



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
July 28, 2020

*** * *GOVERNOR'S EXECUTIVE ORDER N-29-20* * ***
*** *RE: CORONAVIRUS COVID-19* * ***

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA
VIDEO/TELECONFERENCE**

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. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

To view or listen to the meeting live at 7:00 p.m.:

- City of Signal Hill website at www.cityofsignalhill.org, select the City Council Meetings Link from the home page.
- Charter Spectrum Channel 3 or Frontier FiOS Channel 38.
- Call (408) 638-0968 (audio only) and enter meeting ID: 823-4960-0869 and pin: 298766 when prompted. If you would like to make a public comment, please notify the meeting host by pressing *9 on the telephone keypad.

To view and participate (closed session at 6:00 p.m. and regular meeting at 7:00 p.m.):

- Visit <https://www.zoom.us/j/82349600869> on your desktop computer or laptop and enter pin: 298766; or
- Visit www.zoom.us on your desktop computer or laptop, click on “Join a Meeting”, and enter meeting ID: 823-4960-0869 and pin: 298766 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 823-4960-0869 and pin: 298766 when prompted.
- Please note that you will be placed in a “listen only” mode and your video feed will not be shared with the Council or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the City Council is taking public comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at cityclerk@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, July 28 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

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

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

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

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) COMMUNITY ANNOUNCEMENTS

(6) PRESENTATION

- a. City Manager will make a presentation about COVID-19-related community updates.

(7) ORDINANCE

a. Consideration of the Placement of the Signal Hill Financial Stability Measure (General Transactions and Use (Sales) Tax) on the November 3, 2020 Ballot

Summary: In order to continue to preserve the service and quality of life expectations of the Signal Hill community and provide essential services, the City needs to secure a reliable, long-term funding stream that is locally controlled, where revenue is not subject to seizure or elimination by the State. Placement of the Signal Hill Financial Stability Measure on the November 3, 2020 ballot will allow Signal Hill voters to decide the future of their City. Only the voters of Signal Hill have the power to make this decision, not the City Council. The City Council only has the authority to place the measure before the voters, thereby determining whether voters can vote on the measure or not. The proposed measure has a number of benefits for the City's long-term fiscal sustainability: The measure will generate enough revenue to allow the City to meet the needs of current and future generations of Signal Hill residents; the measure will ensure that the funds raised would stay locally in Signal Hill and cannot be taken away by the State government or other public agencies; and the measure includes strict accountability requirements such as annual independent financial audits.

Recommendations: 1. Waive further reading and adopt a resolution approving the ordinance (which adds Chapter 3.13 to Title 3 of the Signal Hill Municipal Code) and adding and giving notice of a measure, entitled the City of Signal Hill Transactions and Use (Sales) Tax Measure to the General Municipal Election to be held on November 3, 2020; and, in accordance therewith, requesting the County of Los Angeles to consolidate the submission of the measure at the General Municipal Election to be held on November 3, 2020, with the Statewide General Election to be held on that date pursuant to Section 10403 of the Elections Code. 2. Waive further reading and adopt a resolution setting priorities for filing written argument(s) and directing the City Attorney to prepare an impartial analysis, regarding a City measure, entitled the City of Signal Hill Financial Stability Measure, submitted at the General Municipal Election on November 3, 2020. 3. Waive further reading and adopt a resolution providing for the filing of rebuttal arguments regarding a City measure, entitled the City of Signal Hill Financial Stability Measure, submitted at the General Municipal Election on November 3, 2020. 4. Waive further reading and introduce an ordinance adding Chapter 3.13 to Title 3 of the Signal Hill Municipal Code, relating to the establishment of a new three quarter cent per dollar (0.75%) general transactions and use (sales) tax.

(8) PUBLIC HEARING

a. Resolution Ordering the Levy and Collection of Assessments for Landscape and Lighting Maintenance District No. 1 for Fiscal Year (FY) 2020-21

Summary: Landscape and Lighting Maintenance District No. 1 (LLMD) was formed in 1992 to pay for the general maintenance of common area landscaping,

walls and other facilities within the California Crown tract. An assessment is collected annually from each California Crown property owner to cover the cost of common area maintenance – with the goal of protecting and preserving the value, desirability and attractiveness of the neighborhood. Annually, the City Council must initiate proceedings to renew the levy and collection of special assessments for LLMD.

On May 12, 2020, the Council declared its intention to levy increased assessments on properties within the LLMD based upon community feedback received over a series of community meetings. The average annual assessment was to be increased from \$612.76 to \$900.25, representing a 47% increase. The increased annual assessment was determined by an Engineer's Report that included costs for administration, utilities, supplies, contract landscaping services, and one-time projects.

