



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL February 25, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chamber on February 25, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

Mayor Jones and Student Mayor, Jaxton Padilla called the meeting to order and led the audience in the Pledge of Allegiance.

(3) **PLEDGE OF ALLEGIANCE**

(3) **ROLL CALL**

PRESENT: MAYOR KEIR JONES  
COUNCIL MEMBER ROBERT COPELAND  
COUNCIL MEMBER CHARLIE HONEYCUTT  
COUNCIL MEMBER LORI WOODS

ABSENT: VICE MAYOR TINA HANSEN

(4) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA**

Rosalyn Lam, Signal Hill resident addressed the City Council and commented on the Water Rate Master Plan.

Nicolas Gauthier-Pin addressed the City Council and commented on the bike lane project on Orange Avenue.

(5) **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.

Mayor Jones presented agenda item 7a.

- b. MANAGEMENT ASSISTANT ALYSSA CHRISTENSON WILL PROVIDE A PRESENTATION REGARDING SCHEDULED PROGRAMMING TO COMMEMORATE YOUTH ART MONTH.

Management Assistant, Alyssa Christenson presented agenda item 7b.

- c. ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR SIAMLU COX WILL INTRODUCE DEBBIE PACHECO, ACCOUNTING MANAGER.

Acting Administrative Services Officer/Finance Director Siamlu Cox presented agenda item 7c.

- d. MAYOR KEIR JONES WILL PRESENT A PROCLAMATION TO KIM BOLES, ASSISTANT CITY CLERK, FOR HER SERVICE AND DEDICATION TO THE CITY OF SIGNAL HILL AND RECOGNIZE HER RETIREMENT.

Mayor Jones presented agenda item 7d.

**(6) PUBLIC HEARINGS**

- a. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE ON PROPERTY LOCATED AT 3300 EAST WILLOW STREET WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301

Mayor Jones opened the Public Hearing at 7:27 p.m.

The applicant came forward and made offered to answer any questions and spoke in favor of the resolution.

There were no additional comments.

Mayor Jones closed the Public Hearing at 7:28 p.m.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to adopt Resolution No. 2025-02-6862 approving Conditional Use Permit 23-02 allowing a church use at 3300 East Willow Street within the Commercial Industrial (CI) Zoning District and finding that said action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines section 15301:

Adopt Resolution No. 2025-02-6862:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 23-02 ALLOWING A

CHURCH USE AT 3300 EAST WILLOW STREET WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

The following vote resulted:

AYES: MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: VICE MAYOR HANSEN

ABSTAIN: NONE

**(7) CITY MANAGER REPORTS**

- a. CITY COUNCIL WORKSHOP TO DISCUSS WATER RATES AND A PROPOSED \$3 MILLION DOLLAR INTERFUND LOAN FROM THE GENERAL FUND TO THE WATER ENTERPRISE FUND

Roslyn Lam, Signal Hill resident commented on water testing in Signal Hill.

Gary, Signal Hill resident commented on the water rates.

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER HONEYCUTT to provide City staff with direction regarding potential adjustments to water rates; authorize the Public Works Department to post the Draft Water Master Study on the City's website to facilitate feedback from the community as part of an upcoming Community Workshop; direct staff to prepare a Resolution to set a date to conduct Proposition 218 Protest Hearing; authorize the Mayor to execute an Inter-Fund Loan Agreement between the City's General Fund and Water Enterprise Fund for \$3 million at three percent interest rate including a 20-year payment term, to fund the Gundry Reservoir Roof Replacement and Rehabilitation Project. This proposed agreement would mirror a similar agreement approved by the City Council on February 14, 2023, for the same project and adopt Resolution No. 2025-02-6863 approving a loan in an amount not to exceed \$3,000,000 from the General Fund to the Water Fund.

Adopt Resolution No. 2025-02-6863, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING A LOAN IN AN AMOUNT NOT TO EXCEED \$3,000,000 FROM THE GENERAL FUND TO THE WATER FUND

The following vote resulted:

AYES: MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: VICE MAYOR HANSEN

ABSTAIN: NONE

- b. ADOPT RESOLUTIONS AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING AGREEMENT AND LOAN AGREEMENT (AHA) WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (NATIONAL CORE) FOR THE WALNUT BLUFF WORKFORCE HOUSING PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT AND APPROPRIATING \$6,550,000 THEREFORE

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to adopt Resolution No. 2025-02-6864 authorizing the execution of an Affordable Housing Agreement and Loan Agreement (AHA) with National Community Renaissance of California (National Core) for the Walnut Bluff Workforce Housing Project, authorizing the City Manager to execute all transactional documents required to complete the agreement and appropriating \$6,550,000 therefore.

