



## 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  
May 27, 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](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, May 27, 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

PROPERTY: APPROX. 59,916 SQ. FT. VACANT LOT, LOCATED WITHIN THE BORDERS OF 2730 CHERRY AVENUE AND 2701 ST. LOUIS AVENUE, SIGNAL HILL; ASSESSOR'S PARCEL NOS.: 7212-014-900, 7212-014-901, 7212-014-902, 7212-014-903, 7212-014-904, 7212-014-905, 7212-014-906, 7212-014-907, 7212-014-908, 7212-014-909, 7212-014-910.

AGENCY-DESIGNATED NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL, THE RED MOUNTAIN GROUP, AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

**(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. PRESENTATION OF THE NEW SPOTLIGHT ON SMALL BUSINESS VIDEO SERIES FEATURING MIA'S CAFÉ BRUNCH & GRILL.

**(11) PUBLIC HEARINGS**

## a. PROPOSITION 218 PROTEST HEARING - WATER RATE INCREASES

Summary:

The 2023-2028 City of Signal Hill Strategic Plan identifies the update of the Water Master Plan (WMP) and Water Rate Study (RS) as key initiatives for Fiscal Year (FY) 2024-2025. On December 12, 2023, the City Council executed a professional services agreement and directed staff to complete the WMP and RS updates. The WMP provides a detailed assessment of the City's water system, evaluates current and projected supply and demand, and outlines a five-year capital improvement plan. The RS establishes a five-year tiered rate structure to generate sufficient revenue for operations, capital projects, and debt service.

Over the past 18 months, staff has presented updates on the WMP and RS, including proposed rate adjustment options, during the Subcommittee meeting, multiple City Council meetings, and community workshops. These efforts ensured transparency and provided opportunities for public input and City Council feedback. On March 25, 2025, following the completion of the WMP and RS, receipt of public feedback, and a thorough review process, the City Council directed staff to initiate a Proposition 218 Public Hearing process to consider the recommended self-funded rate adjustment option, with the hearing scheduled for May 27, 2025. The proposed new rate structure includes annual rate adjustments of 15% for Fiscal Years 2025-2026 and 2026-2027, 14% for Fiscal Years 2027-2028 and 2028-2029, and 10% in FY 2029-2030. Staff is requesting that the City Council receive, file, and adopt the final Water Master Plan and receive and file the Water Rate Study reports. The RS document has been available for public review on the City's website since April 3, 2025.

In addition, during tonight's meeting, the City Council will conduct a Proposition 218 Public Hearing to consider the proposed water rates and record property owner protests received during the 45-day protest period. The City will receive oral comments, however, these will not be counted as formal protests unless accompanied by a written submission received prior to the close of the public hearing. After the hearing, the City Clerk will tabulate all valid written protests. If more than 50 percent of the affected property owners or customers of record submit written protests, the City Council cannot adopt the proposed rate adjustments. If the City does not receive a majority protest, the City Council may proceed to adopt the proposed water rates. If the City Council adopts the new rates, they would take effect on July 1, 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, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

1. Receive, file, and adopt the Water Master Plan.
2. Receive and file the Water Rate Study Report.
3. Conduct a Proposition 218 Public Hearing and
4. If a majority of the property owners or tenants of the identified parcels affected by the proposed rate increases do not submit written protests against the proposed rates, waive further reading and adopt a Resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL,  
CALIFORNIA, ESTABLISHING RATES FOR WATER SERVICE FEES AND  
TAKING OTHER ACTIONS RELATED THERETO

**(12) CITY MANAGER REPORTS**

- a. CIVIC CENTER MASTER PLAN AND SIGNAL HILL AMPHITHEATER PROJECT UPDATE

Summary:

The 2023-2028 Strategic Plan identifies the development of the Civic Center Master Plan (CCMP) as a key City objective. On August 27, 2024, the City Council adopted the CCMP, which outlines a phased approach to redeveloping the Civic Center campus. The plan designates three phases, with the building of a new amphitheater as Phase One; replacement of the existing Community & Youth Center and related amenities as Phase Two; and accessibility, park connectivity, and landscape improvements, particularly those enhancing Signal Hill Park and Jessie Nelson Circle, as Phase Three.

