5400	Contract Services - General	1,316.82
104486	04/23/2025	15904214	07/04/2024	SECURITY SVCS: 6/21/24 - 7/4/24	100-72-5400	Contract Services - General	2,488.14
104486	04/23/2025	16528715	12/19/2024	SECURITY SVCS: 12/6/24 - 12/19/24	100-72-5400	Contract Services - General	3,668.00
104486	04/23/2025	16636038	01/16/2025	SECURITY SVCS: 1/3/25 - 1/16/25	100-72-5400	Contract Services - General	3,692.94
104486	04/23/2025	16741101	02/13/2025	SECURITY SVCS: 1/31/25 - 2/13/25	100-72-5400	Contract Services - General	3,668.00
104486	04/23/2025	16793191	02/27/2025	SECURITY SVCS: 2/14/25 - 2/27/25	100-72-5400	Contract Services - General	3,804.96
104486	04/23/2025	16848184	03/13/2025	SECURITY SVCS: 2/28/25 - 3/13/25	100-72-5400	Contract Services - General	3,857.72

Warrant Register							Payment Dates: 4/23/2025 - 4/23/2025
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104486	04/23/2025	16900418	03/27/2025	SECURITY SVCS: 3/14/25 - 3/27/25	100-72-5400	Contract Services - General	3,858.40
<b>Vendor 8241 - ALLIED UNIVERSAL SECURITY SERVICES Total:</b>							<b>26,354.98</b>
<b>Vendor: 8640 - ARCHITERRA, INC.</b>							
104487	04/23/2025	33579	03/31/2025	PROFESSIONAL SVCS: 2/25/25 - 3/24/25	100-91-5400	Contract Services - General	202.50
<b>Vendor 8640 - ARCHITERRA, INC. Total:</b>							<b>202.50</b>
<b>Vendor: 8218 - BEST BEST &amp; KRIEGER LLP</b>							
104488	04/23/2025	1021093	02/27/2025	LEGAL SVCS: CODE ENFORCEMENT	100-62-5410	Legal Services	1,421.90
104488	04/23/2025	1021093	02/27/2025	LEGAL SVCS: CODE ENFORCEMENT	100-74-5410	Legal Services	1,871.09
104488	04/23/2025	1023768	03/27/2025	LEGAL SVCS: PUBLIC WORKS	100-91-5410	Legal Services	556.60
104488	04/23/2025	1023768	03/27/2025	LEGAL SVCS: PUBLIC WORKS	500-40-5410	Legal Services	427.80
104488	04/23/2025	1023769	03/27/2025	LEGAL SVCS: PUBLIC WORKS	100-91-5410	Legal Services	771.20
104488	04/23/2025	1023769	03/27/2025	LEGAL SVCS: PUBLIC WORKS	400-40-5894	Street Capital Improvements	120.50
104488	04/23/2025	1023769	03/27/2025	LEGAL SVCS: PUBLIC WORKS	400-40-5895	Park Capital Improvements	72.30
104488	04/23/2025	1023769	03/27/2025	LEGAL SVCS: PUBLIC WORKS	500-40-5410	Legal Services	1,012.20
104488	04/23/2025	1023772	03/27/2025	LEGAL SVCS: PUBLIC WORKS	500-40-5410	Legal Services	24.31
<b>Vendor 8218 - BEST BEST &amp; KRIEGER LLP Total:</b>							<b>6,277.90</b>
<b>Vendor: 5101 - CAROLINE KISS-LEE</b>							
104489	04/23/2025	03252025	03/25/2025	REIMB: CPRS CONFERENCE	100-82-5320	Travel & Training	156.67
<b>Vendor 5101 - CAROLINE KISS-LEE Total:</b>							<b>156.67</b>
<b>Vendor: 1560 - CARUSO FORD</b>							
104490	04/23/2025	631117134	12/18/2024	VEHICLE REPAIR: UNIT #21015	601-40-5540	Vehicle Maintenance	1,566.15
104490	04/23/2025	631121119	03/21/2025	VEHICLE MAINT	601-40-5540	Vehicle Maintenance	677.50
<b>Vendor 1560 - CARUSO FORD Total:</b>							<b>2,243.65</b>
<b>Vendor: 0111 - CENTRAL BASIN MUNI WATER DIST</b>							
104491	04/23/2025	SH-FEB25	03/20/2025	WATER AND SVCS CHARGES: FEB 2025	500-40-5780	Water Supply Costs	9,250.38
<b>Vendor 0111 - CENTRAL BASIN MUNI WATER DIST Total:</b>							<b>9,250.38</b>
<b>Vendor: 1136 - CLEANSTREET, LLC</b>							
104492	04/23/2025	CA1000468	03/30/2025	STREET SWEEPING SVCS: FEB 2025	100-93-5525	Street Sweeping Services	26,237.25
<b>Vendor 1136 - CLEANSTREET, LLC Total:</b>							<b>26,237.25</b>
<b>Vendor: 0336 - CONSERVATION CORP OF LB</b>							
104493	04/23/2025	8636	12/31/2024	CLEAN UP & MAINT: CHERRY/WILLOW - DEC 2024	100-93-5400	Contract Services - General	912.00
104493	04/23/2025	8644	12/31/2024	CLEAN UP & MAINT: BUS STOPS - DEC 2024	202-40-5400	Contract Services - General	2,054.70
104493	04/23/2025	8672	01/31/2025	CLEAN UP & MAINT: BUS STOPS - JAN 2025	202-40-5400	Contract Services - General	2,054.70



