



MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL

March 15, 2011
7:00 p.m.

A Regular Meeting of the Signal Hill City Council was held in the Council Chamber of City Hall on March 15, 2011.

CALL TO ORDER – 6:00 p.m.

RECESS TO CLOSED SESSION

- a. A closed session was held pursuant to Government Code Section 54957.6, to discuss labor negotiations with the Signal Hill Employees' Association and the Signal Hill Police Officers Association.
- b. A closed session will be held pursuant to Government Code Section 54956.8, real property negotiations, between the City of Signal Hill and Nicholas C. Payiatis, regarding real property located at 1917 E. 21st Street.

RECONVENE – 7:00 p.m.

ROLL CALL

PRESENT: MAYOR WILSON
 VICE MAYOR FORESTER
 COUNCIL MEMBER HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD

ABSENT: NONE

PLEDGE OF ALLEGIANCE

Mayor Wilson led the audience in the Pledge of Allegiance.

CLOSED SESSION REPORT

City Attorney reported on closed session item (a). Directions were given for further negotiations and no reportable action was taken. Closed session item (b) was not discussed.

PUBLIC BUSINESS FROM THE FLOOR

Maria Harris, Signal Hill resident addressed Council regarding the Sanitation Districts of Los Angeles County and agenda closed session item (b).

Gloria Nava, Signal Hill resident addressed Council regarding property tax increases and announced water is still draining on Temple Avenue and 19th Street.

AGENDA ITEMS ADDED TO CITY COUNCIL AND REDEVELOPMENT AGENCY AGENDA

City Attorney requested the addition of the following items to the agendas:

1. Assignment of Agency Funds to City and Authorization of City Manager to Sign Contracts with Approval from the City Council

Summary: The Signal Hill Redevelopment Agency was established in 1974 pursuant to provisions of the California Health and Safety Code. The primary purpose of the Agency is to eliminate blighted areas by encouraging development of residential, commercial, industrial, recreational and public facilities. The City has approved and adopted a redevelopment plan for the Signal Hill Redevelopment Project No. 1 and has established a low and moderate income housing fund to be used for the purposes of increasing, improving and preserving the City's supply of affordable housing. Over the years, the Agency has acquired, remediated, and developed many properties throughout the City of Signal Hill, thereby eliminating blight, providing viable businesses, affordable housing and generating jobs and sales taxes for the community.

The Governor's proposal to eliminate redevelopment would stop all redevelopment efforts in process by the Agency. The Signal Hill Redevelopment Agency has pending projects that it has planned to start within 90 days. The following action would transfer funds from the Agency to the City's general fund so that the planned projects can be implemented. In addition, this action allows the City Manager to sign contracts pertaining to this work.

Recommendation: Waive further reading and adopt the resolution approving the transfer of Signal Hill Redevelopment Agency funds to the City of Signal Hill for the purposes outlined in the resolution and authorizing the City Manager to sign contracts for projects related to the purposes outlined hereto.

2. Assignment of Agency Leases to City of Signal Hill and Appointment of City to Administer Leases

Summary: The Signal Hill Redevelopment Agency was established in 1974 pursuant to provisions of the California Health and Safety Code. The primary purpose of the Agency is to eliminate blighted areas by encouraging development of residential, commercial, industrial, recreational and public facilities. The City has approved and adopted a redevelopment plan for the Signal Hill Redevelopment Project No. 1 and has established a low and moderate income housing fund to be used for the purposes of increasing, improving and preserving the City's supply of affordable housing. Over the years, the Agency has acquired, remediated, and developed many properties throughout the City of Signal Hill, thereby eliminating blight, providing viable businesses, affordable housing and generating jobs and sales taxes for the community.

The Agency has played a critical role in the establishment of the Signal Hill Auto Center as well as its growth. The Agency is requesting that the current leases for Auto Center properties be transferred to the City at this time.

