



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
April 25, 2023

Meetings begin at 6:30 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 6:30 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. Any person wishing to comment shall be allotted three minutes per distinct item. 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).

**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 6:30 p.m. and regular meeting at 7:00 p.m.):**

- In-person Participation: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Remote Participation: 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, April 25, 2023. Written comments will be provided electronically to City Council and attached to the meeting minutes. Written comments will not be read into the record.
- Please note that remote participation is offered as a public service and the City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above. Submission of written comments or in-person participation will ensure that your comments are received.

City Council Members are compensated \$722.18 per month. City Clerk and City Treasurer are compensated \$438.22 per month.

**(1) CALL TO ORDER – 6:30 P.M.**

**(2) ROLL CALL**

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

**(3) CLOSED SESSION**

a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957 REGARDING PUBLIC EMPLOYEE APPOINTMENT.

TITLE: CHIEF OF POLICE

**(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 THE AGENDA (SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

**(10) COMMUNITY ANNOUNCEMENTS****(11) PRESENTATIONS**

- a. MAYOR HANSEN WILL SWEAR-IN THE NEWLY APPOINTED CITY CLERK DARITZA GONZALEZ.
- b. THE COMMUNITY SERVICES DEPARTMENT STAFF WILL PROVIDE A PRESENTATION HIGHLIGHTING THE ANNUAL SPRING FEST EVENT THAT TOOK PLACE ON SATURDAY, APRIL 8, 2023.
- c. MAYOR HANSEN WILL PRESENT A PROCLAMATION TO THE SIGNAL HILL PUBLIC LIBRARY STAFF IN RECOGNITION OF NATIONAL LIBRARY WEEK, APRIL 23-29, 2023.

**(12) CITY MANAGER REPORTS**

- a. INTERVIEWS AND APPOINTMENTS TO THE CIVIL SERVICE, PARKS AND RECREATION, AND PLANNING COMMISSIONS

**Summary:**

The City ran an open recruitment seeking residents interested in serving on the Civil Service, Parks and Recreation, and Planning Commissions. The City Council will conduct interviews of all qualifying candidates who applied for a Commission appointment. At the conclusion of the interviews, City Council will make appointments to fill the vacant seats on each of the Commissions.

**Recommendations:**

Conduct interviews and make the following appointments:

1. Civil Service Commission: Appoint two individuals to fill two expiring seats (May 31, 2023). Terms for the new Commissioners will run from June 1, 2023 - May 31, 2027.
2. Parks and Recreation Commission: Appoint two individuals to fill two expiring seats (May 31, 2023). Terms for the new Commissioners will run from June 1, 2023 - May 31, 2027.
3. Planning Commission: Appoint two individuals to fill two expiring seats (May 31, 2023). Terms for the new Commissioners will run from June 1, 2023 - May 31, 2027.

b. PROCESS TO FILL A CIVIL SERVICE COMMISSION VACANCY

Summary:

The City Council will consider a process to fill one vacancy on the Civil Service Commission for an unexpired term through May 31, 2025.

Recommendations:

1. Approve the proposed recruitment schedule and select a date to conduct commissioner candidate interviews and appointment. The suggested date is the regular City Council meeting of May 23, 2023. If the number of commission applicants is greater than ten, City Council may wish to call a special meeting for June 1 or June 6, 2023.
2. As an alternative, provide staff direction to utilize the recent list of Civil Service applicants from the recruitment that concluded April 14, 2023 and invite applicants to interview at the May 23, 2023 City Council meeting.

c. OUTDOOR PUBLIC ART PROJECT BUDGET ADJUSTMENT

Summary:

The City has a history of incorporating art into parks and public facilities. With the opening of the Signal Hill Library, the City Council desired to enhance the facility by encouraging creative expression. To effectuate this purpose, the City issued a Request for Proposals (RFP) for an outdoor public art project and formed a subcommittee to review responses. The City issued the RFP twice and did not successfully identify a qualified artist that could fulfill the project requirements for \$50,000. Staff contacted local artists to obtain additional feedback regarding the criteria in the RFP and discuss whether the proposed compensation was sufficient to fulfill the City's vision. After consulting with various artists, staff recommends reissuing the RFP and increasing the project budget amount. Staff is seeking the City Council's concurrence to reissue the RFP and increase the project budget by \$30,000. The additional funding would come from the unallocated General Fund for a total project budget of \$80,000.