Warrant Register							Payment Dates: 4/23/2025 - 4/23/2025
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104493	04/23/2025	8673	01/31/2025	CLEAN UP & MAINT: CHERRY & WILLOW - JAN 2025	100-93-5400	Contract Services - General	1,140.00
<b>Vendor 0336 - CONSERVATION CORP OF LB Total:</b>							<b>6,161.40</b>
<b>Vendor: 1194 - GRAINGER</b>							
104494	04/23/2025	9385446357	01/27/2025	FLEET DEPT SUPPLIES	601-40-5742	Tools	8.44
104494	04/23/2025	9446774458	03/20/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	133.19
104494	04/23/2025	9451317037	03/25/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	283.76
<b>Vendor 1194 - GRAINGER Total:</b>							<b>425.39</b>
<b>Vendor: 0225 - HACH COMPANY</b>							
104495	04/23/2025	14417983	03/18/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	196.94
104495	04/23/2025	14427543	03/25/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	315.19
104495	04/23/2025	14432963	03/27/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	466.19
<b>Vendor 0225 - HACH COMPANY Total:</b>							<b>978.32</b>
<b>Vendor: 0498 - MEARN'S CONSULTING CORP</b>							
104496	04/23/2025	20-WALNUT BLUFF	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	2,634.50
104496	04/23/2025	20-WALNUT BLUFF	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	526.90
104496	04/23/2025	20-WALNUT BLUFF	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-526.90
104496	04/23/2025	21-WALNUT BLUFF	03/10/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	915.00
104496	04/23/2025	21-WALNUT BLUFF	03/10/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	183.00
104496	04/23/2025	21-WALNUT BLUFF	03/10/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-183.00
104496	04/23/2025	2214-2100 OHIO	03/05/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	61.00
104496	04/23/2025	2214-2100 OHIO	03/05/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	305.00
104496	04/23/2025	2214-2100 OHIO	03/05/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-61.00
104496	04/23/2025	22-TCNW	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	3,660.00

Warrant Register							Payment Dates: 4/23/2025 - 4/23/2025
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
104496	04/23/2025	22-TCNW	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	732.00
104496	04/23/2025	22-TCNW	03/04/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-732.00
104496	04/23/2025	23-TCNW	03/05/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	610.00
104496	04/23/2025	23-TCNW	03/05/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	122.00
104496	04/23/2025	23-TCNW	03/05/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-122.00
104496	04/23/2025	24-TCNW	03/13/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	1,525.00
104496	04/23/2025	24-TCNW	03/13/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-23530	Deposits-Community Develo...	305.00
104496	04/23/2025	24-TCNW	03/13/2025	PROFESSIONAL SVCS: ENVIRONMENTAL CONSULTING	100-34-4600	Administrative Fee (CD)	-305.00
<b>Vendor 0498 - MEARNNS CONSULTING CORP Total:</b>							<b>9,649.50</b>
<b>Vendor: 5673 - MEDICO PROFESSIONAL LINEN SERVICE</b>							
104497	04/23/2025	21200985	03/26/2025	SHPD SUPPLIES	100-75-5721	Special Department Supplies	110.78
<b>Vendor 5673 - MEDICO PROFESSIONAL LINEN SERVICE Total:</b>							<b>110.78</b>
<b>Vendor: 1652 - MOTOROLA SOLUTIONS INC</b>							
104498	04/23/2025	1187122253	05/10/2024	RADIO SOFTWARE/HARDWARE UPGRADES	100-72-5840	Capital Outlay	45,765.65
104498	04/23/2025	1187122253	05/10/2024	RADIO SOFTWARE/HARDWARE UPGRADES	100-72-5840	Capital Outlay	8,985.00
<b>Vendor 1652 - MOTOROLA SOLUTIONS INC Total:</b>							<b>54,750.65</b>
<b>Vendor: 5672 - NORTHSTAR CHEMICAL</b>							
104499	04/23/2025	306574	03/21/2025	WATER DEPT SUPPLIES	500-40-5721	Special Department Supplies	3,262.20
<b>Vendor 5672 - NORTHSTAR CHEMICAL Total:</b>							<b>3,262.20</b>
<b>Vendor: 0170 - OFFICE DEPOT</b>							
104500	04/23/2025	412225725001	03/18/2025	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	197.26
104500	04/23/2025	412257404001	03/13/2025	OFFICE SUPPLIES - PD	100-73-5740	General Supplies	54.75
104500	04/23/2025	412671209001	03/12/2025	RETURNED SUPPLIES	100-74-5740	General Supplies	-445.27
104500	04/23/2025	415107616001	03/14/2025	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	53.24

