



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
September 14, 2021

\* \* \*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](http://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](http://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: 881-4793-6648, press # when prompted to provide participant ID, and enter passcode: 374778. 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://zoom.us/j/88147936648> on your desktop computer or laptop and enter passcode: 374778; or
- Visit [www.zoom.us](http://www.zoom.us) on your desktop computer or laptop, click on “Join a Meeting”, and enter meeting ID: 881-4793-6648 and passcode: 374778 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 881-4793-6648 and passcode: 374778 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](mailto:cityclerk@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, September 14 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 \$694.14 per month. City Clerk and City Treasurer are compensated \$421.20 per month.

(1) CALL TO ORDER – 6:00 P.M.

(2) ROLL CALL

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

(3) CLOSED SESSION

a. A closed session will be held pursuant to Government Code Section 54957 to conduct public employee performance evaluations.

Titles: City Manager and Department Heads

b. A closed session will be held pursuant to Government Code Section 54956.9(d)(2).  
Conference with legal counsel – anticipated litigation.  
Initiation of litigation.

Number of potential cases: 1

- (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. Community Services Manager will make a presentation about the recent Concerts in the Park series.
  - b. City Manager will make a presentation about COVID-19-related community updates.
- (12) ORDINANCE
  - a. Second Reading and Adoption of Ordinance No. 2021-08-1526 Adopting Senate Bill 1383 and Ordinance No. 2021-08-1527 Amending the Exclusive Franchise Agreement with EDCO

Summary: Ordinance Nos. 2021-08-1526 and 2021-08-1527 were introduced at the City Council meeting of August 24, 2021 and are now presented for second reading and adoption.

Recommendations: 1. Waive further reading and adopt Ordinance No. 2021-08-1526 adding Chapter 8.11 to Title 8 of the Signal Hill Municipal Code relating to organic waste disposal reduction. 2. Waive further reading and adopt Ordinance No. 2021-08-1527 approving the Amended and Restated Solid Waste Hauling Services Agreement with EDCO Disposal Corporation d.b.a. Signal Hill Disposal and adopting solid waste charges.

## (13) CITY MANAGER REPORTS

- a. Approval of a Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority for Preparation of Design Documents for the Willow Street Corridor – Walnut Avenue to Cherry Avenue Congestion Relief Project

Summary: As part of the I-710 Corridor Improvement Project and Early Action Program, Los Angeles County Metropolitan Transportation Authority (LACMTA) has worked closely with the Gateway Cities Council of Governments and the City of Signal Hill to identify improvements that will reduce delay and improve traffic operation and safety on arterials linked with I-710. During the call for projects, Public Works staff and the City's Traffic Engineer identified the Willow Street corridor as a major arterial where congestion relief improvements are needed. At their meeting on July 22, 2021, LACMTA's Board programmed \$1,312,050 in funding for the preparation of environmental impact analysis documents, plans, specifications and estimates for the Willow Street corridor – Walnut Avenue to Cherry Avenue Congestion Relief Project (Willow Street Corridor Project).

The City Council will consider entering into a Memorandum of Understanding (MOU) with LACMTA for preparation of design documents, which includes the Project Approval and Environmental Document (PA&ED) and Plans, Specifications and Estimates (PS&E) for the Willow Street Corridor Project, at no cost to the City.

Recommendation: Authorize the City Manager to execute all documents necessary to enter into an MOU with LACMTA, including any subsequent amendments, for the preparation of PA&ED and PS&E for the Willow Street Corridor Project. LACMTA has programmed \$1,312,050 towards the preparation of PA&ED and PS&E of the project.

- b. Resolution of Intent to Grant a Pipeline Franchise to Tesoro SoCal Pipeline Company, LLC

Summary: Tesoro SoCal Pipeline Company, LLC, a division of Marathon Petroleum Corporation, is requesting to renew a pipeline franchise to operate their pipeline facilities within the City's right-of-way. Should the Council wish to renew the franchise, the Council would adopt the proposed resolution and set a public hearing.

