



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
CITY COUNCIL MEETING  
August 27, 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 74 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, August 27, 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 TO CONDUCT PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS.

TITLE: CITY MANAGER

**(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. PUBLIC WORKS DIRECTOR THOMAS BEKELE WILL INTRODUCE RECENTLY HIRED EMPLOYEES WITH THE CITY OF SIGNAL HILL: ANTHONY DEL REAL, MAINTENANCE WORKER (STREETS), ARLEY ESTRELLA, WATER MAINTENANCE WORKER I, JASON FILBERN, MAINTENANCE WORKER (STREETS), ANGELO LOPEZ, MAINTENANCE WORKER (STREETS), JAIME MENDOZA, MAINTENANCE WORKER (PARKS/FACILITIES), AND EVANDEMIRI "DEMITRI" PIINUU, WATER MAINTENANCE WORKER I.

b. THE SIGNAL HILL COMMUNITY FOUNDATION, IN PARTNERSHIP WITH THE CITY, HOSTED SIX CONCERTS IN THE PARK IN SUMMER 2024. MAYOR WOODS WILL RECOGNIZE THIS YEAR'S SPONSORS.

**(12) CITY MANAGER REPORTS**

## a. CIVIC CENTER MASTER PLAN ADOPTION

Summary:

Last year, the City began working on the Civic Center Master Plan (CCMP). The purpose of the CCMP is to work with our community to reimagine the Civic Center and incorporate desired amenities that will serve future residents. In December 2023, the City Council selected “The Campus” as the desired alternative which emphasizes the construction of a new amphitheater, active and passive recreational elements, and a new Community Center. Given the large scope and related cost associated with developing the project, the CCMP is divided into three primary phases. Phase 1 of the CCMP, which includes the amphitheater and expanded parking lot along 21st street, is in the pre-development phase. Phases 2 and 3 include a new community center, sports courts, playground, improvements to Jessie Nelson Circle, and accessibility improvements. The purpose of this discussion is to provide the City Council with an opportunity to provide additional feedback regarding the final Civic Center Master Plan as well as the proposed funding and phasing plan. As the project continues developing, staff will return to update the City Council regarding progress on various elements including final design, bidding, construction, and funding opportunities.

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 systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Adopt the Civic Center Master Plan substantially in the form presented.
2. Discuss the proposed Phasing and Funding Plan associated with the Civic Center Master Plan and provide staff with additional direction as desired.

b. ACCEPTANCE OF GREENLATINOS URBAN & COMMUNITY FORESTRY PROGRAM SUBAWARD GRANT AGREEMENT FOR THE STREET TREE PLANTING - FEDERAL PROJECT

Summary:

The City Council adopted the 2023 Street Tree Master Plan (STMP) with the goal of restoring and expanding the City's urban forest canopy. Following the City's adoption of the STMP, the U.S. Department of Agriculture (USDA) Forest Service made competitive grants available to plant and maintain trees to enhance and expand the nation's urban forestry. On September 14, 2023, the USDA approved the City as a sub awardee, granting \$1,000,000 in funding for its Street Tree Planting - Federal Project (Project). GreenLatinos, a national pass-through partner for the USDA Forest Service, will collaborate with the City throughout the duration of the Project to ensure implementation of and compliance with the terms of the grant agreement. The City Council will consider acceptance of grant funds for the Project and authorize the City Manager and/or Public Works Director to execute the grant agreement and all necessary documents to receive and expend awarded grant funds.

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.

Recommendations:

1. Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ACCEPTING GRANT FUNDS FROM GREENLATINOS FOR THE STREET TREE PLANTING - FEDERAL PROJECT

2. Adopt a 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 2024-25 FOR STREET TREE PLANTING - FEDERAL PROJECT IN THE AMOUNT OF \$1,000,000

3. Authorize the City Manager and/or Public Works Director to administer the grant agreement and all necessary documents to receive and expend awarded grant funds.

c. PLANNING COMMISSION VACANCY

Summary:

The City Council will consider opening a recruitment to fill an unscheduled vacancy on the Planning Commission to serve the remainder of the vacant term through May 31, 2025.

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.

Recommendations:

1. Declare the vacancy of one Planning Commissioner position.
2. Authorize staff to open a recruitment seeking residents interested in serving as a Planning Commissioner for the remainder of the vacant term through May 31, 2025. The recruitment will run from August 30 through September 20, 2024.

**(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. WAIVE THE READING OF ORDINANCES IN FULL AND AUTHORIZE READING BY TITLE ONLY

Summary:

The recommended action waives reading of ordinances in full and authorizes reading by title only. The purpose of this item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of items on the agenda.

