



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
July 08, 2025

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

Regular 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, July 8, 2025. Written comments will be provided electronically to the 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 54957(B)(1) TO CONDUCT A PUBLIC EMPLOYEE PERFORMANCE EVALUATION.

TITLE: CITY ATTORNEY

(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. LIBRARIAN GELLI NOCON WILL PRESENT ON THE SCHEDULED PROGRAMMING TO COMMEMORATE WOMEN'S EQUALITY DAY.

b. MAYOR JONES WILL PRESENT A PROCLAMATION TO THE PARKS, RECREATION, AND LIBRARY SERVICES DEPARTMENT STAFF IN RECOGNITION OF JULY AS PARKS MAKE LIFE BETTER MONTH.

c. A REPRESENTATIVE FROM THE CHILDREN'S CLINIC WILL PROVIDE AN OVERVIEW OF THE SERVICES THAT THE ORGANIZATION PROVIDES TO SIGNAL HILL RESIDENTS.

(11) CITY MANAGER REPORTS

a. EXCLUSIVE NEGOTIATION AGREEMENT WITH RED MOUNTAIN GROUP

Summary:

Red Mountain Group, based in Santa Ana, California, is a private real estate investment, development, and redevelopment firm with a national portfolio of over 5 million square feet. The developer specializes in revitalizing underutilized commercial and retail properties and has a strong track record of working with cities to support long-term economic development and commercial corridor reinvestment. The developer proposed two concepts to redevelop properties on Cherry Street. Staff collaborated with Red Mountain Group to prepare the proposed Exclusive Negotiation Agreement (ENA) which outlines the terms, conditions, and project milestones for the exclusive negotiation period. The ENA sets a defined timeframe for Red Mountain Group to complete specific performance tasks, such as due diligence and preliminary design efforts. If these requirements are met, the City and Red Mountain Group would then negotiate a Disposition and Development Agreement. Staff recommends the City Council approve the proposed ENA, substantially in the form presented, to initiate negotiations with Red Mountain Group for the potential development of the Cherry Property 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 approve the Exclusive Negotiation Agreement (ENA) between the City of Signal Hill and Red Mountain Group substantially in the form presented for the development of the Cherry Site, located on Cherry Avenue between Willow Street and 27th Street, comprised of multiple parcels, totaling approximately 1.98 acres, and authorize the City Manager to execute the ENA.

b. PUBLIC WORKS CONTRACT WITH KORMEX CONSTRUCTION, INC. FOR THE WILLOW MEDIAN IMPROVEMENTS PROJECT

Summary:

The 2023-2028 Strategic Plan for the City of Signal Hill prioritizes the completion of the Citywide Median Project to enhance the aesthetics of the City's major arterial roadways. On January 10, 2023, the City Council approved a design services agreement with SWA Group (SWA) to prepare landscape and irrigation plans for all traffic medians citywide. SWA completed the design plans in December 2024, providing updated landscaping and irrigation concepts for implementation throughout the City. The plans are organized by individual medians to support phased funding and construction, with a focus on prioritizing medians along major arterial corridors and those in greatest need of improvement. Among the plans identified the medians on Willow Street as a high-priority area for enhancement.

Following a comprehensive and competitive bidding process, staff recommends that the City Council award a contract to Kormex Construction, Inc., the lowest responsive bidder, for a term of 90 calendar days and a not-to-exceed budget of \$478,156.50. Staff further recommends that the City Council authorize the City Manager to execute a Public Works Contract with Kormex Construction, Inc. and authorize the City Manager to execute the Member Agency Administered Program Reimbursement Agreement to accept a \$70,000 grant to be utilized toward the project. If approved by the City Council, the construction of the Willow Median Improvements Project would start in July 2025, with completion anticipated by October 2025.

Strategic Plan Goal(s):

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

Recommendations:

1. Authorize the City Manager to enter into a Public Works Contract with Kormex Construction, Inc. for the construction of the Willow Median Improvements Project for a term of 90 calendar days and a not-to-exceed contract amount of \$478,156.50, in a form approved by the City Attorney.
2. Authorize a contingency of \$47,815.65 and up to a 30-calendar day extension to accommodate additional scope of work and changes or unforeseen conditions, to be utilized if approved by the Public Works Director, for a total construction budget of \$525,972.15.