Warrant Register							Payment Dates: 4/23/2025 - 4/23/2025	
Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount	
104500	04/23/2025	4154498432001	03/11/2025	OFFICE SUPPLIES: PUBLIC WORKS	100-92-5740	General Supplies	81.22	
104500	04/23/2025	415498432002	03/14/2025	PUBLIC WORKS SUPPLIES	100-92-5740	General Supplies	65.30	
<b>Vendor: 1236 - PLATT SECURITY SYSTEMS INC</b>							<b>Vendor 0170 - OFFICE DEPOT Total:</b>	<b>6.50</b>
104501	04/23/2025	47487	07/22/2024	PROFESSIONAL SVCS: SERVICE CALL	100-74-5560	Repair & Maintenance Servic...	367.72	
104501	04/23/2025	48456	03/28/2025	PROFESSIONAL SVCS: SERVICE CALL	100-74-5560	Repair & Maintenance Servic...	122.00	
<b>Vendor 1236 - PLATT SECURITY SYSTEMS INC Total:</b>							<b>489.72</b>	
<b>Vendor: 1602 - RON'S MAINTENANCE INC.</b>								
104502	04/23/2025	1270	03/27/2025	ANNUAL CATCH BASIN CLEANING: MAR 2025	100-93-5400	Contract Services - General	9,670.00	
<b>Vendor 1602 - RON'S MAINTENANCE INC. Total:</b>							<b>9,670.00</b>	
<b>Vendor: 0992 - RUSSELL ROBINETT</b>								
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	22,233.33	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	6,125.08	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	3,681.67	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	3,441.67	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	1,313.42	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	956.83	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	955.25	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	716.42	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	671.67	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	642.33	
104503	04/23/2025	04222025	04/22/2025	RENT PAYMENTS: MAY 2025	100-47-5551	Rental of Land & Buildings Exp	958.00	
<b>Vendor 0992 - RUSSELL ROBINETT Total:</b>							<b>41,695.67</b>	
<b>Vendor: 3508 - S &amp; J SUPPLY CO INC</b>								
104504	04/23/2025	S100247872.001	03/27/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	1,252.79	
<b>Vendor 3508 - S &amp; J SUPPLY CO INC Total:</b>							<b>1,252.79</b>	
<b>Vendor: 0460 - SMITH PAINT</b>								
104505	04/23/2025	948150	03/21/2025	PUBLIC WORKS SUPPLIES	202-40-5400	Contract Services - General	141.25	
104505	04/23/2025	948653	03/29/2025	WATER DEPT SUPPLIES	500-40-5740	General Supplies	144.24	
<b>Vendor 0460 - SMITH PAINT Total:</b>							<b>285.49</b>	
<b>Vendor: 9457 - THE SAUCE CREATIVE SERVICES CORP</b>								
104506	04/23/2025	7293	11/26/2024	SHOP LOCAL DESIGN FEE	100-47-5400	Contract Services - General	725.00	
<b>Vendor 9457 - THE SAUCE CREATIVE SERVICES CORP Total:</b>							<b>725.00</b>	
<b>Vendor: 8859 - TLC LUXURY TRANSPORTATION</b>								
104507	04/23/2025	123494	03/25/2025	SENIOR EXCURSION: LACMA	202-40-5670	Recreational Transit	924.00	
<b>Vendor 8859 - TLC LUXURY TRANSPORTATION Total:</b>							<b>924.00</b>	

<b>Warrant Register</b>							<b>Payment Dates: 4/23/2025 - 4/23/2025</b>	
<b>Payment Number</b>	<b>Payment Date</b>	<b>Payable Number</b>	<b>Payable Date</b>	<b>Description (Payable)</b>	<b>Account Number</b>	<b>Account Name</b>	<b>Amount</b>	
<b>Vendor: 1088 - U.S. ARMOR CORPORATION</b>								
104508	04/23/2025	49201	03/28/2025	UNIFORMS	100-72-5730	Uniforms		<u>1,013.81</u>
							<b>Vendor 1088 - U.S. ARMOR CORPORATION Total:</b>	<b>1,013.81</b>
<b>Vendor: 8896 - VITAL RECORDS CONTROL</b>								
104509	04/23/2025	4761805	02/28/2025	SHREDDING SVCS: FEB 2025	100-76-5400	Contract Services - General		<u>1,078.18</u>
							<b>Vendor 8896 - VITAL RECORDS CONTROL Total:</b>	<b>1,078.18</b>
<b>Vendor: 1316 - WATER REPLENISHMENT DISTRICT</b>								
104510	04/23/2025	2024-08	04/02/2025	WELL 10 LOAN PAYMENT #8	500-26200	Long Term Payable		<u>34,883.72</u>
							<b>Vendor 1316 - WATER REPLENISHMENT DISTRICT Total:</b>	<b>34,883.72</b>
<b>Vendor: 0010 - WEST COAST ARBORISTS INC</b>								
104511	04/23/2025	226787	03/15/2025	TREE TRIMMING: 03/01 - 03/15/25	100-95-5531	Arborist Services		<u>959.40</u>
							<b>Vendor 0010 - WEST COAST ARBORISTS INC Total:</b>	<b>959.40</b>
							<b>Grand Total:</b>	<b><u>261,493.99</u></b>