Recommendations:

1. Authorize staff to reissue the RFP for the Outdoor Public Arts Project at the Signal Hill Library.
2. Approve the proposed increase of \$30,000 for a total project allocation of \$80,000. The increased budget would be reflected in the FY 2023-24 Year 2 proposed budget.

d. PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH ARDURRA GROUP, INC. (AGI) FOR ENGINEERING DESIGN OF THE GUNDY RESERVOIR ROOF REPLACEMENT AND INTERIOR COATING PROJECT (PROJECT NO. 95.23001)

Summary:

On February 9, 2023, staff issued a Request for Proposals (RFP) for Gundry Reservoir Roof Replacement and Interior Coating Design Services. The City Council will consider entering into a Professional Consultant Services Agreement with AGI for engineering design of the Gundry Reservoir Roof Replacement and Interior Coating Project (Project No. 95.23001).

Recommendations:

1. Authorize the City Manager to enter into a Professional Consultant Services Agreement with AGI for engineering design of the Gundry Reservoir Roof Replacement and Interior Coating Project (Project No. 95.23001), in a form approved by the City Attorney. The term of the agreement will terminate on June 30, 2024, with a not-to-exceed contract amount of \$299,313.
2. Authorize contingencies of \$29,931.30 and up to a 180-day term extension pursuant to the City's Purchasing and Contracting Guidelines, to be utilized if approved by the Public Works Director.

e. REQUEST FOR PROPOSALS (RFP) FOR THE PREPARATION OF A CIVIC CENTER MASTER PLAN

Summary:

The City Council will consider authorizing the City Manager to solicit an RFP for preparation of a master plan for the City's Civic Center. The Master Plan will guide future improvements and development of the Civic Center based on the prioritization of community needs and desires. The document will include preliminary site designs, conceptual drawings, as well as schedules and preliminary cost estimates for construction. The Master Plan will also explore siting options for a new amphitheater, either as a standalone structure or in conjunction with a project to build a new Community Center. The services are expected to be completed within six (6) months from the City's issuance of a Notice to Proceed.

Recommendation:

Direct the City Manager to issue an RFP for the preparation of a master plan for the City's Civic Center and solicit proposals from qualified consultants.

**CALL THE HOUSING AUTHORITY TO ORDER**

**ROLL CALL**

CHAIR HANSEN  
VICE CHAIR WOODS  
MEMBER COPELAND  
MEMBER JONES  
MEMBER WILSON

f. NOTICE OF FUNDING AVAILABILITY (NOFA) FOR THE DEVELOPMENT OF THE ORANGE BLUFF AND WALNUT BLUFF WORKFORCE HOUSING SITES AND SOLICIT PROPOSALS FROM QUALIFIED AFFORDABLE HOUSING DEVELOPERS

Summary:

Last year, the State Department of Housing and Community Development certified the City's Housing Element, which included two sites specifically entitled for the development of workforce housing. Known as Orange Bluff and Walnut Bluff, the properties are comprised of 8.6 and 2.0 acres of undeveloped property respectively; both sites are owned by Signal Hill Petroleum (SHP). Collectively, both sites are zoned and entitled to accommodate up to 380 units of workforce housing which help the City meet its Regional Housing Needs Assessment (RHNA) allocation for the current Housing Element cycle.

The City and the Housing Authority have accumulated funding for the development of affordable housing totaling approximately \$10 million; notwithstanding this amount, an affordable housing developer would need to secure substantially more funding to design and construct both residential projects. The developer selected to work on the two sites will need to leverage the funding proposed as part of the NOFA and successfully receive funding from various sources including tax credits, grants, equity loans, and the Gateway Cities Affordable Housing Trust.