3. Authorize the City Manager to execute the Member Agency Administered Program (MAAP) Reimbursement Agreement in a form approved by the City Attorney.
4. Adopt a Resolution appropriating \$290,972.15, with \$70,000 from MAAP funds and \$220,972.15 from the Capital Improvement Project reserve, to fully fund the Willow Median Improvements Project, 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 2025-26.

c. THIRD AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT

Summary:

On December 13, 2022, the City Council approved a City Manager Employment Agreement with Carlo Tomaino. The City Council evaluates the City Manager's performance on an annual basis. Mr. Tomaino has successfully and satisfactorily performed his service to the City, and the City Council approved Amendment One and Amendment Two on July 25, 2023, and September 24, 2024, respectively. The City Council conducted its annual review of the City Manager on June 10, 2025, and will consider a Third Amendment to the City Manager's Employment Agreement.

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. Approve the Third Amendment to the Employment Agreement for the City Manager, in a form approved by the City Attorney;
2. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING A CITY-WIDE PAY SCHEDULE AS REQUIRED BY THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS), AND REPEALING ALL PRIOR RESOLUTIONS

3. Adopt a Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING SALARIES AND BENEFITS

FOR MANAGEMENT PERSONNEL, AND REPEALING ALL PRIOR RESOLUTIONS.

d. DISCUSSION OF PURPOSE AND SUPPORT REQUIREMENTS FOR THE SUSTAINABLE CITY COMMITTEE AND DIVERSITY COALITION COMMITTEE

Summary:

At the City Council meeting of May 13, 2025, Mayor Jones received support from Council Member Woods to enable further discussion to review the formation guidelines, staff resources and budget requirements, and other details of the Sustainable City Committee (SCC) and Diversity Coalition Committee (DCC). In response to the City Council's direction, staff developed this report to outline the differences between commissions and committees, explain the formation and purpose of the SCC and DCC, and present estimates of staff resources dedicated to supporting each committee.

The SCC and DCC advance City initiatives related to environmental sustainability and community diversity. Each committee meets regularly and carries out programs aligned with its mission. Staff calculated that supporting both committees requires approximately 764 staff hours per year, with an estimated cost of \$80,536 as well an additional \$10,000 in annual program expenses for the DCC. To further facilitate City Council discussion, staff reviewed examples from other cities and included a sample set of bylaws from the City of Santa Cruz to assist the Council in considering whether to formalize, modify, or reaffirm the structure and responsibilities of these committees.

Staff recommends that the City Council review the information presented in this report and provide further direction. The City Council may also wish to discuss whether the current structure and scope of each committee remain appropriate or if the City Council desires to refine its direction to better align with City priorities and available resources. Potential options for further consideration include reaffirming the current committee structure, revising membership or meeting frequency, adopting formal bylaws, or transitioning certain efforts into City-led programs.

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.

(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. MAINTENANCE SERVICES AGREEMENT WITH CCS FACILITY SERVICES FOR CUSTODIAL MAINTENANCE SERVICES

Summary:

Custodial maintenance services are a vital resource in supporting the health, safety, and functionality of City-owned facilities including the Signal Hill Public Library, City Hall, Youth Center, Police Department, and City parks. The 2023-2028 City of Signal Hill Strategic Plan identifies maintenance of City assets as a key objective to ensure that these facilities remain well-equipped to support municipal operations and continue to serve both the public and City staff effectively.

In alignment with the City's Purchasing Guidelines, staff conducted a formal competitive bidding process and recommends the City Council award a one-year Maintenance Services Agreement to CCS Facility Services, the lowest responsible bidder, in the amount of \$255,126. The scope of work includes janitorial services at City facilities, pressure washing playground surfaces at City parks, and on-call custodial support for special City events. If approved by the City Council, the agreement would begin on September 1, 2025.

Strategic Plan Goal(s):

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

Recommendations:

1. Authorize the City Manager to enter into a Maintenance Services Agreement with CCS Facility Services to provide citywide custodial maintenance services, in a form approved by the City Attorney, with an annual contract amount of \$255,126 and allowing up to a maximum of two optional one-year term extensions.
2. Adopt a Resolution appropriating \$37,063 to Account No. 100-92-5521, entitled:

A RESOLUTION OF THE CITY COUNCIL OF SIGNAL HILL, CALIFORNIA,
AMENDING THE ADOPTED FISCAL YEAR 2024-2025 BUDGET AND
AUTHORIZING BUDGET APPROPRIATIONS FOR THE FISCAL YEAR
2025-26.

