



## 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  
October 10, 2023

### REVISED

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. 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.

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

- In-person Participation: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- 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, October 10, 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.

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

(1) **CALL TO ORDER – 6:00 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 54957.6, CONFERENCE WITH LABOR NEGOTIATORS.

AGENCY DESIGNATED REPRESENTATIVE: MAYOR AND CITY MANAGER  
EMPLOYEE ORGANIZATION: SIGNAL HILL POLICE OFFICERS' ASSOCIATION

(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. THE CITY OF LONG BEACH ANIMAL CARE SERVICES BUREAU STAFF WILL INTRODUCE A PET AVAILABLE FOR ADOPTION.
- b. REPRESENTATIVES FROM MILLER CHILDREN'S AND WOMEN'S HOSPITAL WILL PROVIDE AN OVERVIEW OF SERVICES THE ORGANIZATION PROVIDES TO SIGNAL HILL RESIDENTS.
- c. REPRESENTATIVES FROM SOUTHERN CALIFORNIA EDISON WILL PROVIDE A PRESENTATION ON UPCOMING INFRASTRUCTURE PROJECTS IN SIGNAL HILL AS WELL AS AVAILABLE ENERGY REBATES.
- d. CHIEF BYERLEY WILL INTRODUCE AND SWEAR IN ANTHONY QUINTERO, NEW POLICE OFFICER FOR THE CITY OF SIGNAL HILL.

**(12) CITY MANAGER REPORTS****CALL THE HOUSING AUTHORITY TO ORDER****ROLL CALL**

- a. SELECTION OF NATIONAL COMMUNITY RENAISSANCE AS THE CITY'S DEVELOPMENT PARTNER FOR THE ORANGE BLUFF AND WALNUT BLUFF WORKFORCE HOUSING SITES

Summary:

In April, the City Council and Housing Authority Board authorized staff to issue a Notice of Funding Availability (NOFA) totaling approximately \$10 million to leverage toward the development of the Orange Bluff and Walnut Bluff workforce housing sites. Staff received six proposals; after conducting an extensive selection process, including in-person interviews and onsite property tours, staff recommends National Community Renaissance (National CORE) as the preferred development partner. As one of the largest nonprofit developers in the United States, National CORE has a strong reputation for developing high-quality properties. Among the distinguishing features of National CORE's proposal was its comprehensive redevelopment plan to fund the cost of infrastructure improvements, not only for the workforce housing sites, but also for the Heritage Square and Town Center Northwest sites. National CORE also proposed a robust social services component, including the development of a 5,000 square foot Boys and Girls Club. Staff recommends the City Council and Housing Authority Board select National CORE and direct staff to negotiate an Exclusive Negotiation Agreement to effectuate the next steps in the development process. Over the next few months, staff would negotiate the terms of the ENA and return to the City Council and Housing Authority Board with the final recommended document for approval.

Strategic Plan Goal(s)

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Staff recommends the City Council and Housing Authority Board select National Community Renaissance as the City's development partner and direct staff to negotiate an Exclusive Negotiation Agreement (ENA) for the development of the Orange Bluff and Walnut Bluff workforce housing sites.

**RECESS THE HOUSING AUTHORITY**

- b. CONTRACT SERVICES AGREEMENTS WITH W.A. RASIC CONSTRUCTION COMPANY, INCORPORATED AND T.E. ROBERTS, INCORPORATED FOR ON-CALL WATER INFRASTRUCTURE MAINTENANCE AND REPAIR SERVICES

**Summary:**

The City Council will consider entering into Contract Services Agreements with W.A. Rasic Construction Company, Incorporated and T.E. Roberts, Incorporated for on-call water infrastructure maintenance and repair services. The proposed contracts would serve on an as-needed basis to provide emergency and non-emergency services to the City's water system.

**Strategic Goal(s):**

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

**Recommendations:**

1. Authorize the City Manager to award a Contract Services Agreement to W.A. Rasic Construction Company, Incorporated for as-needed water maintenance and repair services, for a not-to-exceed amount of \$200,000 in a form approved by the City Attorney. The term of this agreement is for one-year with no more than three additional one-year extensions.
2. Authorize the City Manager to award a Contract Services Agreement to T.E. Roberts, Incorporated for as-needed water maintenance and repair services, for a not-to-exceed amount of \$200,000 in a form approved by the City Attorney. The term of this agreement is for one-year with no more than three additional one-year extensions.

**(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. FEE WAIVER REQUEST FOR THE SUSTAINABLE HEALTH EMPOWERMENT (SHE) HEALTH FAIR ON SATURDAY, NOVEMBER 4, 2023

**Summary:**

Staff received a request from the Office of Sustainable Health Empowerment (SHE), a local Long Beach non-profit organization, for a fee waiver for the use of the Signal Point Terrace; Library Community Room; Library Learning Center; Zinnia Courtyard; Signal Hill Park Picnic Shelter #3, and Signal Hill Park Open Grass Area; and City staff fees associated with facilitation and coverage for the

Community Equity Health Fair on Saturday, November 4, 2023, from 8:00 a.m. to 4:00 p.m., and fees to stage the area on Friday, November 3, 2023.

Strategic Plan Goal(s):

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Staff recommends the City Council review and approve a waiver of fees for use of the Signal Point Terrace; Library Community Room; Library Learning Center; Zinnia Courtyard; Signal Hill Park Picnic Shelter #3; and Signal Hill Open Grass Area; and City staff costs associated with the facilitation of the rental, including staging on Friday, November 3, 2023.

b. WARRANT REGISTER DATED OCTOBER 10, 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.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Recommendation:

Authorize payment of the Warrant Register dated October 10, 2023.

c. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of September 26, 2023.

Strategic Plan Goal(s):

Goal No. 5 High Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

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, October 24, 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.