Recommendations: 1. Transfer funds from the Agency to the City for the Master Lease Agreement. 2. Authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Master Ground Lease-Alda C. Jones Trust to the City of Signal Hill via an "Assignment and Assumption of Master Lease Agreement." 3. Authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Davis/Glenn E. Thomas Dodge to the City of Signal Hill via an "Assignment and Assumption of Sublease Agreement." 4. Authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Autrey/BMW to the City of Signal Hill via an "Assignment and Assumption of Sublease Agreement." 5. Authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Mercedes Benz to the City of Signal Hill via an "Assignment and Sublease Agreement".

CALL THE REDEVELOPMENT AGENCY TO ORDER

ROLL CALL

PRESENT: CHAIR HANSEN
VICE CHAIR NOLL
MEMBER FORESTER
MEMBER WARD
MEMBER WILSON

ABSENT: NONE

There was a motion by VICE MAYOR FORESTER and seconded by COUNCIL MEMBER WARD to add the requested items to the City Council agenda.

The following vote resulted:

AYES: MAYOR WILSON
 VICE MAYOR FORESTER
 COUNCIL MEMBER HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

There was a motion by MEMBER FORESTER and seconded by MEMBER WARD to add the requested items to the Redevelopment Agency agenda.

The following vote resulted:

AYES: CHAIR HANSEN
 VICE CHAIR NOLL
 MEMBER FORESTER
 MEMBER WARD
 MEMBER WILSON

NOES: NONE

ABSENT: NONE

CITY MANAGER REPORTS

- a. Resolution Certifying the Canvass of the March 1, 2011, General Municipal Election

City Manager presented the staff report.

It was moved by Council Member Hansen and seconded by Council Member Ward to waive further reading and adopt Resolution No. 2011-03-5874 reciting the fact of the General Municipal Election for two members of the City Council, City Clerk, and City Treasurer.

City Attorney read the title of Resolution No. 2011-03-5874:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION FOR TWO MEMBERS OF THE CITY COUNCIL, CITY CLERK, AND CITY TREASURER.

The following vote resulted:

AYES: MAYOR WILSON
 VICE MAYOR FORESTER
 COUNCIL MEMBER HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD

NOES: NONE

ABSENT: NONE

b. City Council Reorganization

Summary: Annually, on the second meeting in March, the City Council reorganizes by selecting a new Mayor and Vice Mayor.

Recommendation: Reorganize by selecting a new Mayor and new Vice Mayor.

City Clerk declared nominations open for Mayor.

Council Member Ward nominated Council Member Forester for Mayor.

There were no additional nominations.

City Clerk declared nominations closed.

The following vote resulted:

AYES: COUNCIL MEMBER WILSON
 COUNCIL MEMBER WARD
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER HANSEN
 COUNCIL MEMBER FORESTER

NOES: NONE

ABSENT: NONE

PRESENTATION(S)

- a. City Clerk introduced the poll workers who worked the City's General Municipal Election on Tuesday, March 1, 2011 and presented them with a gift of appreciation in recognition of their services.

Mayor Forester thanked the poll workers and asked for nominations for Vice Mayor.

Council Member Ward nominated Council Member Hansen for Vice Mayor.

The following vote resulted:

AYES: COUNCIL MEMBER WILSON
COUNCIL MEMBER WARD
COUNCIL MEMBER NOLL
COUNCIL MEMBER HANSEN
MAYOR FORESTER

NOES: NONE

ABSENT: NONE

Mayor Forester presented outgoing Mayor Wilson with a proclamation for his service to the City. The following representatives presented outgoing Mayor Ward with certificates: Shari Blackwell, President of the Signal Hill Chamber of Commerce; Felton Williams, Vice President Long Beach Board of Education; Chris Wilson, Representative for Assemblymember Bonnie Lowenthal; Robin McCray, Representative for Senator Alan Lowenthal; Bill Orter, Representative for Senator Roderick Wright; Yvette Shahini, Representative for Congresswoman Linda Sanchez; Los Angeles County Fire Battalion Chief Bruce Stein, Representative for Supervisor Don Knabe; Craig Ibanez, Representative for Los Angeles County Fire Department, Station 60.

