



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL CITY COUNCIL October 14, 2025

A Regular Meeting of the Signal Hill City Council was held in-person in the Council Chamber on October 14, 2025.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: NONE

LATE ARRIVAL: VICE MAYOR TINA HANSEN  
COUNCIL MEMBER LORI WOODS

(3) **CLOSED SESSION**

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.9 ACRES OF CITY-OWNED LAND LOCATED AT THE 2400 BLOCK OF GARDENA AVENUE; HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN; APNS: 7214-005-900, 7214-005-901, 7214-005-902, 7214-005-903 AND 7214-005-904.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL, AVANT REAL ESTATE,

SIGNAL HILL PETROLEUM, AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: APPROXIMATELY 1.6 ACRES OF CITY-OWNED, INDUSTRIAL OPEN SPACE ADJACENT TO I-405 FREEWAY; APN: 7212-001-933.

AGENCY NEGOTIATORS: MAYOR AND CITY MANAGER.

NEGOTIATING PARTIES: CITY OF SIGNAL HILL; CLEAR CHANNEL OUTDOOR HOLDINGS, INCORPORATED; AND THEIR AUTHORIZED AGENTS OR REPRESENTATIVES.

UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT.

**(4) PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

There was no public business from the floor.

**(5) RECESSED TO CLOSED SESSION AT 6:01 P.M.**

It was moved by COUNCIL MEMBER COPELAND and seconded by COUNCIL MEMBER HONEYCUTT to recess to Closed Session.

Council Member Woods arrived at 6:03 p.m. and Vice Mayor Hansen arrived at 6:05 p.m.

**(6) RECONVENED REGULAR MEETING – 7:06 P.M.**

Mayor Jones reconvened the meeting and led the audience in the Pledge of Allegiance.

**(7) PLEDGE OF ALLEGIANCE**

**(8) CLOSED SESSION REPORT**

The City Attorney reported on the closed session items; there was no reportable action taken.

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

There was no public business from the floor.

**(10) PRESENTATIONS**

- a. A REPRESENTATIVE FROM THE MILLER CHILDREN'S & WOMEN'S HOSPITAL WILL PROVIDE AN OVERVIEW AND UPDATES REGARDING THE SERVICES THE ORGANIZATION PROVIDES TO SIGNAL HILL RESIDENTS.

John Fay, Government & Community Relations Manager from Miller Children's and Women's Hospital, presented agenda item 10a.

- b. MAJOR JONES WILL PRESENT A PROCLAMATION TO THE PUBLIC WORKS DEPARTMENT IN RECOGNITION OF WATER PROFESSIONALS WEEK, OCTOBER 14, 2025.

Mayor Jones presented agenda item 10b.

- c. COMMUNITY DEVELOPMENT DIRECTOR COLLEEN T. DOAN WILL INTRODUCE THE NEW SENIOR BUILDING INSPECTOR, JOE CRUZ, AND THANK PRINCIPAL BUILDING INSPECTOR ERIC KRANDA FOR NEARLY FOUR YEARS OF SERVICE.

Community Development Director Colleen Doan introduced and welcomed Joe Cruz and thanked Eric Kranda for his service to the City.

**(11) PUBLIC HEARINGS**

- a. PUBLIC HEARING FOR CONDITIONAL USE PERMIT 25-01 FOR A NEW MONOPALM AT 2766 SAINT LOUIS AVENUE

Planning Manager Carlos Luis provided a presentation on the Resolution and related project presented for adoption. Mr. Luis responded to questions from the City Council regarding the timing of the Fire Department's review and approval of the project and the materials used for the monopalm.

The Public Hearing was opened at 7:33 p.m.

Veronica Arvizu, Smartlink representative, spoke in favor of the project and provided information regarding the materials used for the monopalm and the location planning process.

The public hearing was closed at 7:35 p.m.

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER HONEYCUTT to adopt Resolution No. 2025-10-6905, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONOPALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS

AVENUE 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 15332.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(12) CITY MANAGER REPORTS**

- a. PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH KITCHELL/CEM, INCORPORATED TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR THE CITY OF SIGNAL HILL AMPHITHEATER PROJECT

Associate Engineer Jesus Saldana provided a presentation on this item and, along with Public Works Director/City Engineer Thomas Bekele, answered questions from the City Council about oversight of the financial obligations of the contractor and the timeline for project completion. It was moved by COUNCIL MEMBER WOODS and seconded by VICE MAYOR HANSEN to authorize the City Manager to enter into a Professional Consultant Services Agreement with Kitchell/CEM, Incorporated to provide Construction Management Services for the Signal Hill Amphitheater Project, for a term of one year and a not-to-exceed contract amount of \$429,454, in a form approved by the City Attorney and authorize the City Manager, or his designee, to utilize a project contingency of up to 10% (\$42,945.40) and approve up to a 180-calendar day term extension to accommodate any unforeseen project conditions. The proposed contingency would bring the total contract agreement budget to \$472,399.40.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(13) CONSENT CALENDAR**

- a. PUBLIC WORKS CONTRACT WITH MOHAWK COMMERCIAL, INCORPORATED FOR THE PURCHASE AND INSTALLATION OF CITY HALL FLOORING
- b. PROPOSED ACCEPTANCE OF OFFICE OF TRAFFIC SAFETY SELECTIVE TRAFFIC ENFORCEMENT PROGRAM GRANT AND ADOPTION OF RESOLUTION APPROVING RELATED BUDGET APPROPRIATIONS FOR FISCAL YEAR 2025-2026
- c. SCHEDULE OF INVESTMENTS AND MONTHLY TRANSACTION REPORT
- d. WARRANT REGISTER PRESENTED OCTOBER 14, 2025
- e. APPROVAL OF MEETING MINUTES

It was moved by VICE MAYOR HANSEN and seconded by COUNCIL MEMBER COPELAND to approve the Consent Calendar.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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

Council Member Honeycutt reported on the League of California Cities Annual Conference and Expo that he attended October 8-10, 2025.

Vice Mayor Hansen reminded everyone of the bulk item pick up this week.

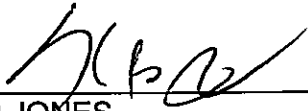
Mayor Jones shared that the Signal Hill Community Foundation "A Night of Magic" event is being held on Thursday, October 30, 2025. Mayor Jones also reported on a ribbon cutting he attended for the National CORE Prima Development called the Amanda Villas in the City of Cudahy.

**(15) ADJOURNMENT**

It was moved by COUNCIL MEMBER WOODS and seconded by COUNCIL MEMBER COPELAND to adjourn tonight's meeting to the next Regular meeting of the City Council on October 28, 2025 at 7:00 p.m. The meeting was adjourned in honor and

memory of Mark Jaworski, a long-time resident, a dedicated builder and developer of affordable housing who believed in the City's future. Mark was thanked and recognized for his considerable contributions and in honor of his memory.

MAYOR JONES adjourned the meeting at 7:59 p.m.

  
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KEIR JONES  
MAYOR

Attest:

  
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DARITZA PEREZ  
CITY CLERK