Recommendations: 1. Waive further reading and adopt a resolution declaring its intention to grant a franchise to Tesoro SoCal Pipeline Company, LLC and the interests, rights, privileges, and duties to lay and use pipes and appurtenances for transmitting and distributing oil and petroleum products for any and all lawful purposes under and along the public streets, ways, alleys, and places, as the same now or may hereafter exist, within this City. 2. Set a public hearing for September 28, 2021.

c. 1800 E. Spring Street – Deposit and Reimbursement Agreement Between the City of Signal Hill and SJS Long Beach, LLC

Summary: Tesla has submitted plans to open an auto sales, delivery, and service center at the former Nissan dealership site located at 1800 E. Spring Street to replace the closed Nissan dealership. The property is owned by SJS Long Beach, LLC, (SJS) formerly HNL Properties, LLC.

Based on the Disposition and Development Agreement with HNL Properties, LLC, executed in 2011, the property owner is required to deliver certain improvements at the site. To date, the improvements have not been completed.

To ensure the improvements are completed in a timely manner in coordination with Tesla's projected opening date, the City is proposing to enter into a Deposit and Reimbursement Agreement with SJS for the purpose of SJS depositing \$600,000 with the City to cover the costs of the required improvements. The deposited funds will be drawn down as improvements are completed. If SJS does not complete the improvements in a 12-month timeframe and defaults under the Agreement, the City will be entitled to withdraw all funds from the escrow account as damages.

Recommendation: Approve a Deposit and Reimbursement Agreement between the City of Signal Hill and SJS and authorize the City Manager to execute said agreement.

d. Consideration of Personnel Adjustments for Fiscal Year 2021-22

Summary: The City Council will consider adopting a revised Personnel Summary contained in the Fiscal Year 2021-22 Operating Budget incorporating seven personnel adjustments. To effectuate the changes, associated budget appropriations have been proposed, as well as an update to the City's part-time pay schedule to support one of the proposed personnel adjustments and to adjust certain part-time classifications to equal the pay range of their associated full-time classifications. The personnel adjustments will ensure the City retains the appropriate knowledge, skills, and capacity to continue to provide quality municipal services for the Signal Hill community.

Recommendations: 1. Waive further reading and adopt a resolution amending the adopted budget and authorizing budget appropriations and amendment of the personnel summary by department for Fiscal Year 2021-22. 2. Waive further reading and adopt a resolution amending salary ranges for hourly, part-time employees previously adopted by Resolution Number 2020-12-6598, establishing the classification and salary range of Permit Technician and repealing all other resolutions and portions of resolutions in conflict herewith.

#### (14) 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. Agreement for Professional Services for Community Development Block Grant and Permanent Local Housing Allocation Administration with Michael Baker International, Inc.

Summary: The City Council will consider awarding a contract to Michael Baker International, Inc. (MBI) for Community Development Block Grant (CDBG) and Permanent Local Housing Allocation (PLHA) consultant services.

Recommendation: Authorize the City Manager to enter into an Agreement for Professional Services with MBI for administration of the City's CDBG and PLHA programs with an initial term of two years with three optional one-year extensions for an annual contract amount of \$25,000, with a 10% contingency of \$2,500, and a total not-to-exceed amount of \$55,000, in a form approved by the City Attorney.

- b. Side Letters of Agreement with the Signal Hill Police Officers' Association and the Signal Hill Employees' Association

Summary: On June 22, 2021, the City Council adopted Resolution Nos. 2021-06-6622 and 2021-06-6623 to adopt the Memorandum of Understanding (MOU) between the City of Signal Hill and the Signal Hill Police Officers' Association and the MOU between the City of Signal Hill and the Signal Hill Employees' Association. Since that time, staff has identified clerical errors regarding the start date for increased health benefits that need to be updated for both MOUs. The administrative corrections will be made through side letters of agreement.

Recommendations: 1. 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 Police Officers' Association. 2. 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

- c. Warrant Register Dated September 14, 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 September 14, 2021.

d. Minutes of the Following Meeting

Regular Meeting of August 24, 2021.

Recommendation: Approve.

(15) COUNCIL AGENDA--NEW BUSINESS

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

(16) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, September 28, 2021, 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 writing to the City Council, City Clerk, or City Manager. The deadline for agenda items is 12 noon on the Tuesday preceding the Council and Agency meetings. The complete agenda, including back up materials is available on the City website on the Friday preceding the meeting.

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.