



**MINUTES OF A REGULAR MEETING  
SIGNAL HILL CITY COUNCIL  
April 17, 2012**

A Regular Meeting of the Signal Hill City Council was held in the Council Chamber of City Hall on April 17, 2012.

**CALL TO ORDER – 6:03 p.m.**

**ROLL CALL**

PRESENT: VICE MAYOR NOLL  
COUNCIL MEMBER FORESTER  
COUNCIL MEMBER WARD

ABSENT: MAYOR HANSEN  
COUNCIL MEMBER WILSON

**CLOSED SESSION ITEMS**

- a. A closed session was held pursuant to Government Code Section 54956.8, real property negotiations, regarding real property located at 3100 California Avenue.
- b. A closed session was held pursuant to Government Code Section 54956.8, real property located at 630-798 E. Spring Street, 800-998 E. Spring Street, 631-799 E. Canton Street, 801-999 E. Canton Street, 630-798 E. Canton Street, 800-998 E. Canton Street, 631-799 E. 29<sup>th</sup> Street and 801-999 E. 29<sup>th</sup> Street.
- c. A closed session was held pursuant to Government Code Section 54956.8, real property negotiations, regarding real property located at 3366 E. Willow Street.

**PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

There was no public business from the floor.

**VICE MAYOR NOLL RECESSED TO CLOSED SESSION AT 6:04 p.m.**

Mayor Hansen entered closed session at 6:11 p.m.

**RECONVENE REGULAR MEETING OF THE CITY COUNCIL – 7:00 p.m.**

## **PLEDGE OF ALLEGIANCE**

Mayor Hansen led the audience in the Pledge of Allegiance.

## **CLOSED SESSION REPORT**

City Attorney reported on closed session items. Status reports were given and no reportable action was taken.

## **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**

Bob Mendoza, Signal Hill resident thanked the City Manager for addressing an issue his neighbor recently experienced while viewing a Council meeting on the local cable channel.

## **PRESENTATION(S)**

- a. Mayor Hansen introduced Gary Dudley, Community Foundation President who provided an update on the Concerts in the Park.
- b. Mayor Hansen presented a proclamation to Carole Yochum, nominee for Woman of the Year.
- c. Mayor Hansen presented a proclamation to Terry Rogers, nominee for Woman of Distinction.
- d. Mayor Hansen and Community Services Director presented a proclamation to Al Sirignano, recipient of the 2012 Outstanding Older American Award.

## **ORDINANCE(S)**

- a. Adoption of Ordinance No. 2012-04-1447, Approving Zoning Ordinance Amendment 12-02 Reducing the Setback Standards Along California Avenue from 20 Feet to 15 Feet

City Manager presented the staff report.

It was moved by VICE MAYOR NOLL and seconded by COUNCIL MEMBER FORESTER to waive further reading and adopt Ordinance No. 2012-04-1447 approving zoning ordinance amendment 12-02, amending Signal Hill Municipal Code Section 20.39.060 "Setbacks" for Areas 3 and 4 of the SP-19 General Industrial Specific Plan, by reducing the setback standards along California Avenue from 20 feet to 15 feet.

City Attorney read the title of Ordinance No. 2012-04-1447:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 12-02, AMENDING SIGNAL HILL MUNICIPAL CODE, SECTION 20.39.060 "SETBACKS" FOR AREAS 3 AND 4 OF THE SP-19, GENERAL INDUSTRIAL SPECIFIC PLAN, BY REDUCING THE SETBACK STANDARDS ALONG CALIFORNIA AVENUE FROM 20 TO 15 FEET

The following vote resulted:

AYES:       MAYOR HANSEN  
              VICE MAYOR NOLL  
              COUNCIL MEMBER FORESTER  
              COUNCIL MEMBER WARD

NOES:       NONE

ABSENT:    COUNCIL MEMBER WILSON

ABSTAIN:   NONE

b. Economic Development Program

City Manager presented the staff report.

Maria Harris, Signal Hill resident addressed Council regarding assessment districts and requested a delay in adopting the ordinance and suggested a community workshop.

Bob Mendoza, Signal Hill resident addressed Council regarding boundaries and requested a delay in adopting the ordinance and suggested a community workshop.

Gloria Nava, Signal Hill resident addressed Council regarding the language used in the ordinance.

City Attorney and City Manager addressed the comments made by residents.