Staff recommends issuing the NOFA to solicit proposals from qualified developers that will partner with the City and the property owner (SHP) to successfully build out the two sites. Given the complexities associated with financing affordable housing projects, the NOFA includes specific qualifications criteria and requires the proposers to provide a conceptual proforma analysis and a development plan for consideration as part of the evaluation process. A panel comprised of City staff and a representative from SHP will evaluate the proposals and recommend a developer to the City Council.

Recommendation:

Direct staff to issue the NOFA for the Orange Bluff and Walnut Bluff workforce housing sites and solicit proposals from affordable housing developers.

**RECESS THE HOUSING AUTHORITY**

**(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 for discussion.

a. RESOLUTION APPROVING A LIST OF PROJECTS TO BE FUNDED BY SAFE, CLEAN WATER PROGRAM - MEASURE W FOR FISCAL YEAR 2023-24

Summary:

On November 6, 2018, Los Angeles County voters approved Measure W, commonly known as SCW. Measure W is funded by a parcel tax of 2.5 cents per square foot of impermeable area within the Los Angeles County Flood Control District (District). This parcel tax is expected to generate up to \$285 million per year countywide for SCW. SCW is intended to improve water quality in a manner that achieves additional benefits such as increasing water supply and investing in the health and well-being of Los Angeles County communities. The City Council will consider adopting a resolution to incorporate a list of projects and programs to be funded by the Safe, Clean Water Program (SCW) - Measure W for Fiscal Year (FY) 2023-24.

Recommendation:

Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, approving the List of projects AND PROGRAMS FOR FISCAL YEAR 2023-24 to be funded BY safe, clean water program - Measure W FUNDS

- b. RESOLUTION ADOPTING POLICIES AND PROCEDURES TO PRIORITIZE WATER SERVICE TO AFFORDABLE HOUSING PROJECTS PURSUANT TO GOVERNMENT CODE SECTION 65589.7

Summary:

The City has begun implementation of the required programs in the 6th Cycle Housing Element Update (HEU). Pursuant to Government Code 65589.7, the Signal Hill Water Department must prepare a policy for adoption by the City Council to prioritize water service to affordable housing projects.

Recommendation:

Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING POLICIES AND PROCEDURES TO PRIORITIZE WATER AND SEWER SERVICES TO AFFORDABLE HOUSING PROJECTS PURSUANT TO GOVERNMENT CODE SECTION 65589.7

- c. FEE WAIVER REQUEST FOR THE SPRINGS OF HOPE GRIEF CARE CENTER (SPRINGS OF HOPE) PRIVATE MEMORIAL EVENT

Summary:

Staff received a request from Springs of Hope for a fee waiver in the amount of \$1,760 (including staff costs and equipment) for the use of the Signal Hill Public Library Community Room and Zinnia Courtyard for a private event in

remembrance of Mr. Ron Settles, scheduled on Friday, June 2, 2023.

Recommendation:

Review and approve a waiver of fees for use of Signal Hill Public Library Community Room and Zinnia Courtyard, staff costs, and equipment.

d. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of all surplus funds invested for both the City and the Successor Agency to the former Signal Hill Redevelopment Agency as of the date shown on the report. The monthly transaction report provides the changes in investments for the prior month.

Recommendation:

Receive and file.

e. WARRANT REGISTER DATED APRIL 25, 2023

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register and warrants to be released upon City Council approval.

Recommendation:

Authorize payment of the Warrant Register dated April 25, 2023.

f. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of April 11, 2023.

Recommendation:

Approve the meeting minutes.

**(14) COUNCIL AGENDA--NEW BUSINESS**

COUNCIL MEMBER WILSON

COUNCIL MEMBER JONES

COUNCIL MEMBER COPELAND

VICE MAYOR WOODS

MAYOR HANSEN

**(15) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, May 9, 2023, at 7:00 p.m. (hybrid meeting format, including in-person, and video and teleconference participation options). 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.