## Report Summary

### Fund Summary

Fund	Payment Amount
100 - General Fund	185,579.20
202 - Transportation	8,155.32
400 - Capital Improvement	192.80
500 - Water Operations Fund	65,314.58
601 - Vehicle and Equipment	2,252.09
<b>Grand Total:</b>	<b>261,493.99</b>

### Account Summary

Account Number	Account Name	Payment Amount
100-23530	Deposits-Community De...	11,579.40
100-34-4600	Administrative Fee (CD)	-1,929.90
100-47-5400	Contract Services - Gene...	725.00
100-47-5551	Rental of Land & Buildin...	41,695.67
100-62-5410	Legal Services	1,421.90
100-72-5400	Contract Services - Gene...	26,354.98
100-72-5730	Uniforms	1,013.81
100-72-5840	Capital Outlay	54,750.65
100-73-5740	General Supplies	54.75
100-74-5400	Contract Services - Gene...	5,805.80
100-74-5410	Legal Services	1,871.09
100-74-5560	Repair & Maintenance S...	489.72
100-74-5740	General Supplies	-445.27
100-75-5721	Special Department Supp..	110.78
100-76-5400	Contract Services - Gene...	1,078.18
100-82-5320	Travel & Training	156.67
100-91-5400	Contract Services - Gene...	202.50
100-91-5410	Legal Services	1,327.80
100-92-5740	General Supplies	397.02
100-93-5400	Contract Services - Gene...	11,722.00
100-93-5525	Street Sweeping Services	26,237.25
100-95-5531	Arborist Services	959.40
202-40-5400	Contract Services - Gene...	4,250.65
202-40-5670	Recreational Transit	924.00
202-40-5674	Dial-A-Taxi	2,980.67
400-40-5894	Street Capital Improvem...	120.50
400-40-5895	Park Capital Improveme...	72.30
500-26200	Long Term Payable	34,883.72
500-40-5410	Legal Services	1,464.31
500-40-5423	Engineering Services	11,534.00
500-40-5721	Special Department Supp..	6,368.19

**Account Summary**

Account Number	Account Name	Payment Amount
500-40-5740	General Supplies	1,813.98
500-40-5780	Water Supply Costs	9,250.38
601-40-5540	Vehicle Maintenance	2,243.65
601-40-5742	Tools	8.44
	<b>Grand Total:</b>	<b>261,493.99</b>

**Project Account Summary**

Project Account Key	Payment Amount
**None**	249,721.79
6178	6,954.00
6193	366.00
6205	4,259.40
80.25002.CIPR.113	72.30
90.22008.TIF.233	120.50
	<b>Grand Total:</b>
	<b>261,493.99</b>

## Authorization Signatures

### STAFF REPORT

Verify accuracy of the Warrant Register.

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Dated

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Finance Director

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City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 4/15/2025 - 4/15/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 7313 - CITY OF SIGNAL HILL</b>							
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	100-13001	Accrued Accounts Receivabl	201.35
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	100-47-5512	Utility Services	25.76
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	100-92-5512	Utility Services	4,425.04
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	100-94-5512	Utility Services	10,837.31
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	100-95-5512	Utility Services	30.00
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	260-40-5512	Utility Services	343.72
DFT0014198	04/15/2025	03312025	04/15/2025	MONTHLY WATER CHARGES - MAR 2025	500-40-5512	Utility Services	474.91
<b>Vendor 7313 - CITY OF SIGNAL HILL Total:</b>							<b>16,338.09</b>
<b>Grand Total:</b>							<b>16,338.09</b>



## Report Summary

### Fund Summary

Fund	Payment Amount
100 - General Fund	15,519.46
260 - Lighting and Landscape	343.72
500 - Water Operations Fund	474.91
<b>Grand Total:</b>	<b>16,338.09</b>

### Account Summary

Account Number	Account Name	Payment Amount
100-13001	Accrued Accounts Recei	201.35
100-47-5512	Utility Services	25.76
100-92-5512	Utility Services	4,425.04
100-94-5512	Utility Services	10,837.31
100-95-5512	Utility Services	30.00
260-40-5512	Utility Services	343.72
500-40-5512	Utility Services	474.91
<b>Grand Total:</b>		<b>16,338.09</b>

### Project Account Summary

Project Account Key	Payment Amount
**None**	16,338.09
<b>Grand Total:</b>	<b>16,338.09</b>

## Authorization Signatures

### STAFF REPORT

Verify accuracy of the Warrant Register.