Vice Mayor Noll and Council Member Forester discussed the ordinance with the City Attorney.

It was moved by VICE MAYOR NOLL and seconded by COUNCIL MEMBER WARD to waive further reading and adopt Ordinance No. 2012-04-1446 adding Chapter 3.32 to the Signal Hill Municipal Code adopting a comprehensive set of economic development incentives and programs to promote the development of Signal Hill in the face of unique environmental constraints, to create jobs from new businesses and to preserve the sound fiscal basis of the City in light of the elimination of redevelopment in California as amended.

City Attorney read the title of Ordinance No. 2012-04-1446:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADDING CHAPTER 3.32 OF THE SIGNAL HILL MUNICIPAL CODE ADOPTING A COMPREHENSIVE SET OF ECONOMIC DEVELOPMENT INCENTIVES AND PROGRAMS TO PROMOTE THE DEVELOPMENT OF SIGNAL HILL IN THE FACE OF UNIQUE ENVIRONMENTAL CONSTRAINTS, TO CREATE JOBS FROM NEW BUSINESSES AND TO PRESERVE THE SOUND FISCAL BASIS OF THE CITY IN LIGHT OF THE ELIMINATION OF REDEVELOPMENT IN CALIFORNIA

The following vote resulted:

AYES: MAYOR HANSEN  
VICE MAYOR NOLL  
COUNCIL MEMBER FORESTER  
COUNCIL MEMBER WARD

NOES: NONE

ABSENT: COUNCIL MEMBER WILSON

ABSTAIN: NONE

### **PUBLIC HEARING(S)**

Chair Hansen called the City Council as Successor Agency to order.

PRESENT: CHAIR HANSEN  
VICE CHAIR NOLL  
MEMBER FORESTER  
MEMBER WARD

ABSENT: MEMBER WILSON

- a. Joint Approval of a Purchase and Sale Agreement for 630-798 E. Spring Street, 800-998 E. Spring Street, 631-799 E. Canton Street, 801-999 E. Canton Street, 630-798 E. Canton Street, 800-998 E. Canton Street, 631-799 E. 29<sup>th</sup> Street and 801-999 E. 29<sup>th</sup> Street

City Clerk read the form of notice.

City Manager/Chief Administrative Officer presented the staff report and introduced the City Attorney/Agency Counsel for additional comments.

Council Member/Member Forester and Vice Mayor/Vice Chair Noll asked about the due diligence process. City Attorney/Agency Counsel addressed the questions.

Mayor/Chair Hansen opened the public hearing at 8:17 p.m.

Mayor/Chair Hansen invited anyone wishing to speak in favor of the purchase and sale agreement to please come forward.

David Slater, Chief Operating Officer for Signal Hill Petroleum spoke in favor of the purchase and sale agreement.

Keaton King, Signal Hill resident asked about funding for the cleanup of the property. City Attorney/Agency Counsel addressed Mr. King's question. Mr. King spoke in favor of the purchase and sale agreement.

Steve Strichart, Signal Hill resident and business owner spoke in favor of the purchase and sale agreement.

Maria Harris, Signal Hill resident announced she is not in favor of or opposed to the purchase and sale agreement but asked about the timeline for accomplishing projects and the payment schedule. City Attorney/Agency Counsel addressed Ms. Harris's question.

City Manager/Chief Administrative Officer and City Attorney/Agency Counsel discussed the purchase and sale agreement with City Council/Council as Successor Agency.

Mayor/Chair Hansen invited anyone wishing to speak in opposition of the purchase and sale agreement to please come forward. There was no public comment.

There being no additional testimony, Mayor/Chair Hansen closed the public hearing at 8:29 p.m.

Council Member/Member Forester and Council Member/Member Ward commented on the Purchase and Sale Agreement.

City Council:

It was moved by VICE MAYOR NOLL and seconded by COUNCIL MEMBER WARD to waive further reading and adopt Resolution No. 2012-04-5950 approving a Mitigated Negative Declaration 01/13/12(1) relative to the purchase and sale agreement to sell city-owned property along Spring Street between Atlantic and California Avenues; waive further reading and adopt Resolution No. 2012-04-5949 making and approving certain findings and approvals under Section 33433 of the California Health And Safety Code and approving a purchase and sale agreement between the City of Signal Hill, the City Council as Successor Agency and Signal Hill Petroleum, Inc. for the property located at 630-798 E. Spring Street, 800-998 E. Spring Street, 631-799 E. Canton Street, 801-999 E. Canton Street, 630-798 E. Canton Street, 800-998 E. Canton Street, 631-799 E. 29<sup>th</sup> Street and 801-999 E. 29<sup>th</sup> Street.

