



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
November 12, 2019

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. In addition, meetings are streamed live on our website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org), and are televised at 7:00 am, 2:00 pm, and 7:00 pm daily on Charter Spectrum Channel 3, and Frontier FiOS Channel 38.

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, as well as the opportunity to comment on each agenda item as it arises. 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 and available at each meeting. The agenda and related reports are also available for review online and at the City Clerk's office and the Signal Hill Public Library on the Friday afternoon prior to the Council meeting. Agenda and staff reports are also available at our website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

During the meeting, the City Manager presents agenda items for Council consideration. The public is allowed to address the council on all agenda items. The Mayor may take agenda items out of order and will announce when the period for public comment is open on each agenda item. The public may speak to the council on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Mayor.

City Council Members are compensated \$667.44 per month. City Clerk and City Treasurer are compensated \$405 per month.

(1) CALL TO ORDER – 6:00 P.M.

(2) ROLL CALL

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

(3) CLOSED SESSION

a. A closed session will be held pursuant to Government Code Section 54956.9(d)(1), existing litigation, regarding *HNL Properties, LLC v. City of Signal Hill, et al.*, Los Angeles County Superior Court Case No. 18STCV01292.

b. A closed session will be held pursuant to Government Code Section 54956.9(d)(4), potential litigation in an undisclosed matter.

c. A closed session will be held, pursuant to Government Code Section 54957 pertaining to public employee appointment; title of position: Community Development Director.

(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 THIS AGENDA

(10) COMMUNITY ANNOUNCEMENTS

(11) PRESENTATIONS

a. Acting Community Development Director Colleen Doan will provide a presentation regarding the Fall Mayor's Clean-Up Event on October 12, 2019.

b. Community Services Director Aly Mancini will present a video highlighting the Halloween Carnival.

c. Communications Specialist Cristina Bond will make a presentation on Shop Signal Hill.

(12) CITY MANAGER REPORTS

a. Ground Lease Agreement With GL LBH, LLC for Properties Located at 1400 E. Spring Street

Summary: The City Council will consider entering into a ground lease with GL LBH, LLC dba Long Beach Honda for property located at 1400 E. Spring Street. This property will be used to expand its Honda dealership.

Recommendation: Authorize the City Manager to enter into a Ground Lease Agreement for 1400 E. Spring Street between the City of Signal Hill and GL LBH, LLC in a form approved by the City Attorney.

b. Solid Waste Audit Results and Extension of Contract Term

Summary: Staff will present the results of the 2019 Solid Waste Audit, prepared by MSW Consultants. Based on EDCO Disposal Corporation's positive performance and history of partnering with the City to address legislative mandates, the City Council will consider extending the term of the Solid Waste Management Amended and Restated Agreement between the City of Signal Hill and EDCO Disposal Corporation doing business as Signal Hill Disposal to 2035 to establish a long term partnership to address future legislative requirements.

Recommendations: 1. Receive and file the Performance Audit of EDCO Disposal Corporation report. 2. Approve an amendment to the Solid Waste Management Amended and Restated Agreement between the City of Signal Hill and EDCO Disposal Corporation, DBA Signal Hill Disposal, extending the contract term to 2035, in a form approved by the City Attorney.

c. Resolution Declaring Intention to Amend Signal Hill Municipal Code Section 13.04.130, Establishing Rates for Water Delivered Through the City's Distribution System

Summary: Following City Council and community workshops, staff is recommending water rate increases of 15% in 2020 and 2021, 12% in 2022, and 7.5% in 2023 and 2024. Proposition 218 allows rates to be increased for up to five years through a public hearing process. The proposed water rate adjustments are necessary to address increasing operating costs and to replenish the water depreciation reserve to fund water system improvement projects. City staff conducted a historical analysis of the costs of providing water service to the community and the revenues necessary to support this service. The resolution declares City Council's intention to amend Signal Hill Municipal Code Section 13.04.130.