City Clerk performed official swearing in of incoming Mayor Forester and Vice Mayor Hansen.

Mayor Forester thanked fellow Council Members, Signal Hill residents and city employees.

Vice Mayor Hansen thanked God, her family, the Signal Hill residents and those who helped with her campaign.

PUBLIC HEARING(S)

- a. Joint Public Hearing – Adoption of a Resolution Approving a Disposition and Development Agreement Between the Agency/City Council and HNL Properties, LLC and Approval of an Associated 33433 Report

City Manager/Executive Director read the form of notice.

City Manager/Executive Director presented the staff report.

City Council asked questions of staff.

Mayor Forester opened the public hearing at 7:59 p.m.

Mayor Forester asked for anyone wishing to speak in favor of or in opposition to the Agreement to please come forward.

Michael Hooman Nissan spoke in favor of the Agreement.

Maria Harris, Signal Hill resident asked questions regarding the Agreement.

Gloria Nava, Signal Hill resident spoke and stated she was neither in favor of nor opposed to the Agreement.

Maria Harris, Signal Hill resident asked additional questions and then spoke in opposition to the Agreement.

There being no further testimony, Mayor Forester closed the public hearing at 8:04 p.m.

City Treasurer asked questions of the City Attorney and Michael Hooman Nissan

Mayor Forester re-opened the public hearing at 8:06 p.m.

The City Attorney and Michael Hooman Nissan answered the questions directed by the City Treasurer.

Mayor Forester closed the public hearing at 8:08 p.m.

There was a motion by COUNCIL MEMBER WARD and seconded by COUNCIL MEMBER NOLL to waive further reading and adopt Resolution No. 2011-03-5877 making and approving certain findings and approvals under Section 33433 of the California Health And Safety Code, and approving a Disposition and Development Agreement between the Signal Hill Redevelopment Agency and HNL Properties, LLC

There was a motion by MEMBER NOLL and seconded by MEMBER WARD to waive further reading and adopt Resolution No. 2011-03-454 making and approving certain findings and approvals under Section 33433 of the California Health and Safety Code, and approving a Disposition and Development Agreement between the Signal Hill Redevelopment Agency and HNL Properties, LLC.

The City Attorney/Agency Counsel read the title of Resolution No. 2011-03-5877 and Resolution No. 2011-03-454:

A JOINT RESOLUTION OF THE CITY COUNCIL AND THE SIGNAL HILL REDEVELOPMENT AGENCY OF THE CITY OF SIGNAL HILL, CALIFORNIA, MAKING AND APPROVING CERTAIN FINDINGS AND APPROVALS UNDER SECTION 33433 OF THE CALIFORNIA HEALTH AND SAFETY CODE, AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE SIGNAL HILL REDEVELOPMENT AGENCY AND HNL PROPERTIES, LLC

The following vote resulted:

AYES: MAYOR FORESTER
 VICE MAYOR HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD
 COUNCIL MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The following vote resulted:

AYES: CHAIR HANSEN
 VICE CHAIR NOLL
 MEMBER FORESTER
 MEMBER WARD
 MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

b. Continuation of Public Hearing for Zoning Ordinance Amendment Regarding Outdoor Storage Yards and Areas

City Manager presented the staff report.

Community Development Director read the form of notice.

Mayor Forester opened the public hearing at 8:15 p.m.

Mayor Forester invited anyone wishing to speak in favor of or opposed to the continuation to please come forward.

There being no testimony, Mayor Forester asked to continue the public hearing to April 5, 2011.

There was a motion by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER WARD to continue the public hearing to April 5, 2011.

The following vote resulted:

AYES: MAYOR FORESTER
 VICE MAYOR HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD
 COUNCIL MEMBER WILSON

NOES: NONE

CITY COUNCIL AND REDEVELOPMENT AGENCY VOTE ON ITEMS ADDED TO AGENDA

1. Assignment of Agency Leases to City of Signal Hill and Appointment of City to Administer Leases

City Manager/Executive Director and City Attorney/Agency Counsel presented the staff report.