Adopt Resolution No. 2025-02-6864, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING AGREEMENT AND LOAN AGREEMENT (AHA) WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (NATIONAL CORE) FOR THE WALNUT BLUFF WORKFORCE HOUSING PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT AND APPROPRIATING \$6,550,000 THEREFORE

The following vote resulted:

AYES: MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: VICE MAYOR HANSEN

ABSTAIN: NONE

- c. RESOLUTION AUTHORIZING APPROPRIATIONS FROM THE FISCAL YEAR 2023-24 GENERAL FUND OPERATING POSITIVE FUND BALANCE; CURRENT YEAR APPROPRIATION ADJUSTMENTS AND CAPITAL IMPROVEMENT PLAN BUDGET AND RELATED FUNDING; TRANSFERS FOR CAPITAL IMPROVEMENT PLAN PROJECTS; AMENDING THE FISCAL YEAR 2024-2025 BUDGET

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER WOODS to approve the proposed appropriations and reserve transfers from FY 2023-24 to FY 2024-25 operating budget and reserve balances, utilizing the current FY 2023-24 General Fund operating positive fund balance of \$11,092,416 and adopt Resolution No. 2025-02-6865 authorizing appropriations from the Fiscal Year 2023-24 general fund operating positive fund balance, current year appropriation adjustments, and capital improvement plan budget and related funding transfers, and amending the Fiscal Year 2024-25 budget.

Adopt Resolution No. 2025-02-6865, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AUTHORIZING APPROPRIATIONS FROM THE FISCAL YEAR 2023-24 GENERAL FUND OPERATING POSITIVE FUND BALANCE, CURRENT YEAR APPROPRIATION ADJUSTMENTS, AND CAPITAL IMPROVEMENT PLAN BUDGET AND RELATED FUNDING TRANSFERS, AND AMENDING THE FISCAL YEAR 2024-25 BUDGET

The following vote resulted:

AYES: MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: VICE MAYOR HANSEN

ABSTAIN: NONE

- d. FISCAL YEAR 2024-25 MID-YEAR BUDGET REVIEW

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER HONEYCUTT to adopt Resolution No. 2025-02-6866 authorizing mid-year budget appropriations and amending the Fiscal Year 2024-25 annual operating and capital budget.

Adopt a Resolution No. 2025-02-6866, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AUTHORIZING MID-YEAR BUDGET APPROPRIATIONS AND AMENDING THE FISCAL YEAR 2024-25 ANNUAL OPERATING AND CAPITAL BUDGET

The following vote resulted:

AYES: MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: VICE MAYOR HANSEN

ABSTAIN: NONE

**(8) CONSENT CALENDAR**

- a. FEE WAIVER REQUEST FOR THE WOMEN OF DISTINCTION EVENT
- b. RESOLUTION AMENDING THE CLASSIFICATION AND COMPENSATION PLAN
- c. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT
- d. WARRANT REGISTER DATED FEBRUARY 25, 2025
- e. APPROVAL OF MEETING MINUTES

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to approve the Consent Calendar.

The following vote resulted:

AYES: MAYOR JONES  
COUNCIL MEMBER COPELAND  
COUNCIL MEMBER HONEYCUTT  
COUNCIL MEMBER WOODS

NOES: NONE

ABSENT: VICE MAYOR HANSEN

ABSTAIN: NONE

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

Council Member Woods announced that she will absent for the March 11, 2025 City Council meeting; however, would be present for the March 25, 2025 City Council Meeting.

Council Member Copeland commented on his recent tour of the Vast Aerospace facility located just outside of Signal Hill.

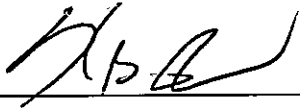
Mayor Jones commented on his recent attendance at Supervisor Hahn's Mayor's

Lunch; and the great job the City has done regarding homelessness.

**(10) ADJOURNMENT**

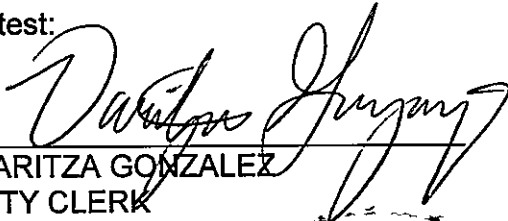
It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER WOODS to adjourn tonight's meeting to the next regular meeting of the City Council on March 11, 2025 at 7:00 p.m.

MAYOR JONES adjourned the meeting at 9:31 p.m.



KEIR JONES  
MAYOR

Attest:



DARITZA GONZALEZ  
CITY CLERK

