



**MINUTES OF A REGULAR MEETING
SIGNAL HILL CITY COUNCIL**
May 11, 2021

A Regular Meeting of the Signal Hill City Council was held via video/teleconference on May 11, 2021 pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom.

CALL TO ORDER – 6:01 P.M.

ROLL CALL

PRESENT: MAYOR WILSON
VICE MAYOR JONES
COUNCIL MEMBER COPELAND
COUNCIL MEMBER HANSEN

ABSENT: COUNCIL MEMBER WOODS

CLOSED SESSION

a. A closed session was held pursuant to Government Code section 54957.6(a), conference with labor negotiators.

Agency designated representative: City Manager

Represented employees: All employees

Employee organizations: Signal Hill Employees' Association and Signal Hill Police Officers' Association

PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS

There was no public business from the floor.

RECESS TO CLOSED SESSION AT 6:02 P.M.

Council Member Woods entered closed session at 6:06 p.m.

RECONVENE REGULAR MEETING AT 7:09 P.M.

Mayor Wilson asked City Manager to provide meeting participation options.

City Manager provided meeting participation options.

ROLL CALL

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

ABSENT: NONE

PLEDGE OF ALLEGIANCE

Mayor Wilson led the audience in the Pledge of Allegiance.

MAYOR'S ANNOUNCEMENT

Mayor Wilson announced he will call upon Council Members, City Clerk, City Treasurer, and members of the public one-by-one for questions or comments and a roll call vote will be conducted for each agenda item for transparency and clarity.

CLOSED SESSION REPORT

Interim City Attorney reported there was no reportable action taken for closed session item.

CITY MANAGER COMMENTED ON PUBLIC COMMENT PROCEDURE

PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA

Deputy City Manager read a letter from Leticia Vasquez-Wilson, Central Basin Municipal Water District Board of Director into the record (letter is attached to original minutes and available in the City Clerk's Office).

COMMUNITY ANNOUNCEMENTS

Mayor Wilson made the following announcements:

All residents age 16 and over are eligible for the COVID-19 vaccine. Make an appointment online at myturn.ca.gov or check with your healthcare provider or pharmacy. Walk-ups are also available Monday through Saturday from 11:00 a.m. to 2:00 p.m. at the Long Beach Terrace Theatre, 300 E. Ocean Drive, Long Beach.

Signal Hill Public Library is open on Saturdays from 10:00 a.m. to 4:30 p.m. Curbside Pick-Up Service is also available Tuesdays, Wednesdays, Thursdays, and Saturdays from 2:00 p.m. to 5:00 p.m. Call (562) 989-7323 for more information.

Virtual Book Club on Thursday, May 20 from 3:30 p.m. to 4:30 p.m. The book selection is *The Guest List*. Books will be available for pick-up at the Library during curbside pickup hours. Call (562) 989-7323 for more information.

Brown Bag Food Distribution Program for low-income seniors (55 and over) and families in Signal Hill. Qualifying participants receive a supplementary bag of groceries every week. The program requires pre-authorization and space is limited. Call (562) 989-7330 for more information.

Water Replenishment District Annual Student Art Calendar Contest open for submission from July to November 21.

Council Member Hansen and Council Member Woods commented on the COVID-19 vaccination.

PRESENTATIONS

- a. Mayor Wilson presented a proclamation to Honorary Consul General Kim Chha Hout, Thary Ung with Cambodia Sister State, Inc., Richer San with Cambodia Town, Inc., and Signal Hill resident and Signal Hill Community Foundation Board Member Charles Song recognizing Cambodian Genocide Remembrance Day, celebrated regionally on April 17 and globally on May 20.

Mr. Hout, Ms. Ung, Mr. Song, and Mr. San thanked the City Council and commented on Cambodian Genocide Remembrance Day.

City Council and City Clerk thanked the speakers, and commented on Cambodian Genocide Remembrance Day.

- b. Henry Rogers, Executive Director of the Harbor Association of Industry and Commerce (HAIC), made a presentation about the healthy renewable energy policies at the local level.

Council Member Hansen and Mayor Wilson asked questions regarding the presentation.

Mr. Rogers addressed the questions posed by Council Member Hansen and Mayor Wilson.

Debra Layton, representative of Signal Hill Petroleum, and Faviola Ochoa, Public Affairs Manager for SoCalGas, commented on their respective company's

operation and renewable energy.

- c. Mayor Wilson presented a proclamation to the Police Chief in recognition of National Police Week, May 9 – May 15, 2021.

Police Chief thanked City Council, recognized the Police Department staff and the community for their support of the Department.

City Council, City Clerk, and City Treasurer shared their appreciation and support of the Police Department.

- d. Mayor Wilson presented a proclamation to the Public Works Director in recognition of Public Works Week, May 16 – May 22, 2021.