There was a motion by COUNCIL MEMBER WILSON and seconded by COUNCIL MEMBER WARD to transfer funds from the Agency to the City for the Master Lease Agreement; authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Master Ground Lease-Alda C. Jones Trust to the City of Signal Hill via an “Assignment and Assumption of Master Lease Agreement;” authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Davis/Glenn E. Thomas Dodge to the City of Signal Hill via an “Assignment and Assumption of Sublease Agreement;” authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Autrey/BMW to the City of Signal Hill via an “Assignment and Assumption of Sublease Agreement;” authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Mercedes Benz to the City of Signal Hill via an “Assignment and Assumption of Sublease Agreement.”

The following vote resulted:

AYES: MAYOR FORESTER
 VICE MAYOR HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD
 COUNCIL MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

There was a motion by VICE CHAIR NOLL and seconded by MEMBER WARD to transfer funds from the Agency to the City for the Master Lease Agreement; authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Master Ground Lease-Alda C. Jones Trust to the City of Signal Hill via an “Assignment and Assumption of Master Lease Agreement;” authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Davis/Glenn E. Thomas Dodge to the City of Signal Hill via an “Assignment and Assumption of Sublease Agreement;” authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Autrey/BMW to the City of Signal Hill via an “Assignment and Assumption of Sublease Agreement;” authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer the Sublease Agreement-Mercedes Benz to the City of Signal Hill via an “Assignment and Assumption of Sublease Agreement.”

The following vote resulted:

AYES: CHAIR HANSEN
VICE CHAIR NOLL
MEMBER FORESTER
MEMBER WARD
MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

2. Assignment of Agency Funds to City and Authorization of City Manager to Sign Contracts with Approval from the City Council

City Manager/Executive Director and City Attorney/Agency Counsel presented the staff report.

There was a motion by COUNCIL MEMBER WARD and seconded by VICE MAYOR HANSEN to waive further reading and adopt Resolution No. 2011-03-5880 approving the transfer of Signal Hill Redevelopment Agency Funds to the City of Signal Hill for the purposes outlined in the resolution and authorizing the City Manager to sign contracts for projects related to the purposes outlined hereto.

City Attorney/Agency Counsel read the title of Resolution No. 2011-03-5880:

A JOINT RESOLUTION OF THE CITY COUNCIL AND THE SIGNAL HILL REDEVELOPMENT AGENCY OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE TRANSFER OF SIGNAL HILL REDEVELOPMENT AGENCY FUNDS TO THE CITY OF SIGNAL HILL FOR THE PURPOSES OUTLINED IN THE RESOLUTION AND AUTHORIZING THE CITY MANAGER TO SIGN CONTRACTS FOR PROJECTS RELATED TO THE PURPOSES OUTLINED HERETO

The following vote resulted:

AYES: MAYOR FORESTER
VICE MAYOR HANSEN
COUNCIL MEMBER NOLL
COUNCIL MEMBER WARD
COUNCIL MEMBER WILSON

NOES: NONE

ABSENT: NONE

There was a motion by MEMBER WARD and seconded by MEMBER WILSON to waive further reading and adopt Resolution No. 2011-03-457 approving the transfer of Signal Hill Redevelopment Agency Funds to the City of Signal Hill for the purposes outlined in the resolution and authorizing the City Manager to sign contracts for projects related to the purposes outlined hereto.

The following vote resulted:

AYES: CHAIR HANSEN
VICE CHAIR NOLL
MEMBER FORESTER
MEMBER WARD
MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIR HANSEN RECESSED THE REDEVELOPMENT AGENCY

CONSENT CALENDAR

a. Resolution Declaring the City's Intention to Vacate Certain Right-of-Way Relating to the Pacificwalk Development

Summary: This resolution declares the City's intent to vacate a portion of the cul-de-sac adjoining Orizaba Avenue north of Pacific Coast Highway. The Planning Commission has found the vacation of this right-of-way to be consistent with the General Plan. The resolution also sets a public hearing to receive public comment on this matter.

