



**MINUTES OF A REGULAR MEETING  
SIGNAL HILL CITY COUNCIL  
September 2, 2014**

A Regular Meeting of the Signal Hill City Council was held in the Council Chamber of City Hall on September 2, 2014.

**CALL TO ORDER – 6:07 P.M.**

**ROLL CALL**

PRESENT: MAYOR WILSON  
VICE MAYOR FORESTER  
COUNCIL MEMBER NOLL  
COUNCIL MEMBER WOODS

ABSENT: COUNCIL MEMBER HANSEN

**CLOSED SESSION**

- a. A closed session was held pursuant to Government Code Section 54957, to conduct department head evaluations.
- b. A closed session was held pursuant to Government Code Section 54956.9(d)(2), significant exposure to litigation.

**PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

There was no public business from the floor.

**RECESS TO CLOSED SESSION – 6:08 P.M.**

**RECONVENE REGULAR MEETING – 7:10 P.M.**

**PLEDGE OF ALLEGIANCE**

Mayor Wilson led the audience in the Pledge of Allegiance.

## **CLOSED SESSION REPORT**

City Attorney reported on closed session items. Status reports were given and no reportable action taken.

## **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**

Sylvia Hopper, Signal Hill resident addressed Council regarding work being done on the radio tower in her neighborhood in the late evening, the recent harbor tour with the Signal Hill Chamber of Commerce, and announced the 5<sup>th</sup> Annual Pancake Breakfast hosted by the Signal Hill Historical Society will be held on Saturday, September 20<sup>th</sup> 8:00 a.m. to 10:00 a.m. at Applebee's.

Pamela Davis, Signal Hill resident addressed Council and expressed concerns regarding the proposed Conservation Corps Charter School on Obispo Avenue.

Carol McIntyre, Signal Hill business owner addressed Council and expressed concerns regarding the proposed Conservation Corps Charter School on Obispo Avenue.

Janice Montgomery, Signal Hill resident addressed Council and expressed concerns regarding the proposed Conservation Corps Charter School on Obispo Avenue.

Tom Benson, Signal Hill Planning Commissioner addressed Council and spoke about the proposed Conservation Corps Charter School on Obispo Avenue and addressed concerns by residents and business owners.

Mayor Wilson spoke about the proposed Conservation Corps Charter School and the process regarding the project.

City Manager offered to speak with Ms. Hopper after the meeting and get additional information regarding the late night work on the tower.

## **PRESENTATIONS**

- a. Mayor Wilson presented a proclamation to Signal Hill Petroleum in recognition of their 30<sup>th</sup> Anniversary.

Dave Slater, Executive Vice President and Chief Operating Officer of Signal Hill Petroleum thanked City Council for the recognition.

- b. Mayor Wilson introduced Jonathan (Joe) Balon, new Maintenance Worker in the Public Works Department.

Mr. Balon thanked everyone for welcoming him and looks forward to a long career with the city.

## ORDINANCE(S)

- a. Second Reading and Adoption of Zoning Ordinance Amendment 14-02-Definitions and Use Classifications for Various Special Needs Housing in Accordance with State Mandates

Community Development Director presented the staff report.

It was moved by VICE MAYOR FORESTER and seconded by COUNCIL MEMBER WOODS to waive further reading and adopt Ordinance No. 2014-08-1471 approving Zoning Ordinance Amendment 14-02, amendments to Title 20 of the Municipal Code regarding definitions and use classifications for various special needs housing in accordance with state mandates.

City Attorney read the title of Ordinance No. 2014-08-1471:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 14-02, AMENDMENTS TO TITLE 20 OF THE MUNICIPAL CODE REGARDING DEFINITIONS AND USE CLASSIFICATIONS FOR VARIOUS SPECIAL NEEDS HOUSING IN ACCORDANCE WITH STATE MANDATES

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:      NONE

ABSENT:      COUNCIL MEMBER HANSEN

ABSTAIN:      NONE

## PUBLIC HEARING(S)

- a. Proposition 218 Protest Public Hearing-Solid Waste Collection Service Rate Adjustment

City Clerk read the form of notice.

Mayor Wilson asked if any protests were received.

City Clerk announced six (6) written protests were received.

City Manager introduced Public Works Director and Special Projects Manager Len Wood who presented the staff report.

Council Member Noll clarified EDCO cannot control the tipping fees and NPDES fees are mandated.

Public Works Director confirmed the tipping fees are controlled by various factors and NPDES fees are federally and state mandated.