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Dated

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Finance Director

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City Manager



City of Signal Hill

# Warrant Register

By Vendor Name

Payment Dates 3/18/2025 - 4/8/2025

Payment Number	Payment Date	Payable Number	Payable Date	Description (Payable)	Account Number	Account Name	Amount
<b>Vendor: 5303 - FRONTIER</b>							
DFT0014264	04/01/2025	1844-030725	03/07/2025	FRONTIER PHONE CHARGES	100-74-5511	Telephone	713.27
DFT0014265	03/25/2025	9470-022825	02/28/2025	FRONTIER PHONE CHARGES	100-51-5511	Telephone/Internet	336.32
DFT0014266	04/02/2025	1663-030825	03/08/2025	FRONTIER PHONE CHARGES	100-51-5511	Telephone/Internet	99.58
DFT0014267	03/27/2025	1335-030225	03/02/2025	FRONTIER PHONE CHARGES	500-40-5511	Telephone/Data	1,710.62
DFT0014268	03/18/2025	1887-022125	02/21/2025	FRONTIER PHONE CHARGES	100-74-5511	Telephone	697.59
DFT0014269	04/08/2025	9765-031325	03/13/2025	FRONTIER PHONE CHARGES	100-51-5511	Telephone/Internet	116.13
<b>Vendor 5303 - FRONTIER Total:</b>							<b>3,673.51</b>
<b>Grand Total:</b>							<b>3,673.51</b>

# Report Summary

## Fund Summary

Fund	Payment Amount
100 - General Fund	1,962.89
500 - Water Operations Fund	1,710.62
<b>Grand Total:</b>	<b>3,673.51</b>

## Account Summary

Account Number	Account Name	Payment Amount
100-51-5511	Telephone/Internet	552.03
100-74-5511	Telephone	1,410.86
500-40-5511	Telephone/Data	1,710.62
<b>Grand Total:</b>		<b>3,673.51</b>

## Project Account Summary

Project Account Key	Payment Amount
**None**	3,673.51
<b>Grand Total:</b>	<b>3,673.51</b>

## Authorization Signatures

### STAFF REPORT

Verify accuracy of the Warrant Register.

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Dated

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Finance Director

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City Manager



STAFF REPORT

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4/22/2025

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**AGENDA ITEM**

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

**FROM: CARLO TOMAINO  
CITY MANAGER**

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

**SUBJECT: 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.

Fiscal Impact:

No fiscal impact is associated with the recommended action.

Background:

The Schedule of Investments, dated March 31, 2025, shows the distribution of the City and its former Redevelopment Agency's invested surplus funds and the annualized interest for each investment listed. Also provided is the monthly transaction report detailing changes within the investment account.

Analysis:

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4/22/2025

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In accordance with California Government Code Section 53646, all listed investments comply with the City's adopted Investment Policy. Funds are available to meet anticipated expenditure requirements for the next six months.

Attachments:

- A. Investment Transaction Report
- B. Schedule of Investments

## Investments Transaction Report 3/31/25

<b>Total Investments Beginning Balance (PAR Value):</b>	<b>110,804,941.69</b>
<b>Receipts</b>	
Interest	208,085.46
Transfer To LAIF from Checking	-
Transfer To CAMP from Checking	-
Transfer To CLASS from Checking	-
Bond Contributions to Fiscal Agent	-
Investment Purchases	-
Money Market	500,000.00
<b>Total Receipts</b>	<b>708,085.46</b>
<b>Disbursements</b>	
Transfer To Checking from LAIF	(265,000.00)
Transfer To Checking from CAMP	-
Transfer To Checking from CLASS	-
Bond Debt Service Payments by Fiscal Agent	-
Bond Draw Down from Fiscal Agent	-
Investment Maturities/Calls	(500,000.00)
Money Market	-
<b>Total Disbursements</b>	<b>(765,000.00)</b>
<b>Total Investments Ending Balance (PAR Value):</b>	<b>110,748,027.15</b>



**Schedule of Investments**  
**(Includes City of Signal Hill and Signal Hill Redevelopment Agency)**  
**March 31, 2025**

