



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
March 25, 2025

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.

To view the meeting live at 7:00 p.m.:

- City of Signal Hill website at 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 not later than 5:00 p.m. on Tuesday, March 25, 2025. 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 \$794.40 per month. City Clerk and City Treasurer are compensated \$482.04 per month.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

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

(3) **CLOSED SESSION**

- a. A CLOSED SESSION WILL BE HELD PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(PURSUANT TO GOVERNMENT CODE SECTION 54956.8)

PROPERTY: APPROX. 7,800 SQ. FT. MULTI-TENANT MIXED USED LOT WITH 2 BUILDINGS, LOCATED AT 1965/75 E. 21ST STREET & 2107 CHERRY AVENUE, SIGNAL HILL; ASSESSOR'S PARCEL NOS.: 7215-012-002, 7215-013-012

AGENCY-DESIGNATED NEGOTIATORS: MAYOR AND CITY MANAGER

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; PROPERTY OWNER, LORI J. HELFER, AND THEIR AUTHORIZED AGENT, THE DICKERSON COMPANY, RACHEL DICKERSON

UNDER NEGOTIATION: PRICE AND TERMS FOR POTENTIAL ACQUISITION

(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) **PRESENTATIONS**

- a. A STUDENT REPRESENTATIVE FROM ALVARADO ELEMENTARY SCHOOL WILL PARTICIPATE IN THE CITY COUNCIL MEETING BY LEADING THE

PLEDGE OF ALLEGIANCE AND CEREMONIOUSLY PRESIDING OVER THE MEETING WITH THE GAVEL. MAYOR JONES WILL THEN RECOGNIZE THE STUDENT.

- b. THE SUSTAINABLE CITY COMMITTEE HAS AWARDED A SUSTAINABILITY AWARD TO GROUND EDUCATION, A LOCALLY BASED GROUP OFFERING A SCHOOL GARDEN LEARNING PROGRAM. THE PROGRAM FOCUSES ON ENCOURAGING KIDS TO EXPLORE THE IMPORTANT CONNECTION BETWEEN HEALTHY FOOD, A VIBRANT COMMUNITY, AND ENVIRONMENTAL RESPONSIBILITY BY BRINGING NATURE TO SCHOOLS. GROUND EDUCATION FACILITATES YEAR-ROUND LEARNING OUTDOORS. THE CITY COUNCIL WILL PRESENT THE SUSTAINABILITY AWARD TO HOLLAND BROWN AND KAREN TAYLOR OF GROUND EDUCATION.
- c. THE MAYOR WILL RECOGNIZE THE SIGNAL HILL COMMUNITY FOUNDATION FOR ITS 2024 CALIFORNIA PARK & RECREATION SOCIETY (CPRS) SERVICE AWARD OF EXCELLENCE - CHAMPION OF THE COMMUNITY.
- d. THE DEPUTY CITY MANAGER/PARKS, RECREATION AND LIBRARY SERVICES DEPARTMENT DIRECTOR WILL INTRODUCE SENIOR RECREATION SPECIALIST ISABELA GIL.
- e. THE HUMAN RESOURCES MANAGER WILL INTRODUCE MANAGEMENT ASSISTANT XOCHITL BRISENO.

(11) CITY MANAGER REPORTS

- a. OPPORTUNITY STUDY AREAS ECONOMIC STUDY FINDINGS

Summary:

Earlier this year, the City Council authorized staff to issue a Request for Proposals to select a qualified professional planning firm to undertake a comprehensive economic and land use study for three areas of the community, known as Opportunity Study Areas. Broadly defined, the purpose of the study is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. After a comprehensive and competitive process, the City Council awarded a contract to PlaceWorks, to prepare an economic and land use analysis associated with the Opportunity Study Area Project.

PlaceWorks will present an update on its progress to the City Council, providing key insights into the economic analysis and preliminary findings. This presentation will offer an opportunity for the City Council and the community to learn more about potential land use strategies that support economic growth and long-term sustainability in Signal Hill. Using the economic study as a basis, staff is requesting additional policy direction from the City Council regarding the next

phases in the project which would include developing overlay zones, creating new development standards, exploring opportunities for infrastructure improvements, and initiating a selection process to undertake the required environmental studies to facilitate future development.

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, waste system, and recreational spaces.

Recommendations:

1. Receive a presentation from Placeworks summarizing the key findings of the Economic Study for the Opportunity Study Areas project.
 2. Provide general direction to staff to advance the development of Overlay Zones, including updates to development standards within the Opportunity Study Areas.
 3. Provide direction to staff regarding the solicitation of development proposals for a City-owned property located at the intersection of Spring Street and Atlantic Avenue.
 4. Provide direction to staff regarding initiating a feasibility study to explore the potential implementation of financing tools to fund infrastructure improvements with the Opportunity Study Areas.
 5. Authorize staff to issue a Request for Proposals for environmental studies related to the Opportunity Study Areas.
- b. 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

California Government Code Section 65400 mandates that cities prepare, and submit to their legislative bodies, a General Plan Annual Progress Report (GPAPR) for the previous calendar year. The GPAPR tracks the progress of the City's implementation of the General Plan programs with an emphasis on the implementation of the Housing Element. Cities must submit the GPAPR to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year, along with the Housing Successor Annual Report (SB 341 report) regarding the low

and moderate-income housing asset fund, which must be submitted to HCD annually.