On May 13, 2020, the City mailed ballots to property owners with a 45-day notice of the public hearing. On July 14, 2020, the City Council conducted the public hearing for the proposed increased assessment. Of 33 ballots returned, the City Clerk reported a majority protested the proposed increased assessment, meaning the ballot proceeding failed. As a result, the City Council declared its intention to levy and collect reduced assessments as compared to those proposed. This is the normal procedure the Council goes through yearly to levy the annual assessment. Prior approvals by the LLMD in 1998 and 2008 allow for the levy to be adjusted every year by the Consumer Price Index (CPI) and not be considered an "increase" under Proposition 218. The revised Engineer's Report includes a significantly reduced scope of services equal to the CPI-only assessment.

Staff is proposing the FY 2020-21 assessment to be the FY 2019-20 assessment plus a 3.4% CPI adjustment as permitted by prior approvals and applicable law.

The City held an online meeting with stakeholders/property owners on July 27, 2020 in anticipation of tonight's item.

Recommendations: 1. Waive further reading and adopt a resolution ordering the levy and collection of revised assessments, which will be adjusted annually by the CPI, for Landscape and Lighting Maintenance District No. 1 for FY 2020-21. Other Options: 2. Continue to levy the FY 2019-20 assessment without a CPI increase; and/or 3. Direct the City Attorney to determine how to dismantle the LLMD and identify consequences associated with dismantlement.

(9) CITY MANAGER REPORTS

a. Approving the Side Letter of Agreement with the Signal Hill Employees' Association

Summary: Representatives from the Signal Hill Employees' Association and the City have met and conferred in good faith and reached the proposed Side Letter

of Agreement (Agreement). A resolution approving the Agreement is presented for City Council consideration.

Recommendation: Waive further reading and adopt a resolution approving and adopting a Side Letter of Agreement between the City of Signal Hill and the Signal Hill Employees' Association.

b. City Council Reorganization

Summary: The City Council may reorganize by selecting a new Mayor and Vice Mayor.

Recommendation: The City Council may reorganize by selecting a new Mayor and Vice Mayor.

c. Race and Equity Framework

Summary: In the wake of George Floyd's murder and protests for racial justice across the United States, the City of Signal Hill seeks to identify, understand, and address current issues surrounding racial justice, systemic inequities, and structural racism within our community. Recent events have illuminated that certain public practices and policies have created inequities and wide disparities in opportunities related to education, employment, housing, health care, public safety, and wealth for Black people and other persons of color.

The City of Signal Hill seeks to engage the community and dialogue on various aspects of race and equity. The proposed Race and Equity Framework is an evolving effort to address systemic racism and bias in the policies and practices of municipal government. Tonight the City Council will consider approving the proposed Race and Equity Framework and authorizing the City Manager to procure professional consulting services to support development, facilitation, and implementation activities.

Recommendations: 1. Provide staff with direction on the proposed Race and Equity Framework, including formation of the Diversity Coalition Committee. 2. Authorize the City Manager to execute a small dollar Contract Services Agreement for a not-to-exceed cost of \$25,000 and a term of 12 months for professional consulting services to support development, facilitation, and implementation activities related to the Race and Equity Framework, in a form approved by the City Attorney. 3. Authorize the City Manager to purchase a membership for the Government Alliance on Race & Equity (GARE) at a cost of \$1,000.

(10) 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. Contract Services Agreement with Meridian Consultants for Preparation of the 6th Cycle Housing Element Environmental Analysis and On-Call Services

Summary: The City Council will consider entering into a Contract Services Agreement with Meridian Consultants for two tasks: preparation of the environmental document in conformance with the California Environmental Quality Act for the 6th Cycle Housing Element; and on-call planning and environmental services.

Recommendation: Authorize the City Manager to execute a Contract Services Agreement with Meridian Consultants for a term of three (3) years and a total not-to-exceed contract amount of \$149,265, in a form approved by the City Attorney.

b. Memorandum of Understanding with Local Government Commission for CivicSpark Fellow

Summary: The City has been selected by community partner Southern California Gas Company to be the recipient of a CivicSpark sponsorship opportunity from September 1, 2020 through December 31, 2021. The CivicSpark program provides opportunities for recent college graduates of environmental services programs to support local governments by advancing sustainability projects. The City Council will consider authorizing the City Manager to execute a Memorandum of Understanding for Sponsored CivicSpark Fellow on behalf of the City, in a form approved by the City Attorney.

Recommendation: Authorize the City Manager to execute a Memorandum of Understanding for Sponsored CivicSpark Fellow on behalf of the City with the Local Government Commission, in a form approved by the City Attorney.

c. Schedule of Investments

Summary: The Schedule of Investments is a listing of all surplus funds invested for both the City and the Successor Agency of the former Signal Hill Redevelopment Agency as of the date shown on the report.

Recommendation: Receive and file.

d. Warrant Register Dated July 28, 2020

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 July 28, 2020.

e. Minutes of the Following Meetings

Regular Meeting of July 14, 2020 and Adjourned Regular Meeting of July 21, 2020.

Recommendation: Approve.

(11) COUNCIL AGENDA--NEW BUSINESS

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

(12) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, August 11, 2020, at 7:00 p.m. via video and teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

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.

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.