City Attorney read the title of Resolution No. 2012-04-5950:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AND THE CITY COUNCIL AS SUCCESSOR AGENCY APPROVING NEGATIVE DECLARATION 01/13/12(1) RELATIVE TO THE PURCHASE AND SALE AGREEMENT TO SELL CITY-OWNED PROPERTY ALONG SPRING STREET BETWEEN ATLANTIC AND CALIFORNIA AVENUES

City Attorney read the title of Resolution No. 2012-04-5949:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AND THE CITY COUNCIL AS SUCCESSOR AGENCY MAKING AND APPROVING CERTAIN FINDINGS AND APPROVALS UNDER SECTION 33433 OF THE CALIFORNIA HEALTH AND SAFETY CODE, AND APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF SIGNAL HILL, THE CITY COUNCIL AS SUCCESSOR AGENCY, AND SIGNAL HILL PETROLEUM, INC. FOR THE PROPERTY LOCATED AT 630-789 E. SPRING STREET, 800-998 E. SPRING STREET, 631-799 E. CANTON STREET, 801-999 E. CANTON STREET, 630-798 E. CANTON STREET, 800-988 E. CANTON STREET, 631-799 E. 29<sup>th</sup> STREET, 801-999 E. 29<sup>TH</sup> STREET

The following vote resulted:

AYES: MAYOR HANSEN  
VICE MAYOR NOLL  
COUNCIL MEMBER FORESTER  
COUNCIL MEMBER WARD

NOES: NONE

ABSENT: COUNCIL MEMBER WILSON

ABSTAIN: NONE

City Council as Successor Agency:

It was moved by MEMBER FORESTER and seconded by MEMBER WARD to waive further reading and adopt Resolution No. 2012-04-5906 approving a Mitigated Negative Declaration 01/13/12(1) relative to the purchase and sale agreement to sell city-owned property along Spring Street between Atlantic and California Avenues; waive further reading and adopt the Resolution No. 2012-04-5905 making and approving certain findings and approvals under Section 33433 of the California Health And Safety Code and approving a purchase and sale agreement between the City of Signal Hill, the City Council as Successor Agency and Signal Hill Petroleum, Inc. for the property located at 630-798 E. Spring Street, 800-998 E. Spring Street, 631-799 E. Canton Street, 801-999 E. Canton Street, 630-798 E. Canton Street, 800-998 E. Canton Street, 631-799 E. 29<sup>th</sup> Street and 801-999 E. 29<sup>th</sup> Street.

The following vote resulted:

AYES: CHAIR HANSEN  
VICE CHAIR NOLL  
MEMBER FORESTER  
MEMBER WARD

NOES: NONE

ABSENT: MEMBER WILSON

ABSTAIN: NONE

City Council and Council as Successor Agency

It was moved by COUNCIL MEMBER/MEMBER FORESTER and seconded by COUNCIL MEMBER/MEMBER WARD to direct the City Manager/Chief Administrative Officer to execute the purchase and sale agreement and forward the purchase and sale agreement to the Oversight Board for approval.

The following vote resulted:

AYES: MAYOR/CHAIR HANSEN  
VICE MAYOR/VICE CHAIR NOLL  
COUNCIL MEMBER/MEMBER FORESTER  
COUNCIL MEMBER/MEMBER WARD

NOES: NONE

ABSENT: COUNCIL MEMBER/MEMBER WILSON

ABSTAIN: NONE

b. Adoption of a Resolution Approving a Purchase and Sale Agreement – 3100 California Avenue

City Clerk read the form of notice.

Deputy City Manager presented the staff report.

Mayor/Chair Hansen opened the public hearing at 8:42 p.m.

Mayor/Chair Hansen invited anyone wishing to speak in favor of the purchase and sale agreement to please come forward.

David Slater, Chief Operating Officer for Signal Hill Petroleum spoke in favor of the purchase and sale agreement.

Mayor/Chair Hansen invited anyone wishing to speak in opposition to the purchase agreement to please come forward.

Gloria Nava, Signal Hill resident stated she is not opposed to the purchase and sale agreement and questioned the size and amount originally paid for the property. Deputy City Manager addressed Ms. Nava's question.