Recommendations: 1. Waive further reading and Resolution No. 2011-03-5875 declaring its intention to vacate a portion of the cul-de-sac adjoining Orizaba Avenue north of Pacific Coast Highway. 2. Set a public hearing for April 5, 2011.

b. Resolution Declaring Final Acceptance of the Reservoir Park Improvements Project, No. 725

Summary: Mega Way Enterprises has completed the Reservoir Park Improvements Project, No. 725, to the satisfaction of the Public Works Department. Staff is recommending final acceptance of the work performed by Mega Way Enterprises.

Recommendation: Waive further reading and adopt Resolution No. 2011-03-5876 declaring work to be completed in conformance with the plans and specifications for the Reservoir Park Improvements Project, No. 725, in the City of Signal Hill, in accordance with the contract entered into between Mega Way Enterprises and the City of Signal Hill, California.

c. Purchase of Replacement Administration Sedan

Summary: Staff is seeking authorization to replace a Police Department Administration vehicle that was involved in a traffic collision late last year, leaving the vehicle a total loss. Staff proposes to purchase this vehicle from Wondries Fleet Group. This purchase will "piggy back" on the County of Los Angeles, Purchase Order number DPO-SH-11321410-1.

Recommendations: 1. Authorize the Vehicle and Equipment Services Division to purchase a 2011 Ford Crown Victoria Police Interceptor Administration sedan from Wondries Fleet Group through the County of Los Angeles, Purchase Order number DPO-SH-11321410-1. 2. Approve the budget adjustment.

d. Schedule of Investments

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

Recommendation: Receive and file.

e. Warrant Register Dated March 15, 2011

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 March 15, 2011.

f. Minutes of the Following Meeting(s)

Regular Meeting of March 2, 2011.
Special Meeting of March 4, 2011.

Recommendation: Approve.

It was moved by COUNCIL MEMBER NOLL and seconded by COUNCIL MEMBER WARD to approve items (a) through (e) of the Consent Calendar.

The following vote resulted:

AYES: MAYOR FORESTER
 VICE MAYOR HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD
 COUNCIL MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER WARD to approve item (f) of the Consent Calendar.

The following vote resulted:

AYES: MAYOR FORESTER
 VICE MAYOR HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD

NOES: NONE

ABSENT: NONE

ABSTAIN: COUNCIL MEMBER WILSON

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

COUNCIL AGENDA--NEW BUSINESS

Council Member Ward congratulated Mayor Wilson and Vice Mayor Hansen.

Vice Mayor Ward applauded Pilar Alcivar-McCoy, Director of Community Services for her recent installment as President for the California Parks and Recreation Society.

Council Member Noll is seated on the board of the Oversight Committee for the Long Beach Unified School District and announced he will be attending the meeting on Friday, March 18th.

Council Member Noll requested a report from staff of the financials for Concerts in the Park.

Council Member Wilson announced his appointment on the Audit Committee for the Southern California Association of Governments.

ADJOURNMENT

It was moved by COUNCIL MEMBER NOLL and seconded by VICE MAYOR HANSEN, to adjourn the meeting in memory of June Pard, long time resident of Signal Hill and long time member of Friends of the Signal Hill Library, to a special meeting, conducted in closed session on Tuesday, March 29, 2011 at Signal Hill Petroleum, 2633 Cherry Avenue, for the purpose of conducting interviews for Chief of Police pursuant to Government Code 54957. The next regular meeting of the City Council will be held on Tuesday, April 5, 2011 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 FORESTER
 VICE MAYOR HANSEN
 COUNCIL MEMBER NOLL
 COUNCIL MEMBER WARD
 COUNCIL MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

MAYOR WILSON adjourned the meeting at 8:24 p.m.

Larry Forester
Mayor

Attest:

Kathleen L. Pacheco
City Clerk