Recommendations: 1. Confirm the recommended proposed water rate adjustments of 15% in 2020, 15% in 2021, 12% in 2022, 7.5% in 2023, and 7.5% in 2024 to all rates for five years. 2. Waive further reading and adopt a resolution

declaring City Council's intention to amend Signal Hill Municipal Code Section 13.04.130 establishing rates for water delivered through the City's distribution system. 3. Adopt resolution setting the Proposition 218 Protest Hearing for January 14, 2020.

d. Confirming Abatement Costs for 3309 Lemon Avenue

Summary: The abatement costs for 3309 Lemon Avenue are associated with failure to respond to notices to remove trash, debris, and overgrown landscaping pursuant to Signal Hill Municipal Code, by City-issued deadlines. The City's abatement costs total \$23,104.97. The City Council will consider confirming an itemized list of abatement costs and authorizing staff to record a lien to recover said costs if the property owner fails to appeal or pay the costs within the established timeframe.

Recommendations: 1. Confirm the itemized list of abatement costs and authorize staff to serve the property owner with a Notice of Total Abatement Costs. 2. Authorize staff to record a lien on the property if the total costs are not paid in the allowed 30 days, or an appeal of the costs is not filed within 15 days.

e. A Resolution Authorizing Submittal of an Application for Senate Bill 2 Planning Grant Funds to Accelerate Future Production of Housing

Summary: The State Department of Housing and Community Development has developed the Senate Bill 2 Planning Grants Program (PGP), which provides non-competitive funding to all eligible municipalities that apply. The City is submitting a PGP grant application requesting \$160,000, which is the full amount available based on the City's population. The funds would be used for consultant assistance to prepare zoning ordinances and establish procedures to accelerate the production of housing.

Recommendation: Waive further reading and adopt a resolution authorizing application for SB 2 Planning Grants Program funds.

(13) 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 or member of the audience for discussion.

a. Request for Waiver of No Alcoholic Beverage Policy

Summary: The Signal Hill Community Foundation (SHCF) is co-hosting a memorial celebrating the life of late Signal Hill Community Services Recreation Coordinator Ashleigh Williams-Pearce. SHCF is seeking permission from the City Council to provide alcoholic beverages at the memorial, scheduled for November 16, 2019 at the Signal Hill Public Library Signal Point Terrace. Per Resolution No. 99-12-4976, such an application must be approved by the City Council.

Recommendation: Authorize the Signal Hill Community Foundation to host donated alcoholic beverages at this event.

b. Contract Services Agreement with Governmental Financial Services for Accounting Services

Summary: The City Council will consider approving a Contract Services Agreement with Governmental Financial Services for accounting services.

Recommendation: Authorize the City Manager to enter into a Contract Services Agreement with Governmental Financial Services for accounting services in the amount of \$65,000 in a form approved by the City Attorney.

c. Approval of Excused Absence for Council Member

Summary: The City Council will consider excusing the absence of Council Member Keir Jones from the regular City Council meeting of December 10, 2019.

Recommendation: Approve an excused absence for Council Member Keir Jones from the regular City Council meeting of December 10, 2019.

d. Warrant Register Dated November 12, 2019

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 November 12, 2019.

e. Minutes of the Following Meeting

Regular Meeting of October 22, 2019.

Recommendation: Approve.

(14) COUNCIL AGENDA--NEW BUSINESS

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

(15) ADJOURNMENT

Tonight's meeting will be adjourned in memory of Signal Hill employee Ashleigh Williams-Pearce. The next regular meeting of the Signal Hill City Council will be held on

Tuesday, December 10, 2019, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755. There will be no regular meeting of the City Council on Tuesday, November 26, 2019.

### 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 1) writing to the City Council or the City Manager, or 2) completing an Agenda Item Request Form available from the City Clerk. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. Agendas are mailed to those who provide self-addressed, stamped envelopes to the City Clerk's office. The agenda and related agenda items are available on our website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

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.