



## 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  
February 13, 2024

The City of Signal Hill appreciates your attendance. Citizen interest provides the Council and Agency with valuable information regarding issues of the community. Meetings are held on the 2nd and 4th Tuesday of every month.

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 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 Chamber 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, February 13, 2024. 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 WOODS  
VICE MAYOR WILSON  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HANSEN  
COUNCIL MEMBER JONES

**(3) CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54957.6, CONFERENCE WITH LABOR NEGOTIATORS.

AGENCY DESIGNATED REPRESENTATIVE: CITY MANAGER.

REPRESENTED EMPLOYEES: ALL EMPLOYEES.

EMPLOYEE ORGANIZATIONS: SIGNAL HILL EMPLOYEES' ASSOCIATION AND SIGNAL HILL POLICE OFFICER'S 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. A STUDENT REPRESENTATIVE FROM ALVARADO SCHOOL WILL PARTICIPATE IN THE CITY COUNCIL MEETING BY LEADING THE PLEDGE OF ALLEGIANCE AND CEREMONIOUSLY PRESIDING OVER THE MEETING WITH THE GAVEL. MAYOR WOODS WILL THEN ACKNOWLEDGE AND RECOGNIZE THE STUDENT.

- b. THE CITY MANAGER WILL INTRODUCE ERIC KRANDA, 2023 EMPLOYEE OF THE YEAR.

- c. CHIEF BYERLEY WILL PRESENT THE POLICE DEPARTMENT'S COMPLETED ELECTRIC VEHICLE PILOT PROGRAM FOR PARKING

ENFORCEMENT AND POOL VEHICLE USES, IN PARTNERSHIP WITH TESLA OF SIGNAL HILL.

**(13) PUBLIC HEARINGS**

- a. PUBLIC HEARING - A RESOLUTION AMENDING RESOLUTION NO. 2023-06-6743, AMENDING THE UNIFORM SCHEDULE OF SERVICE FEES AND CHARGES

Summary:

Notice was published in the Signal Tribune newspaper per Government Code Section 65091(a) (4) on January 26 and February 2, 2024; and posted the notice in accordance with Signal Hill Municipal Code Section 1.08.010 on January 26, 2024.

Consistent with State law, the City adopts a resolution approving adjustments to its Schedule of Fees and Charges, based on annual changes in the Consumer Price Index (CPI). On December 12, 2023, the City adopted Ordinance No. 2023-11-1545, resulting in amendments and additions to the Signal Hill Municipal Code. With the adoption of Ordinance No. 2023-11-1545, the City Council approved new applications pertaining to filming activities, code enforcement, vending regulations, and other areas of health and safety. The City expects to receive applications related to these recent code updates; the proposed amendment to the City's fee schedule would ensure the City recovers the cost associated with providing these services.

Subject to City Council approval, and as provided for under State law, cities may collect user fees to recover costs incurred in providing a specific discretionary service. Pursuant to Government Code Section 660016, et seq., the specific fees to be charged for services must be adopted by the City Council by resolution, and upon approval would need to be incorporated into the Schedule of Fees and Charges.

Strategic Plan Goal(s):

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

Goal No. 3 Economic & Downtown 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.

Recommendations:

1. Staff recommends the City Council open a public hearing, consider public testimony, approve the proposed service fees and charges.

2. Adopt the resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING RESOLUTION NO. 2023-06-6743, AMENDING THE UNIFORM SCHEDULE OF SERVICE FEES AND CHARGES

**(14) CITY MANAGER REPORTS**

**CALL THE HOUSING AUTHORITY TO ORDER**

**ROLL CALL**

CHAIR WOODS  
VICE CHAIR WILSON  
MEMBER COPELAND  
MEMBER HANSEN  
MEMBER JONES

- a. EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH NATIONAL COMMUNITY RENAISSANCE (NATIONAL CORE)

**Summary:**

In October 2023, the City Council and Housing Authority Board selected National Community Renaissance (National Core) as the preferred developer partner for the Orange Bluff and Walnut Bluff workforce housing sites. As a component of the selection process, the City Council directed staff to negotiate an Exclusive Negotiation Agreement (ENA). Over the past few months, staff worked with all parties to negotiate the terms, conditions, and project milestones of the ENA (Attachment A). The ENA is a contract that sets aside funds proposed as part of the City's Notice of Funding Availability (NOFA) specifically for National CORE in conjunction with the proposed workforce housing projects. The ENA prescribes a specific timeframe for National CORE to complete various performance requirements that, if achieved, would result in the City and National CORE negotiating an affordable housing agreement ("AHA"). Staff recommends the City Council and Housing Authority Board approve the ENA between the City of Signal Hill and National Community Renaissance substantially in the form presented for the development of the Orange Bluff and Walnut Bluff sites.

**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, waste system, and recreational spaces.

Recommendation:

Staff recommends the City Council and Housing Authority Board approve the Exclusive Negotiation Agreement (ENA) between the City of Signal Hill, the Signal Hill Housing Authority, and National Community Renaissance (“National CORE”) substantially in the form presented for the development of two proposed workforce housing projects known as Orange Bluff and Walnut Bluff.