At this same meeting, the City Council directed staff to explore the feasibility of advancing select elements of Phase Three to improve accessibility from existing parking areas to Signal Hill Park and the new amphitheater and assess opportunities for additional accessible parking and plaza design enhancements along Jessie Nelson Circle. In May 2025, staff met with individual City Council members to review the updated amphitheater design and to discuss the evolution of the process which accounted for input through community outreach, presentations to City committees, commissions, the City Council, and expert guidance from the industry consultants. The updated design includes a modified

scope that accounts for current and future programming needs and is appropriately scaled for the proposed use and maximizes its functional utility over time.

Staff worked with John Kaliski Architects, Incorporated (JKA) to explore the modified Phase Three accessibility Improvements that could enhance pedestrian accessibility and additional accessible parking. Given the topography of Signal Hill Park, especially the elevation changes from the park to Jessie Nelson Circle, incorporating accessibility improvements from the City's parking lots to the amphitheater requires a significant amount of grading and improvement work. While these preliminary design efforts were helpful to provide structure and scope for potential Phase Three improvements, staff recommends focusing the use of the City's funding on the amphitheater and revisiting Phase Three at a later date. As a follow-up to the City Council direction, this report provides a status update on the Phase One amphitheater design and provides an update on specific Phase Three elements and improvements consistent with City Council's request.

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:

Provide direction to advance Phase One of the Civic Center Master Plan and receive and file status update report.

b. RESOLUTIONS APPROVING THE ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO.1 FOR FISCAL YEAR 2025-26

Summary:

The City formed the Landscape and Lighting Maintenance District No. 1 (LLMD) in 1992 to fund the maintenance costs of common landscaped areas within the California Crown Tract. The California Crown Tract lies south of East Hill Street, north of East 19th Street, west of Temple Avenue, and east of North Orizaba Way. Annually, the City Council must initiate proceedings to renew the levy and collect special assessments for the LLMD. The proposed resolutions declare the City Council's intention to levy and collect the proposed assessments, approve the Engineer's Report, and set the Public Hearing for June 24, 2025. The total

proposed assessment for all California Crown Tract lots for Fiscal Year (FY) 2025-26 is \$106,564.00. The proposed annual assessment for basic lots is \$1,077.30, representing a four percent increase of \$41.43. The proposed yearly assessment for landscape easement lots is \$1,446.80, representing a four percent increase of \$55.65. Property owners approved the proposed assessments within the LLMD through the last Proposition 218 (Proposition 218) hearing that occurred on June 14, 2022. Staff is requesting the City Council set a public hearing for June 24, 2025, adopt resolutions for the preparation of the Engineer's Report, and declare intent to levy and collect assessments for Fiscal Year 2025-26 for the LLMD.

Strategic Plan Goal(s):

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

Recommendation:

1. Set the Public Hearing for June 24, 2025.
2. Authorize the use of fund balance or reserves from previous years from LLMD accounts for special projects, as approved by the Public Works Director, in accordance with the City's Purchasing Policy.
3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-26 WITHIN AN EXISTING LANDSCAPE AND LIGHTING DISTRICT PURSUANT TO THE LANDSCAPING AND LIGHTING MAINTENANCE ACT OF 1972, APPOINTING THE ENGINEER OF WORK, AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT

4. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26 AND APPROVING THE ENGINEER'S REPORT

- c. POTENTIAL FARMER'S MARKET OPPORTUNITIES

Summary:

At the City Council meeting of May 13, 2025, Council Member Woods received support from Mayor Jones to enable further discussion of a potential Farmer's Market. Staff is placing this item on the agenda pursuant to the City Council's

adopted policy and has not provided analysis of the request. This agenda item provides the City Council with the opportunity to discuss the item further and provide direction to staff as desired.

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:

Discuss the proposed City Council request and provide direction to staff as desired.

**(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. VOTE CENTER FACILITY DROP BOX USE AGREEMENT

Summary:

In the last election cycle, the Los Angeles County Registrar-Recorder/County Clerk placed a vote center facility drop box near the Library entrance. The County Registrar is requesting an agreement to continue deploying a drop box in the same location for continued use.

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:

Staff recommends the City Council approve the proposed Vote Center Facility Drop Box Use Agreement and authorize the City Manager to execute on behalf of the City.

b. WARRANT REGISTER MAY 15, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued, since the prior warrant register, and warrants to be approved by the City Council.

Strategic Plan Goal(s):

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

Recommendation:

Approve the Warrant Registers dated May 15, 2025.

c. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT

Summary:

The Schedule of Investments is a listing of 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.

d. APPROVAL OF MEETING MINUTES

Summary:

Special and Regular Meetings of May 13, 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.

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

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

**(15) ADJOURNMENT**

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