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:

Waive the reading of all ordinances. Wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

- b. ADOPTION OF ORDINANCE NO. 2024-07-1550 AMENDING CHAPTER 5.06 ("SIDEWALK VENDING") AND CHAPTER 12.14 ("CAMPING AND STORAGE OF PERSONAL PROPERTY ON PUBLIC PROPERTY") OF THE SIGNAL HILL MUNICIPAL CODE, RELATING TO SIDEWALK VENDING AND CAMPING

Summary:

The City Council introduced Ordinance No. 2024-07-1550 at its regular meeting

on Tuesday, July 23, 2024; the Ordinance is ready for a second reading and adoption. The primary purpose of Ordinance No. 2024-07-1550 is to amend Chapter 5.06 pertaining to sidewalk vending and Chapter 12.14 pertaining to storage of personal property on public property.

Strategic Plan Goal(s):

Goal No. 5 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.

Recommendation:

Adopt Ordinance No. 2024-07-1550, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL AMENDING CHAPTER 5.06 ("SIDEWALK VENDING") AND CHAPTER 12.14 ("CAMPING AND STORAGE OF PERSONAL PROPERTY ON PUBLIC PROPERTY") OF THE SIGNAL HILL MUNICIPAL CODE, RELATING TO SIDEWALK VENDING AND CAMPING

c. RESOLUTION AMENDING THE CITY'S CONFLICT OF INTEREST CODE

Summary:

Government Code Section 87300 et. seq., requires local governments to review their respective conflict of interest code to determine its accuracy or make amendments as necessary. Staff recommends amending the City's Conflict of Interest Code to update the list of designated employees. If approved, the recommended updates help to ensure consistency with the recently updated and City Council-approved Personnel Summary.

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:

Adopt the Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING RESOLUTION NO. 2023-07-6758, AMENDING THE CONFLICT OF INTEREST CODE FOR THE CITY OF SIGNAL HILL

d. APPROVE TRANSFER AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT - SAFE, CLEAN WATER PROGRAM FOR

MUNICIPAL PROGRAM AND RESOLUTION APPROVING A LIST OF PROJECTS TO BE FUNDED BY THE PROGRAM FOR FISCAL YEAR 2024-25

Summary:

On November 6, 2018, Los Angeles County voters approved Measure W, a parcel tax aimed to address regional water capture water and reduce reliance on imported water. Measure W imposes a tax of 2.5 cents per square foot of impermeable surface area on private property in the Los Angeles County Flood Control District (District), generating approximately \$285 million annually for the countywide Safe, Clean Water (SCW) Program. For the City to receive its share of collected funds, the City must enter into the Los Angeles County Transfer Agreement and submit an Annual Plan. The City Council will also consider adopting a resolution to incorporate a list of projects and programs to be funded by the SCW Measure W for Fiscal Year (FY) 2024-25.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Endure 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.

Recommendations:

1. Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING A TRANSFER AGREEMENT BETWEEN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF SIGNAL HILL, AGREEMENT NO. 2024MP75 FOR THE SAFE, CLEAN WATER PROGRAM - MUNICIPAL PROGRAM

2. Authorize the City Manager to execute the Transfer Agreement between the City and the Los Angeles County Flood Control District, in a form approved by the City Attorney.

3. 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 2024-25 TO BE FUNDED BY SAFE, CLEAN WATER PROGRAM - MEASURE W FUNDS

4. Adopt a 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 2024-25**

e. CONTINUANCE OF THE PROCLAMATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO FEBRUARY 2024 WINTER STORMS AND REAFFIRMING EMERGENCY CONDITIONS REQUIRING EMERGENCY ACTION TO COMPLETE EMERGENCY REPAIRS AT PANORAMA PROMENADE AND MOLINO AVENUE AND 20TH STREET

**Summary:**

The City Council will consider authorizing the City Manager to extend the proclamation of the existence of a local emergency in response to the February 2024 winter storms for 60 days. At the February 27, 2024, meeting, the City Council authorized the City Manager to extend the proclamation of the existence of a local emergency. The City Council adopted a Resolution, by a four-fifths vote, declaring authority to the City Manager or his designee, pursuant to Public Contract Code Sections 20168 and 22050, to enter into an emergency public works contract. The City Council also approved a Public Works contract with Zimprich Engineering Incorporated, for a not-to-exceed amount of four hundred thirty-one thousand nine hundred ten dollars (\$431,910), for emergency work pertaining to the Panorama Promenade Trail and the Molino Avenue and 20th Street slope immediate repair projects.

The City Council subsequently adopted resolutions, by a four-fifths vote, authorizing the City Manager, or his designee, pursuant to Public Contract Code Section 22050, to continue emergency storm damage repairs at the Panorama Promenade Trail and Molino Avenue and 20th Street. The City Council will consider adopting a Resolution authorizing the City Manager, or his designee, pursuant to Public Contract Code Section 22050, to continue emergency storm damage repairs at the Panorama Promenade Trail and Molino Avenue and 20th Street. Staff requests the City Council authorize the City Manager to extend proclamation of the existence of a local emergency in response to the February 2024 winter storms for 60 days. Staff recommends the City Council, by a four-fifths vote, reaffirm the emergency continues to exist and, therefore, the emergency contract work must continue to be done without a public bidding process.