Public Works Director thanked City Council, commented on Public Works Week, and recognized the Public Works Department staff.

City Council shared their appreciation and support of the Public Works Department.

- e. City Manager made a presentation about COVID-19-related community updates.

Mayor Wilson commented on the presentation.

PUBLIC HEARING

- a. Gateway Center North Specific Plan

City Clerk read the form of notice.

Interim City Attorney commented on ex parte communication and asked each Council Member to disclose any communication with the project applicant and property owner and the content of that communication.

Council Members provided the disclosures.

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

Community Development Director announced that a public comment letter was received prior to tonight's meeting from Southwest Regional Council of Carpenters and the City's CEQA consultant prepared a letter in response to the public comment letter; letters were provided to the City Council.

Mayor Wilson asked if the letters needed to be read into the record.

Interim City Attorney and Community Development Director stated letters are available on the City website (letters are attached to original minutes and available in the City Clerk's Office).

Mayor Wilson opened the public hearing at 8:59 p.m.

Mayor Wilson invited the public to speak in favor of or in opposition to the project.

John Clement, project applicant, thanked City Council and staff, and stated the project team is available to answer questions.

Ray Lawson, Sean Page, and Luis Flores, Signal Hill residents and members of Southwest Regional Council of Carpenters, spoke in opposition to the project.

Frank Zambrano, representative of Southwest Regional Council of Carpenters, spoke in opposition to the project.

Mayor Wilson asked Mr. Zambrano a question regarding his opposition to the project.

Mr. Zambrano addressed the question posed by Mayor Wilson.

Mayor Wilson closed the public hearing at 9:14 p.m.

City Council commented and asked questions regarding the project.

Community Development Director, interim City Attorney, Economic Development Manager, Mr. Clement, John Dietrich with Target Corporation, and City Manager addressed the questions posed by City Council.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to waive further reading and adopt Resolution No. 2021-05-6611 adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program and making associated CEQA findings, for the Gateway Center North Commercial Center; waive further reading and introduce Ordinance No. 2021-05-1519 amending the Official Zoning Map to change an approximate 13.63-acre site at 950 E. 33rd Street and 3177 California Avenue from "Commercial General" and "Freeway Self-Storage Specific Plan" designations to "SP-12, Gateway Center North Specific Plan" and repealing Signal Hill Municipal Code Chapter 20.32 entitled "Freeway Self-Storage Specific Plan" in its entirety and replacing it with a new specific plan entitled "SP-12, Gateway Center North Specific Plan" establishing development standards for a commercial center; waive further reading and adopt Resolution No. 2021-05-6612 approving Conditional Use Permit 21-01, a request to allow the sale of alcoholic beverages for off-site consumption at the Target store at 950 E. 33rd Street in the Commercial General zoning district; waive further reading and adopt Resolution

No. 2021-05-6613 approving Conditional Use Permit 21-02, a request to operate a self-storage facility at 3177 California Avenue in the Gateway Center North (SP-12) specific plan zoning district; and waive further reading and introduce Ordinance No. 2021-05-1520 approving a Development Agreement between the City of Signal Hill and Signal Fields North, LLC, for certain real property located within the City of Signal Hill pursuant to California Government Code Section 65864 et seq.

Interim City Attorney read the title of Resolution No. 2021-05-6611, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM AND MAKING ASSOCIATED CEQA FINDINGS, FOR THE GATEWAY CENTER NORTH COMMERCIAL CENTER

Interim City Attorney read the title of Ordinance No. 2021-05-1519, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 13.63-ACRE SITE AT 950 E. 33RD STREET AND 3177 CALIFORNIA AVENUE FROM "COMMERCIAL GENERAL" AND "FREEWAY SELF-STORAGE SPECIFIC PLAN" DESIGNATIONS TO "SP-12, GATEWAY CENTER NORTH SPECIFIC PLAN" AND REPEALING SIGNAL HILL MUNICIPAL CODE CHAPTER 20.32 ENTITLED "FREEWAY SELF-STORAGE SPECIFIC PLAN" IN ITS ENTIRETY AND REPLACING IT WITH A NEW SPECIFIC PLAN ENTITLED "SP-12, GATEWAY CENTER NORTH SPECIFIC PLAN" ESTABLISHING DEVELOPMENT STANDARDS FOR A COMMERCIAL CENTER

Interim City Attorney read the title of Resolution No. 2021-05-6612, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 21-01, A REQUEST TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT THE TARGET STORE AT 950 E. 33RD STREET IN THE COMMERCIAL GENERAL ZONING DISTRICT

Interim City Attorney read the title of Resolution No. 2021-05-6613, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 21-02, A REQUEST TO OPERATE A SELF-STORAGE FACILITY AT 3177 CALIFORNIA AVENUE IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

Interim City Attorney read the title of Ordinance No. 2021-05-1520, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SIGNAL HILL AND SIGNAL FIELDS NORTH, LLC, FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF SIGNAL HILL PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CITY MANAGER REPORTS

- a. Resolution Condemning Racism of and Standing in Support of Persons of Asian Heritage and Pacific Island Heritage

City Manager presented the staff report.