**RECESS THE HOUSING AUTHORITY**

- b. GENERAL SERVICES AGREEMENT WITH GRACE ENVIRONMENTAL INCORPORATED FOR VALVE EXERCISING SERVICES

Summary:

The City Council will consider entering into a three-year General Services Agreement with Grace Environmental Incorporated (GEI) for a not-to-exceed amount of \$220,035. The scope of work includes exercising 1,597 valves located within the City’s water pipeline network, conducting a thorough condition assessment, and executing the associated flushing of pipeline segments. The proposed contract would provide the City with the ability to regularly exercise valve infrastructure, which is an industry best practice to maintain high water quality standards and reduce emergency maintenance related to leaks.

Strategic Plan Goal(s):

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

Recommendation:

Authorize the City Manager to enter into a General Services Agreement with GEI for a three-year term contract for a not-to-exceed amount of \$220,035, in a form approved by the City Attorney. This agreement encompasses the comprehensive exercising of all 1,597 valves within the City’s water pipeline network, conducting a thorough condition assessment, and performing the associated flushing of pipeline segments.

- c. AGREEMENTS WITH BLUESPACE INTERIORS, LLC., AND MOHAWK COMMERCIAL, INCORPORATED FOR THE PURCHASE AND INSTALLATION OF CITY HALL FURNITURE, ARCHITECTURAL WALLS, AND FLOORING

Summary:

The recent public outreach effort associated with the Civic Center Master Plan found that the community desires to preserve City Hall as a place to conduct City business, a community gathering place, and a landmark. While the City has maximized the use of City Hall over the past few decades, certain elements have suffered from deferred maintenance. One of the key goals of the City Hall Renovation project is to significantly enhance the long-term viability of the

building so it may continue serving the public for many years. The City Council recently approved a renovation budget for City Hall that will provide for the replacement of office furnishings, replace flooring, make various repairs, and create more usable space. To advance this project, staff recommends approval of agreements with Bluespace Interiors, LLC. (Bluespace) and Mohawk Commercial, Incorporated (Mohawk) for the purchase and installation of new furniture, construction of architectural walls, and installation of flooring for City Hall, in a combined amount not-to-exceed \$673,479.04. The proposed improvements would create 10 additional workstations and add a conference room to the ground floor of City Hall. Subject to City Council approval, the new furniture and flooring installation would begin by fall 2024 and be completed by early 2025.

Strategic Plan Goal(s):

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

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

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

Recommendations:

Staff is recommending approval of agreements with:

- 1) Bluespace Interiors, LLC., for the purchase and installation of new furniture and architectural walls for City Hall, in an amount not to-exceed \$529,474.37, in a form approved by the City Attorney, and authorize the City Manager to utilize a project contingency of up to 10% (\$52,947.43) in the event of changed or unforeseen conditions, for a total budget of \$582,421.80; and
  - 2) Mohawk Commercial, Incorporated for the purchase and installation of new flooring for City Hall, in an amount not to-exceed \$144,004.67, in a form approved by the City Attorney; and authorize the City Manager to utilize a project contingency of up to 10% (\$14,400.46) in the event of changed or unforeseen conditions, for a total budget of \$158,405.13.
- d. ADOPTION OF A RESOLUTION RATIFYING THE CITY MANAGER'S PROCLAMATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO 2024 FEBRUARY WINTER STORMS AND AUTHORIZING APPROPRIATIONS FROM THE FISCAL YEAR 2023-24 GENERAL FUND UNASSIGNED FUND BALANCE FOR IMMEDIATE SHORT-TERM REPAIRS

Summary:

On February 4, 2024, Governor Gavin Newsom proclaimed a State of Emergency for eight counties in Southern California, including Los Angeles County, as a series of winter storms began impacting much of the State with high winds, damaging rain, and heavy snowfall. As of February 6, 2024, the City of Signal Hill experienced significant damage to the Panorama Promenade and Molino Avenue and 20th Street. California Government Code 8630, et. Seq., and Signal Hill Municipal Code, Chapter 2, Section 2.76.060, provide the City Manager, as Director of Emergency Services, the authority to proclaim the existence of a local emergency if the City Council is not in session, which must be proclaimed within 10 days of an event. The City Council will consider adopting a resolution ratifying the proclamation of the existence of a local emergency in response to the February 2024 winter storms, made by the City Manager as the Director of Emergency Services, on February 7, 2024. The City Council will also consider adopting a proposed Resolution authorizing appropriations from the Fiscal Year 2023-24 General Fund Unassigned Fund Balance/Capital Improvement Projects Reserve fund for needed immediate short-term repairs in the amount of \$800,000.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.
- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendations:

1. Adopt the resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, RATIFYING THE PROCLAMATION OF THE EXISTENCE OF A LOCAL EMERGENCY BY THE CITY MANAGER OF THE CITY OF SIGNAL HILL, AS DIRECTOR OF EMERGENCY SERVICES

2. Adopt the resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING THE ADOPTED BUDGET AND AUTHORIZING BUDGET APPROPRIATIONS FOR FISCAL YEAR 2023-24 FOR THE EMERGENCY REPAIRS RESULTING FROM THE 2024 WINTER STORM DAMAGE IN THE AMOUNT OF \$800,000.

**(15) 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. **WARRANT REGISTER DATED FEBRUARY 13, 2024**

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 February 13, 2024.

b. **APPROVAL OF MEETING MINUTES**

Summary:

Regular Meeting of January 23, 2024.

Recommendation:

Approve the meeting minutes.

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

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

**(17) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, February 27, 2024, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

**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.