b. FINAL ACCEPTANCE OF THE HILLBROOK PARK IMPROVEMENT PROJECT (PROJECT NO. 80.23007) PURSUANT TO THE PUBLIC WORKS CONTRACT WITH GREEN GIANT LANDSCAPING, INCORPORATED

Summary:

In February 2021, the City Council approved the 2021 Parks and Recreation Master Plan and authorized staff to create a Prioritization and Implementation Plan (PIP), which included the renovation and redesign of Hillbrook Park. On February 27, 2024, the City Council awarded a contract to Green Giant Landscaping, Incorporated, for the Hillbrook Park Improvement Project after an extensive community outreach effort. Staff also successfully received supplemental funding for the park project to add water conservation and sustainability elements, which are eligible for funding through the Metropolitan Water District. The contractor has performed the scope of work in compliance with the project plans and specifications and to the satisfaction of the Public Works Department. Staff is requesting the City Council declare final acceptance of the project as completed through a Public Works Contract with Green Giant Landscaping, Incorporated, for a final contract amount of \$1,785,401.21 and to direct staff to record a notice of completion with the Los Angeles County Recorder's office and thereafter process the retention release on the contract.

Strategic Plan Goal(s):

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. Accept the work in conformance with the plans and specifications for the Hillbrook Park Improvement Project in accordance with the contract entered into between the Green Giant Landscaping, Incorporated and the City of Signal Hill and authorize the City Manager to execute the Notice of Completion; and
2. Direct staff to record the Notice of Completion with the Los Angeles County Registrar-Recorder's office.

c. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH RCS INVESTIGATIONS & CONSULTING, LLC FOR POLICE DEPARTMENT BACKGROUND AND PERSONNEL INVESTIGATIONS

Summary:

In December 2024, the City approved a new service agreement with RCS Investigations & Consulting, LLC (RCS), for a two-year term beginning July 1, 2024, and ending June 30, 2026, with an annual not-to-exceed amount of \$50,000. The service agreement also allows for three one-year extensions. The Police Department relies on and maintains a working relationship with RCS for applicant backgrounds. The RCS team collaborates closely with the Police Department's hiring manager, providing regular updates regarding on-going investigations and backgrounds. RCS also proactively informs the hiring manager when they determine a candidate does not align with the Department's standards and requirements. RCS also conducts internal affairs investigations, which is an important component of any law enforcement agency. These investigations are necessary to review incidents for conformance with the Police Department's policies and practices, ensuring the Police Department continues operating at the highest professional and ethical standards. Due to increased recruitment needs and hiring activity, along with pending personnel investigations, staff is requesting the annual not-to-exceed amount be increased to \$100,000 to reflect the current level of effort and demand for these services.

Strategic Plan Goal(s):

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

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. Authorize the City Manager to execute the First Amendment to the RCS Investigations & Consulting, LLC Contract Services Agreement.
2. Adopt a Resolution appropriating \$50,000 to Account No. 100-74-5400, 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 2025-26.

d. CONTRACT AMENDMENT REGISTER DATED JULY 8, 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 processing.

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

1. Gentry General Engineering, Incorporated, First Amendment for Street and Alley Construction, Maintenance and Immediate Repair Services, increasing the contract amount by \$100,000 for a new not-to-exceed amount of \$550,000.
2. John L. Hunter & Associates, Incorporated, Second Amendment for Professional Environmental Engineering Consulting Services, increasing the contract amount by \$105,000, for a new not-to-exceed amount of \$473,500.
3. Engineering Solutions Services, First Amendment for Professional Grant Writing and Management Services, extending the term through June 30, 2026.
4. Evan Brooks and Associates, First Amendment for Professional Grant Writing and Management Services, extending the term through June 30, 2026.
5. Global Urban Strategies, First Amendment for Professional Grant Writing and Management Services, extending the term through June 30, 2026.
6. Land CM, First Amendment for Professional Grant Writing and Management Services, extending the term through June 30, 2026.
7. Townsend Public Affairs, First Amendment for Professional Grant Writing and Management Services, extending the term through June 30, 2026.
8. Villa Civil, First Amendment for Professional Grant Writing and Management Services, extending the term through June 30, 2026.

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 July 8, 2025.

e. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of June 24, 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.

f. WARRANT REGISTER PRESENTED JULY 8, 2025

Summary:

The Warrant Register is a listing of all general disbursements issued since the prior warrant register 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:

Authorize payment of the Warrant Registers presented July 8, 2025.

(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, August 26, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

PUBLIC 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.