Mayor Wilson asked the City Manager about a letter received regarding the public notices sent to residents and businesses.

City Manager and City Attorney talked about the public notices and explained the protest process.

Mayor Wilson opened the public hearing at 7:55 p.m.

Mayor Wilson invited anyone wishing to speak in favor of the service rate adjustment to please come forward.

There was no public comment.

Mayor Wilson invited anyone wishing to speak in opposition to the service rate adjustment to please come forward.

Maria Harris, Signal Hill resident addressed Council regarding emailed written protests, the terms of agreement with EDCO, and spoke against the service rate adjustment.

Tom Benson, Signal Hill resident addressed Council and stated he does not like fee increases, but the agreement with EDCO is very good.

Gloria Nava, Signal Hill resident addressed Council regarding accepting emailed protests and spoke against the service rate adjustment.

Nancy Sciortino, Signal Hill resident addressed Council regarding accepting emailed protests in the future and spoke against the service rate adjustment.

Mayor Wilson closed the public hearing at 8:07 p.m.

City Manager announced there were email protests received and accepted and asked the City Clerk for clarification.

City Clerk stated there were three written protests received and three emailed protests received for a total of six (6) protests.

City Attorney confirmed with the City Clerk that the individuals speaking against the service rate adjustment were included in the protests received.

City Clerk confirmed the three individuals who spoke in opposition of the service rate adjustment had submitted protests.

Mayor Wilson and City Attorney discussed the acceptance of emailed protests.

Council Member Noll confirmed public notices were sent to property owners, business owners, and residents.

City Attorney confirmed notices were sent to occupants as well as property owners, business owners, and residents, explained Proposition 218, and spoke about the protest process.

City Manager and Deputy City Manager spoke about the delinquencies and billing practices.

City Council discussed the agreement with EDCO with the City Attorney and Deputy City Manager.

Council Member Woods requested adding an email address to the contact information on future public notices.

It was moved by COUNCIL MEMBER NOLL and seconded by COUNCIL MEMBER WOODS to waive further reading and adopt Resolution No. 2014-09-6094 pursuant to Signal Hill Municipal Code Section 08.08.040(I), establishing maximum rates for solid waste collection services for each residential unit and commercial/industrial establishment.

City Attorney read the title of Resolution No. 2014-09-6094:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, PURSUANT TO SIGNAL HILL MUNICIPAL CODE SECTION 08.08.040(I), ESTABLISHING MAXIMUM RATES FOR SOLID WASTE COLLECTION SERVICES FOR EACH RESIDENTIAL UNIT AND COMMERCIAL/INDUSTRIAL ESTABLISHMENT

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:        NONE

ABSENT:    COUNCIL MEMBER HANSEN

ABSTAIN:    NONE

Mayor Wilson commented on the small increase and Measure U.

City Attorney requested agendizing the protest rules so they can be reviewed at a future meeting for possible amendment.

City Attorney confirmed the number of protests with the City Clerk.

- b. Introduction of Zoning Ordinance Amendment 14-03, Text Amendments to, "SP-17, Crescent Square Residential Specific Plan," Second Addendum to Town Center West EIR and Vesting Tentative Tract Map No. 72594

City Clerk read the form of notice.

City Manager introduced Community Development Director who presented the staff report.

Council Member Noll confirmed with the Community Development Director that a Planning Commissioner was absent at the time of the vote, explaining the 4/0 vote.

Mayor Wilson asked for clarification on the map regarding street parking and the location of the gate and access to the walking trail.

Community Development Director clarified the number of spaces and spoke about the street parking and addressed the questions posed by Mayor Wilson.

Mayor Wilson opened the public hearing at 8:41p.m.

Mayor Wilson invited anyone wishing to speak in favor of or in opposition to the proposed Zoning Ordinance Amendment to please come forward.

Joe Holliday, Signal Hill resident thanked the City of Signal Hill, Signal Hill Petroleum, and SummerHill Homes. Mr. Holliday spoke in favor of the project and asked for consideration of an additional stop sign and removing the empty oil tanks located on the property adjacent to the project.

Bob Dominguez, Signal Hill resident spoke in favor of the project and requested a traffic study, and requested removing the empty oil tanks on the property adjacent to the project.

Tom Shollen, Representative of Signal Hill Petroleum spoke in favor of the project.

Keven Doherty, Representative of SummerHill Homes thanked staff for their diligence, City Council, and the neighbors in the community. Mr. Doherty spoke in favor of the project, and encouraged the completion of the update to the oil code.