Investment	CUSIP #	PURCHASE	MATURITY	COUPON	YIELD@	COST #	PAR	V A L U E	Annual Projected Interest	
		Date	Date*							MARKET*
<b>Local Agency Investment Fund (LAIF):</b>										
City of Signal Hill			Demand	N/A	4.300%	41,266,439.17	41,266,439.17	41,266,439.17	1,765,935.87	
Successor Agency			Demand	N/A	4.300%	523,277.88	523,277.88	523,277.88	22,115.28	
						<b>Subtotal</b>	<b>41,789,717.05</b>	<b>41,789,717.05</b>	<b>1,788,051.15</b>	
<b>California Asset Management Program (CAMP):</b>										
a City of Signal Hill			Demand	N/A	4.470%	14,763,084.66	14,763,084.66	14,763,084.66	593,497.72	
						<b>Subtotal</b>	<b>14,763,084.66</b>	<b>14,763,084.66</b>	<b>593,497.72</b>	
<b>California Cooperative Liquid Assets Securities System (California CLASS):</b>										
b City of Signal Hill			Demand	N/A	4.396%	5,882,300.45	5,882,300.45	5,882,300.45	219,219.82	
						<b>Subtotal</b>	<b>5,882,300.45</b>	<b>5,882,300.45</b>	<b>219,219.82</b>	
<b>Government Securities:</b>										
FREDDIE MAC (FHLMC)	3134GWXE1	10/13/2020	6/30/2025	0.500%	0.396%	500,000.00	500,000.00	495,288.86	2,500.00	
FEDERAL FARM CREDIT BANK	3133EMBJ0	9/29/2020	9/29/2025	0.530%	0.530%	1,000,000.00	1,000,000.00	981,750.77	5,300.00	
FANNIE MAE	3135G06G3	8/7/2023	11/7/2025	0.500%	0.472%	500,000.00	500,000.00	488,642.65	2,500.00	
INTL FINANCE CORP (IFC)	45950VSG2	9/8/2023	1/7/2026	4.550%	4.690%	500,000.00	500,000.00	500,467.53	22,750.00	
FREDDIE MAC (FHLS)	3130AKZ25	2/28/2021	2/28/2026	0.650%	0.750%	500,000.00	500,000.00	484,638.63	3,250.00	
FEDERAL HOME LOAN BANK	3130AXB31	4/3/2024	3/13/2026	4.875%	4.677%	500,000.00	500,000.00	503,496.54	24,375.00	
FEDERAL HOME LOAN BANK	3130APJX4	10/29/2021	4/29/2026	1.100%	1.100%	500,000.00	500,000.00	483,926.96	5,500.00	
INTER-AMERICAN DEVEL BANK (IADB)	4581X0EK0	7/6/2023	5/15/2026	4.500%	4.840%	500,000.00	500,000.00	502,108.85	22,500.00	
FEDERAL HOME LOAN BANK	3130AJLH0	10/16/2021	5/19/2026	0.920%	0.985%	500,000.00	500,000.00	482,196.45	4,600.00	
FEDERAL HOME LOAN BANK	3130ANSV3	9/16/2021	6/16/2026	0.800%	0.730%	500,000.00	500,000.00	480,807.32	4,000.00	
FEDERAL FARM CREDIT BANK	3133EM377	9/1/2021	9/1/2026	0.870%	0.810%	500,000.00	500,000.00	478,253.35	4,350.00	
FEDERAL HOME LOAN BANK	3130APAN2	10/18/2021	9/30/2026	0.950%	1.054%	500,000.00	500,000.00	477,686.29	4,750.00	
FEDERAL HOME LOAN BANK	3130APCD5	10/21/2021	10/21/2026	1.000%	1.000%	500,000.00	500,000.00	477,344.82	5,000.00	
FEDERAL HOME LOAN BANK	3130APR15	10/26/2021	10/26/2026	1.000%	1.000%	500,000.00	500,000.00	476,027.11	6,000.00	
FEDERAL HOME LOAN BANK	3130APXM2	12/15/2021	12/15/2026	1.500%	1.500%	500,000.00	500,000.00	477,221.30	7,500.00	
FEDERAL HOME LOAN BANK	3130AQHB2	1/27/2022	1/27/2027	1.500%	1.500%	500,000.00	500,000.00	477,753.32	7,500.00	
FEDERAL HOME LOAN BANK	3130AQH55	1/28/2022	1/28/2027	1.700%	1.700%	500,000.00	500,000.00	479,454.32	8,500.00	
FEDERAL HOME LOAN BANK	3130AL547	5/8/2022	5/8/2027	3.600%	3.504%	500,000.00	500,000.00	484,327.59	18,000.00	
INTER-AMERICAN DEVEL BANK (IADB)	45818WED4	10/7/2022	6/10/2027	2.980%	4.080%	500,000.00	500,000.00	487,950.67	14,900.00	