**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. Authorize the City Manager to extend the proclamation of the existence of a local emergency in response to the February 2024 winter storms for 60 days.

2. Adopt a resolution, by four-fifths vote, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DECLARING THE NEED TO CONTINUE THE EMERGENCY CONTRACTING AUTHORITY DELEGATED TO THE CITY MANAGER, OR HIS DESIGNEE(S), PURSUANT TO PUBLIC CONTRACT CODE SECTION 22050

- f. PROPOSED ACCEPTANCE OF THE EMERGENCY MANAGEMENT PERFORMANCE (EMPG) 23 GRANT AND ADOPTION OF RESOLUTION APPROVING BUDGET AMENDMENT

Summary:

The United States Department of Homeland Security (DHS) implements grant programs that support the DHS/Federal Emergency Management Agency (FEMA). The focus of these grants is to enhance resiliency and preparedness for emergencies. The City has been awarded the Emergency Management Performance Grant (EMPG) 23 funding in the amount of \$40,000. The grant funding would be used to offset City costs to update the City's Emergency Operations Plan, develop a Crisis Communications Plan, and fund training costs for the Emergency Management Coordinator. Staff recommends the City Council authorize the City Manager to accept the grant and adopt a resolution authorizing a budget adjustment to increase grant revenue by \$40,000 and related expenditures.

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.

Recommendations:

1. Authorize the City Manager to accept grant funding through the Emergency Management Performance Grant (EMPG) 23 grant.

2. Adopt a 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 2024-25

- g. RESOLUTION ACCEPTING AN EASEMENT FOR THE PURPOSES OF

CONSTRUCTING AND MAINTAINING A BLOCK WALL ACROSS A PORTION OF PROPERTY LOCATED AT 2398 CALIFORNIA AVENUE

Summary:

The City Council will consider approving a resolution accepting a public easement for the purposes of constructing and maintaining a block wall over a portion of private property located on Assessor's Parcel Number 7211-021-001.

Strategic Plan Goal(s):

Goal No. 2 Community Safety: Maintaining 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.

Recommendation:

Adopt a resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ACCEPTING CERTAIN EASEMENT TO THE CITY OF SIGNAL HILL FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING A BLOCK WALL ACROSS CERTAIN REAL PROPERTY AT ASSESSOR PARCEL 7211-021-001

h. MASTER SERVICES AGREEMENT WITH GENTRY GENERAL ENGINEERING INCORPORATED FOR STREET AND ALLEY MAINTENANCE AND IMMEDIATE REPAIR SERVICES

Summary:

The City Council will consider entering into a Master Services Agreement with Gentry General Engineering Incorporated for the Citywide Alley Improvement Project and as-needed immediate repair services. Under the proposed agreement, Gentry General Engineering would perform the scope of work in the Citywide Alley Improvement Project and serve on an as-needed basis to provide immediate repair services at sidewalks, streets, and alleys throughout the City. If approved by the City Council, the proposed agreement would serve for a term of one year, at a not to exceed amount of \$450,000.

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 award a Master Services Agreement to Gentry General Engineering Incorporated for as-needed street, alley, and immediate repair services for a term of one year, for a not-to-exceed amount of \$450,000 in a form approved by the City Attorney. The term of this proposed agreement is for one year with the option of no more than three additional one-year extensions.

i. CONTRACT AMENDMENT REGISTER DATED AUGUST 27, 2024

Summary:

The Contract Amendment Register is a listing of proposed contract amendments and project change orders eligible for streamlined processing based upon the following criteria as documented in the City's Purchasing Policy:

- The City Council authorized funds with the adopted fiscal year Operating Budget;
- Staff are satisfied with the goods/services received to date; and
- The City Manager reviewed and approved each amendment for streamlined processing.

Staff is presenting one contract amendment for City Council consideration as follows:

- 1) Michael Baker International, Inc. (MBI): This consultant provides support for various Community Development Block Grant (CDBG) and Permanent Local Housing Allocation (PLHA) programs. The proposed amendment would formalize a contract 180-day discretionary term extension (Attachment B.2) which was agreed upon by the City and MBI and approved as to form by the City Attorney on June 27, 2024. The proposed Second Amendment would extend the term for an additional six months through June 30, 2025, and increase the contract not-to-exceed contract amount to \$110,000.

Strategic Plan Goal(s):

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

Recommendation:

Authorize the Contract Amendment Register dated August 27, 2024.

j. 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 in the report. The monthly transaction report provides the changes in investments for the prior month.

Strategic Goal(s):

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

Recommendation:

Receive and file.

k. WARRANT REGISTER DATED AUGUST 27, 2024

Summary:

The Warrant Register is a listing of all general disbursements, issued since the prior warrant register, and warrants to be released subject to 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 August 27, 2024.

I. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of July 23, 2024.

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

a. MAYOR WOODS WILL REPORT ON HER ATTENDANCE AT THE MAYORS INNOVATION PROJECT ON AUGUST 8-10, 2024.

**(15) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, September 10, 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.