Mayor Wilson asked Mr. Doherty to address the concern of the empty oil tanks.

Mr. Doherty deferred Mayor Wilson's concern to Signal Hill Petroleum.

Mayor Wilson asked about solar power installation.

Mr. Doherty confirmed the design includes solar installation.

Mayor Wilson closed the public hearing at 8:51 p.m.

Council Member Woods asked about gated access, handicapped accessibility, development of lots 26-28, the difference of the elevation between the open walkway connecting to the trail systems and the backyards of the homes, the maturity of the landscaping, the covered balconies, and sprinkler systems.

Community Development Director and Mr. Doherty addressed the questions posed by Council Member Woods.

Council Member Noll thanked SummerHill Homes for working with the residents and including them in the process.

Mayor Wilson and Council Member Woods asked about landscaping and paving.

Community Development Director addressed the questions posed by Mayor Wilson and Council Member Woods

Vice Mayor Forester confirmed with Community Development Director that 80% of the water is contained on site and that this is a Low Impact Development project.

It was moved by COUNCIL MEMBER NOLL and seconded by VICE MAYOR FORESTER to waive further reading and adopt Resolution No. 2014-09-6096 approving a second addendum to the final Environmental Impact Report for the Town Center West Project, relative to Zoning Ordinance Amendment 14-03,

vesting tentative tract map no. 72594 and site plan and design review 14-04 and waive further reading and adopt Resolution No. 2014-09-6095 approving vesting tentative tract map no. 72594, a request to subdivide an approximate 3.18-acre site in the Crescent Square Residential Specific Plan located at the northeast corner of Walnut Avenue and Crescent Heights Street into 28 lots for detached single-family dwellings and 9 lettered lots.

City Attorney read the title of Resolution No. 2014-09-6096:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING A SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TOWN CENTER WEST PROJECT, RELATIVE TO ZONING ORDINANCE AMENDMENT 14-03, VESTING TENTATIVE TRACT MAP NO. 72594 AND SITE PLAN AND DESIGN REVIEW 14-04

City Attorney read the title of Resolution No. 2014-09-6095:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 72594, A REQUEST TO SUBDIVIDE AN APPROXIMATE 3.18-ACRE SITE IN THE CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN LOCATED AT THE NORTHEAST CORNER OF WALNUT AVENUE AND CRESCENT HEIGHTS STREET INTO 28 LOTS FOR DETACHED SINGLE-FAMILY DWELLINGS AND 9 LETTERED LOTS

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:      NONE

ABSENT:      COUNCIL MEMBER HANSEN

ABSTAIN:      NONE

It was moved by COUNCIL MEMBER NOLL and seconded by VICE MAYOR FORESTER to waive further reading and introduce Ordinance No. 2014-09-1472 approving Zoning Ordinance Amendment 14-03, a request to amend, SP-17, Crescent Square Residential Specific Plan," for text updates corresponding to revised site plan, floor plans and elevations.

City Attorney read the title of Ordinance No. 2014-09-1472:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 14-03, A REQUEST TO AMEND "SP-17, CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN," FOR TEXT UPDATES CORRESPONDING TO REVISED SITE PLAN, FLOOR PLANS AND ELEVATIONS

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:      NONE

ABSENT:      COUNCIL MEMBER HANSEN

ABSTAIN:      NONE

### **CITY MANAGER REPORTS**

#### **a. Affordable Care Act Insurance Coverage for Eligible Employees**

Deputy City Manager presented the staff report.

It was moved by COUNCIL MEMBER NOLL and seconded by COUNCIL MEMBER WOODS to authorize healthcare coverage equivalent to the cost of the employee only premium for the lowest priced plan depending on their county of residence, to employees working at an average of 30 hours per week, but less than 40 hours per week.

Council Member Noll and Council Member Woods confirmed with the Deputy City Manager, the amount per employee and that the money is in the budget.

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:      NONE

ABSENT:      COUNCIL MEMBER HANSEN

ABSTAIN:      NONE

## **CONSENT CALENDAR**

a. BKK Tolling Agreement-Third Amendment

Summary: The City Council will consider entering into a third Tolling Agreement with the BKK Working Group related to the BKK Corporation Landfill. The Agreement continues to toll the statute of limitations governing claims related to the landfill.