FEDERAL HOME LOAN BANK	3130AT11	9/22/2022	9/22/2027	4.000%	4.000%	500,000.00	500,000.00	500,746.42	20,000.00	
INTER-AMERICAN DEVEL BANK (IADB)	4581X0EH7	2/7/2023	1/12/2028	4.000%	3.690%	500,000.00	500,000.00	499,979.37	20,000.00	
INTL BK RECON & DEVELOPMENT (IBRD)	45906M3R0	2/7/2023	2/3/2028	3.625%	3.660%	500,000.00	500,000.00	495,031.05	18,125.00	
FEDERAL FARM CREDIT BANK	3133EPJ08	5/8/2023	5/8/2028	3.600%	3.504%	500,000.00	500,000.00	484,327.59	18,000.00	
INTL BK RECON & DEVELOPMENT (IBRD)	45906M4E8	6/26/2023	6/26/2028	4.500%	4.500%	500,000.00	500,000.00	500,298.92	22,500.00	
INTL BK RECON & DEVELOPMENT (IBRD)	459058KT9	8/8/2023	7/12/2028	3.500%	4.269%	500,000.00	500,000.00	492,211.43	17,500.00	
INTL FINANCE CORP (IFC)	45950VSM9	12/12/2023	11/27/2028	4.500%	4.284%	500,000.00	500,000.00	508,687.96	22,500.00	
INTER-AMERICAN DEVEL BANK (IADB)	45818WFEW2	1/16/2024	1/11/2029	4.010%	3.985%	500,000.00	500,000.00	498,509.57	20,050.00	
FEDERAL FARM CREDIT BANK	3133EP38T	2/15/2024	2/13/2029	4.125%	4.210%	500,000.00	500,000.00	501,290.60	20,625.00	
FEDERAL HOME LOAN BANK	3130AVBD3	4/16/2024	3/9/2029	4.500%	4.660%	500,000.00	500,000.00	509,215.09	22,500.00	
INTL FINANCE CORP (IFC)	45950VSO2	4/12/2024	3/27/2029	4.375%	4.376%	1,000,000.00	1,000,000.00	1,012,478.23	43,750.00	
FEDERAL HOME LOAN BANK	3130B1K55	5/30/2024	5/29/2029	4.780%	4.741%	500,000.00	500,000.00	503,987.63	23,900.00	
INTER-AMERICAN DEVEL BANK (IADB)	45818WYV3	9/15/2024	9/15/2029	3.900%	3.444%	1,000,000.00	1,000,000.00	991,742.51	39,000.00	
FEDERAL HOME LOAN BANK	3130B2NF8	9/18/2024	9/4/2029	4.250%	4.210%	300,000.00	300,000.00	298,587.77	12,750.00	
INTL BK RECON & DEVELOPMENT (IBRD)	459058LN1	10/16/2024	10/16/2029	3.875%	3.942%	1,000,000.00	1,000,000.00	991,523.67	38,750.00	
FANNIE MAE	3135GAX55	10/22/2024	10/22/2029	4.250%	4.205%	500,000.00	500,000.00	498,478.97	21,250.00	
						<b>Subtotal</b>	<b>19,300,000.00</b>	<b>19,300,000.00</b>	<b>19,013,069.70</b>	<b>541,475.00</b>
<b>Municipal Bonds</b>										
SAN JOSE CA TXBL-SER B	798135F20	10/12/2022	9/1/2027	2.600%	4.600%	500,000.00	500,000.00	482,677.20	13,000.00	
CALIFORNIA STATE UNIV REVENUE	13077DQF2	2/16/2024	11/1/2027	1.361%	4.380%	500,000.00	500,000.00	466,031.60	6,805.00	
CALIFORNIA STATE TXBL VAR CONSTRUCT	13063DC48	4/18/2024	2/1/2028	1.700%	4.829%	500,000.00	500,000.00	467,576.55	8,500.00	
CALIFORNIA STATE TXBL VAR BID GROUP	13063DMB1	4/18/2024	4/1/2029	3.050%	4.768%	1,000,000.00	1,000,000.00	957,237.00	30,500.00	
						<b>Subtotal</b>	<b>2,500,000.00</b>	<b>2,500,000.00</b>	<b>2,373,522.35</b>	<b>58,805.00</b>
<b>Money Market Funds + (Cash on Hand)</b>										
e Goldman FS Gov 123	381427Y16	Various	Demand	N/A	4.220%	\$8,838,540.36	8,838,540.36	8,838,540.36	317,943.26	
JP Morgan FedMMF Inst 836	4812A2785	Various	Demand	N/A	4.150%	1,562,119.91	1,562,119.91	1,562,119.91	56,193.16	
Wells Fargo Gov 1751	94975P405	Various	Demand	N/A	4.210%	76,628.30	76,628.30	76,628.30	2,756.50	
						<b>Subtotal</b>	<b>\$10,477,288.57</b>	<b>10,477,288.57</b>	<b>376,892.92</b>	
<b>Certificate of Deposit- Negotiable</b>										
FLAGSTAR BANK FS	33847E3D7	4/29/2020	4/29/2025	1.150%	1.150%	250,000.00	250,000.00	249,355.37	2,875.00	