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

Recommendation:

Authorize staff to submit the Signal Hill GPAPR for calendar year 2024, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

c. CONFIRMATION OF PROPOSED RATES FOR WATER DELIVERED THROUGH THE CITY'S DISTRIBUTION SYSTEM AND OUTLINE OF PROPOSITION 218 PROCESS

Summary:

The 2023-2028 City of Signal Hill Strategic Plan identifies updating the Water Master Plan (WMP) and Water Rate Study (RS) as key initiatives for Fiscal Year 2024-2025. The WMP evaluates the City's water infrastructure, identifies deficiencies, and outlines a plan for necessary improvements. The RS conducts a comprehensive rate analysis, establishing a sustainable and equitable five-year tiered rate structure that integrates public engagement and City Council recommendations. In December 2023, the City entered into a professional services agreement with Dudek to assist in preparing the WMP & RS. City staff collaborated with Dudek and its subconsultant, Raftelis, to evaluate water system operations, assess financial needs, and develop recommendations.

On December 10, 2024, the City Council appointed a Water Rate Subcommittee to review the WMP, assess Capital Improvement Projects, evaluate rate structures, and analyze the reserve policy. During the Subcommittee Meeting on January 27, 2025, members reviewed the Water Division's current and projected

costs, considering the financial impact of infrastructure improvements and ongoing operational expenses. After evaluating three rate structure options, the Subcommittee selected the Self-Funded option as the most viable. This option includes a 15 percent rate increase in the first two years, 14 percent in the third and fourth years, and 10 percent in the fifth year, ensuring sufficient funding for capital projects, debt repayment, and financial reserves to address consumption fluctuations and economic uncertainties. The proposed rate adjustment is driven by high-priority Capital Improvement Projects, many of which are required to meet state-mandated regulations. Additionally, revenue losses resulting from water conservation efforts have impacted the Water Division's financial stability, making a structured rate increase necessary.

On February 27, 2025, the Public Works Department presented the findings of the WMP & RS in a public workshop, outlining the three rate adjustment options reviewed by the Subcommittee. After considering the financial implications and public input, the City Council directed staff to proceed with the Self-Funded option as the preferred rate adjustment plan. The recommended rate adjustment ensures that the Water Division can fully fund its operating expenses, capital projects, reserves, and debt service obligations over the next five years without issuing additional debt.

Following a community workshop on March 10, 2025, staff proposes implementing the recommended rate adjustments beginning in Fiscal Year 2025-2026. The proposed changes require amendments to Signal Hill Municipal Code Section 13.04.130 and confirmation to initiate a Proposition 218 Protest Hearing. Staff recommends that the City Council approve the proposed rate adjustments and authorize the necessary actions for implementation.

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.

Recommendation:

1. Confirm the recommended water rate adjustments of 15% in FY 2025-26, 15% in FY 2026-27, 14% in FY 2027-28, 14% in FY 2028-29, and 10% in FY 2029-30.
2. Set a Proposition 218 Protest Hearing for May 27, 2025.

(12) 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 MARCH 25, 2025**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 Registers dated March 25, 2025.

b. AGREEMENT FOR PROFESSIONAL SERVICES - HUMAN HEALTH ENVIRONMENTAL RISK ASSESSMENT REVIEW SERVICES**Summary:**

The State of California Office of Health Hazard Assessment (OEHHA) is a State agency whose mission is to protect and enhance public health and the environment by scientific evaluation of risks posed by hazardous substances. One of the services offered by OEHHA is the review of Human Health Risk Assessments (HHRA) which are reports prepared under the environmental review process for all development projects. The HHRA uses environmental data collected from the site to estimate the nature, magnitude, and probability of adverse health effects on people who may be exposed to contaminants. The HHRA is used to make decisions regarding the development of a property and if the proposed development is safe for construction workers and the people who will occupy the site. OEHHA offers HHRA services to local governments via professional services agreements. The City's current Service Agreement with OEHHA expires on April 11, 2025, and the City would like to continue the services and therefore must approve a new Agreement. The proposed Agreement term would be for twenty-four months with the allowance to extend the term for an additional twenty-four months. The total compensation for the services shall not exceed \$20,000.

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:

Authorize the City Manager to enter into an Agreement for on-call Professional Services for Human Health/Environmental Risk Assessment Review with OEHHA for a term of twenty-four months with a not-to-exceed total compensation amount of \$20,000.

c. CONTRACT AMENDMENT REGISTER DATED MARCH 25, 2025

Summary:

The attached 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.
- The City Manager reviewed and approved each amendment for streamlined processing.

There are two contract amendments for City Council consideration as follows:

1. Phoenix Group Information Systems, Parking Citation Processing/Administration, the proposed second amendment would extend the term through 6/30/25 and increase the contract by \$65,000 for a new not-to-exceed amount of \$189,000.
2. Moore Iacofano Goltsman, Inc. (MIG) requested to extend its contract term, for preparation of updates to the City's General Plan Elements, for one year, to expire on April 26, 2026, with the allowed maximum CPI increase of 3.3%, keeping the total compensation amount of \$250,000. MIG will retain the option to extend its contract term for one additional year.

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 March 25, 2025.

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 in the report. The monthly transaction report provides a list of 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.

e. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of March 11, 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.

Recommendation:

Approve the meeting minutes.

(13) COUNCIL AGENDA--NEW BUSINESS

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

(14) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Signal Hill City Council to be held on Tuesday, April 8, 2025 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.