Recommendation: Authorize City Manager to execute the third Tolling Agreement between the BKK Working Group and the City of Signal Hill.

b. Employment Agreement-Special Projects Manager

Summary: The Public Works Department and Finance Department currently have staff vacancies in key positions and need temporary assistance with a variety of projects until the vacancies are filled. Staff is seeking authorization to enter into an Employment Agreement with a Special Projects Manager that can provide management level assistance to these departments.

Recommendation: Approve entering into an Employment Agreement between the City of Signal Hill and Mr. Len Wood regarding his services as the Special Projects Manager, subject to approval as to form by the City Attorney.

c. Contract Service Agreement for the Management of the Day Laborer Center

Summary: In August 2012, the City of Signal Hill entered into a two-year contract service agreement with an independent contractor to manage the day laborer center located in the Home Depot parking lot at 2450 Cherry Avenue. This report discusses renewing that contract service agreement for two (2) additional years.

Recommendation: Authorize the City Manager to enter into a two-year contract service agreement with independent contractor Jose Almanza Hernandez to manage the day-to-day operations of the center, in a form approved by the City Attorney.

d. Warrant Register

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

Recommendation: Authorize payment of Warrant Register dated September 2, 2014.

e. Minutes of the Following Meeting(s)

Regular Meeting of August 19, 2014.

Recommendation: Approve.

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

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:      NONE

ABSENT:      COUNCIL MEMBER HANSEN

ABSTAIN:      NONE

**COUNCIL AGENDA--NEW BUSINESS**

Council Member Woods welcomed Robert Copeland, newly appointed City Clerk.

Council Member Woods announced the next Signal Hill Chamber of Commerce mixer will be held at Signal Hill City Hall on Thursday, September 11, 2014 at 5:00 p.m.

Council Member Woods announced the Strategic Plan Workshop on Monday, September 29<sup>th</sup> at 7:00 p.m. in the Signal Hill Park Community Center.

Vice Mayor Forester requested adjourning tonight's meeting in memory of his friend Lee Rubio.

Vice Mayor Forester announced he will be attending the League of California Cities conference in Los Angeles September 3-5, 2014.

Mayor Wilson announced Coffee with a Cop on Thursday, September 18<sup>th</sup> at 7:30 a.m. at the Emergency Operations Center, 2745 Walnut Avenue, Signal Hill. Please call (562) 989-7209 for additional information.

Mayor Wilson announced Tip-A-Cop on Wednesday, September 24<sup>th</sup> from 5:00 p.m. to 9:00 p.m. at Famous Dave's, 300 South Pine Avenue, Long Beach. Please call (562) 502-1120 for additional information.

Mayor Wilson announced National Prescription Drug Take-Back Day on Saturday, September 27<sup>th</sup> from 10:00 a.m. to 2:00 p.m. at the Signal Hill Police Department, 2745 Walnut Avenue. Turn in unused or expired medication for safe disposal.

Mayor Wilson announced the Strategic Plan Community Meeting on Monday, September 29<sup>th</sup> at 7:00 p.m. at the Signal Hill Park Community Center.

Mayor Wilson announced September is Library Card Sign-Up Month. Please call (562) 989-7323.

Mayor Wilson announced Parents Night Out on Friday, September 19<sup>th</sup> from 5:30-9:30 p.m. at the Signal Hill Youth Center, 1780 E. Hill Street. Please call (562) 989-7325 for additional information.

Mayor Wilson announced the Rock for Vets concert on Saturday, September 20<sup>th</sup> from 3:00 p.m. to 5:00 p.m. at Signal Hill Park. Please call (866) 597-1116 for additional information.

Mayor Wilson read a letter written by a resident praising Signal Hill employee, Chris St. Marie and applauded her efforts in assisting him with safely disposing of an oxygen tank.

## **ADJOURNMENT**

It was moved by VICE MAYOR FORESTER and seconded by COUNCIL MEMBER NOLL to adjourn tonight's meeting in memory of Lee Rubio to a regular meeting of the City Council on Tuesday, September 16, 2014 at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

The following vote resulted:

AYES:      MAYOR WILSON  
                 VICE MAYOR FORESTER  
                 COUNCIL MEMBER NOLL  
                 COUNCIL MEMBER WOODS

NOES:      NONE

ABSENT:      COUNCIL MEMBER HANSEN

ABSTAIN:      NONE

MAYOR WILSON adjourned the meeting at 9:19 p.m.

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Edward H.J. Wilson  
Mayor

Attest:

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Robert Copeland  
City Clerk