SYNCHRONY BANK	87160HB41	5/1/2020	5/1/2025	0.950%	1.100%	250,000.00	250,000.00	249,299.75	2,625.00	
STATE BANK INDIA	88628P2E6	7/10/2020	7/10/2025	0.950%	0.950%	247,000.00	247,000.00	244,700.00	1,345.00	
SALLIE MAE BANK	795450W60	7/29/2020	7/29/2025	0.650%	0.650%	247,000.00	247,000.00	244,057.26	1,605.50	
MEDALLION BANK UTAH	58404DHQ7	7/30/2020	7/30/2025	0.550%	0.550%	247,000.00	247,000.00	243,953.45	1,358.50	
BARCLAYS BANK	06740KRZ2	8/16/2023	8/16/2025	5.000%	5.000%	250,000.00	250,000.00	251,013.90	12,500.00	
TOYOTA FINANCIAL SCS BK	45818WYV3	8/21/2020	8/21/2025	0.650%	0.650%	247,000.00	247,000.00	243,528.73	1,605.50	
BMW BANK NORTH AMERICA	05580AXF6	9/25/2020	9/25/2025	0.500%	0.500%	250,000.00	250,000.00	245,502.80	1,250.00	
FIRST CHOICE BANK	319461DB2	9/30/2020	9/30/2025	0.400%	0.400%	250,000.00	250,000.00	245,305.70	1,000.00	
PACIFIC WESTERN BANK	69506YSA8	9/30/2020	9/30/2025	0.450%	0.450%	250,000.00	250,000.00	245,321.62	1,125.00	
HIAWATHA NATIONAL BANK	42854BA78	10/9/2020	10/9/2025	0.450%	0.450%	250,000.00	250,000.00	245,140.85	1,125.00	
CITI BANK NATIONAL ASSOCIATION	1731DQ4D8	10/21/2020	10/21/2025	0.550%	0.550%	250,000.00	250,000.00	244,742.52	1,375.00	
BANKUNITED NA	066519OR3	3/19/2021	3/19/2026	0.800%	0.800%	250,000.00	250,000.00	242,183.60	2,000.00	
UBS BANK USA	90348JN48	6/23/2021	6/23/2026	0.750%	0.750%	247,000.00	247,000.00	237,139.58	1,852.50	
NEW YORK COMMUNITY BANK	649447LZ0	6/30/2021	7/1/2026	0.700%	0.700%	247,000.00	247,000.00	236,879.79	1,729.00	
GOLDMAN SACHS BANK USA	38148MXY7	7/28/2021	7/28/2026	0.850%	0.850%	250,000.00	250,000.00	235,636.32	2,125.00	
MERIDIAN BANK	58585JC9	7/28/2021	7/28/2026	0.700%	0.700%	250,000.00	250,000.00	233,091.92	1,750.00	
FIRST NATL BK OF AMERICA	32110YUC7	7/30/2021	7/30/2026	0.600%	0.600%	250,000.00	250,000.00	233,047.55	1,500.00	
SAUK VALLEY BANK & TRUST	80437SDV2	7/30/2021	7/30/2026	0.650%	0.650%	250,000.00	250,000.00	233,885.95	1,625.00	
AMERICAN NATL BANK MN CD	02769QEW5	11/10/2023	11/10/2026	5.050%	5.050%	250,000.00	250,000.00	253,739.62	12,625.00	
CAPITAL ONE	14042RQC9	11/24/2021	11/24/2026	1.150%	1.150%	250,000.00	250,000.00	238,414.30	2,875.00	
CAPITAL ONE BANK USA	14042EB9	11/24/2021	11/24/2026	1.150%	1.150%	250,000.00	250,000.00	238,414.30	2,875.00	
BANK HAPOLIM	06251A3M0	1/7/2022	1/7/2027	1.500%	1.500%	250,000.00	250,000.00	239,064.57	3,750.00	
NELNET BANK INC	64039AKJ0	2/2/2022	2/2/2027	1.450%	1.450%	250,000.00	250,000.00	238,417.10	3,625.00	
CF BANK	15721UEW5	2/2/2022	2/17/2027	1.400%	1.400%	250,000.00	250,000.00	237,881.47	3,500.00	
AMERICAN EXPR NATL BK	02589AC42	4/6/2022	4/6/2027	2.650%	2.650%	250,000.00	250,000.00	243,104.90	6,625.00	
JP MORGAN CHASE BANK	48128WNO4	4/19/2022	4/19/2027	2.500%	2.500%	250,000.00	250,000.00	242,550.77	6,250.00	
FORBRIGHT BK POTOMAC MD CD	34520LAY9	12/15/2022	12/15/2027	4.000%	4.000%	250,000.00	250,000.00	249,278.52	10,000.00	
COMMUNITY WEST BK GOLETA CD	204150HW2	12/16/2022	12/16/2027	4.000%	4.000%	250,000.00	250,000.00	249,277.15	10,000.00	
UNIVERSITY BK ANN ARBOR MIICH	91408BDM7	12/19/2022	12/19/2027	4.050%	4.050%	250,000.00	250,000.00	249,500.00	10,125.00	
WELLS FARGO BANK NA CD	9497									