Mayor Wilson requested a reading of the resolution.

City Manager read Resolution No. 2021-05-6614 in its entirety, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CONDEMNING RACISM OF AND STANDING IN SUPPORT OF PERSONS OF ASIAN HERITAGE AND PACIFIC ISLAND HERITAGE

Mayor Wilson invited the public to comment on the agenda item.

Deputy City Manager read letters of support from Diversity Coalition Committee (DCC) Members Harshan Jeyakumar, Christopher Wilson, and Lisa Wong into the record (letters are attached to original minutes and available in the City Clerk's Office).

DCC Members Todd Sahara and Telaireus Herrin spoke in support of the resolution.

Mayor Wilson and Council Member Copeland thanked the DCC for recommending this resolution and spoke in support of the resolution.

It was moved by VICE MAYOR JONES and seconded by COUNCIL MEMBER HANSEN to waive further reading and adopt Resolution No. 2021-05-6614 condemning racism of and standing in support of persons of Asian heritage and Pacific Island heritage.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

b. Update Regarding the November 3, 2020 Signal Hill General Municipal Election

City Manager introduced City Clerk and Deputy City Clerk who presented the staff report.

City Council, Deputy City Clerk, City Manager, and City Clerk commented and discussed the election update.

Mayor Wilson invited the public to comment on the agenda item.

Randy Hartshorn, Signal Hill resident, asked questions regarding the November 3, 2020 General Municipal Election.

Deputy City Clerk, Mayor Wilson, and Council Member Woods addressed the questions posed by Mr. Hartshorn.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HANSEN to receive and file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

c. Continuance of the Proclamation of the Existence of a Local Emergency in Response to COVID-19

City Manager presented the staff report.

Mayor Wilson invited the public to comment on the agenda item.

There was no public comment.

It was moved by VICE MAYOR JONES and seconded by COUNCIL MEMBER HANSEN to receive and file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CONSENT CALENDAR

a. Amendment No. 1 to the Agreement for Professional Services with Ron's Maintenance, Inc. for Citywide Catch Basin Cleaning Services

Summary: The Public Works Department supplements its maintenance

operations by utilizing outside vendors to perform citywide catch basin cleaning. The City contracted with Ron's Maintenance, Inc. (RMI) for catch basin cleaning services in 2018. The original agreement allows for the term to be extended by three additional years. The proposed amendment exercises the option to extend the term of the current contract by three additional years, modifies the scope of work to include maintenance of two drywells and two detention chambers, and allows for an annual cost of \$35,294, and a new total not-to-exceed contract amount of \$195,864.

Recommendation: Authorize the City Manager to execute Amendment No. 1 to the Agreement for Professional Services with RMI for catch basin cleaning services extending the term by three years through June 30, 2024, and increasing the contract amount by \$105,882 for a new not-to-exceed contract amount of \$195,864, in a form approved by the interim City Attorney.

b. Amendment No. 1 to Contract Services Agreement with Steve A. Filarsky for Labor Relations Counsel

Summary: The legal firm of Steve A. Filarsky, Attorney at Law, formerly Filarsky & Watt LLP, has been the labor relations counsel for the City since 1980, representing the City in labor negotiations, employee relations, administrative hearings, legal proceedings, and other employment-related services. The current Contract Services Agreement is due to expire on June 11, 2021. The Agreement allows for the term to be extended for up to two additional one-year terms. The monthly retainer and hourly billing rate will remain unchanged as adopted in 2019.

Recommendation: Authorize the City Manager to execute Amendment No. 1 to the Contract Services Agreement for special counsel labor relations services between the City of Signal Hill and Steve A. Filarsky, Attorney at Law, extending the term by two years through June 30, 2023 with an annual retainer of \$24,000, in a form approved by the interim City Attorney.

c. Warrant Register Dated May 11, 2021

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 May 11, 2021.

d. Minutes of the Following Meetings

Regular Meeting of April 27, 2021 and Adjourned Regular Meeting of April 29, 2021.

Recommendation: Approve.

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

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

COUNCIL AGENDA--NEW BUSINESS

There was no new business.

ADJOURNMENT

It was moved by COUNCIL MEMBER HANSEN and seconded by VICE MAYOR JONES to adjourn tonight's meeting to the next regular meeting of the Signal Hill City Council to be held on Tuesday, May 25, 2021, at 7:00 p.m. via video/teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

MAYOR WILSON adjourned the meeting at 10:17 p.m.

EDWARD H.J. WILSON
MAYOR

Attest:

CARMEN R. BROOKS
CITY CLERK