There being no additional testimony, Mayor/Chair Hansen closed the public hearing at 8:45 p.m.

Council Member/Member Forester clarified the amount of the parcel per square foot.

City Council:

It was moved by COUNCIL MEMBER NOLL and seconded by COUNCIL MEMBER WARD to waive further reading and adopt Resolution No. 2012-04-5951 making and approving certain findings and approvals under Section 33433 of the California Health and Safety Code, and approving a Purchase and Sale Agreement between the City of Signal Hill, the City Council as Successor Agency and Signal Hill Petroleum, Inc.

City Attorney read the title of Resolution No. 2012-04-5951:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA AND THE CITY COUNCIL AS SUCCESSOR AGENCY MAKING AND APPROVING CERTAIN FINDINGS AND APPROVALS UNDER SECTION 33433 OF THE CALIFORNIA HEALTH AND SAFETY CODE, AND APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF SIGNAL HILL, THE CITY COUNCIL AS SUCCESSOR AGENCY AND SIGNAL HILL PETROLEUM, INC. FOR THE PROPERTY LOCATED AT 3100 CALIFORNIA AVENUE



The following vote resulted:

AYES:       MAYOR HANSEN  
              VICE MAYOR NOLL  
              COUNCIL MEMBER FORESTER  
              COUNCIL MEMBER WARD

NOES:       NONE

ABSENT:    COUNCIL MEMBER WILSON

ABSTAIN:   NONE

Successor Agency:

It was moved by MEMBER FORESTER and seconded by COUNCIL MEMBER WARD to waive further reading and adopt Resolution No. 2012-04-07 making and approving certain findings and approvals under Section 33433 of the California Health and Safety Code, and approving a Purchase and Sale Agreement between the City of Signal Hill, the City Council as Successor Agency and Signal Hill Petroleum, Inc.

The following vote resulted:

AYES:       CHAIR HANSEN  
              VICE CHAIR NOLL  
              MEMBER FORESTER  
              MEMBER WARD

NOES:       NONE

ABSENT:    MEMBER WILSON

ABSTAIN:   NONE

City Council and City Council as Successor Agency:

It was moved by COUNCIL MEMBER/MEMBER FORESTER and seconded by VICE MAYOR/VICE CHAIR NOLL to direct the City Manager/Chief Administrative Officer to execute the Purchase and Sale Agreement and forward the Purchase and Sale Agreement to the Oversight Board for approval.

The following vote resulted:

AYES:       MAYOR/CHAIR HANSEN  
              VICE MAYOR/VICE CHAIR NOLL  
              COUNCIL MEMBER/MEMBER FORESTER  
              COUNCIL MEMBER/MEMBER WARD

NOES:       NONE

ABSENT:     COUNCIL MEMBER/MEMBER WILSON

ABSTAIN:    NONE

Chair Hansen recessed the Successor Agency.

### **CITY MANAGER REPORTS**

- a. Award of Contract for the Upgrade and Expansion of Citywide Cisco Voice/Data System

City Manager introduced the Deputy City Manager who presented the staff report.

It was moved by VICE MAYOR NOLL and seconded by COUNCIL MEMBER WARD to authorize the City Manager to award a contract for the upgrade and expansion of citywide Cisco Voice/Data system to accommodate the new police facility for the City of Signal Hill, in a form approved by the City Attorney, to Resilient Communications in the amount of \$227,658; authorize a budget appropriation of \$27,658 from the Equipment Reserve Fund.

The following vote resulted:

AYES:       MAYOR HANSEN  
              VICE MAYOR NOLL  
              COUNCIL MEMBER FORESTER  
              COUNCIL MEMBER WARD

NOES:       NONE

ABSENT:     COUNCIL MEMBER WILSON

ABSTAIN:    NONE

## **CONSENT CALENDAR**

- a. Extension of Contract Services Agreement with John L. Hunter and Associates, Inc., for Environmental Engineering Services

Summary: The City of Signal Hill contracts with John L. Hunter and Associates (JLHA) to administer the City's Industrial Waste and National Pollution Discharge Elimination System (NPDES) programs. Staff is recommending a one-year contract extension to retain the services of JLHA for Environmental Engineering Services.

Recommendation: Authorize the City Manager to amend the Contract Services Agreement between the City of Signal Hill and John L. Hunter and Associates, Inc., extending the contract term by one-year.

- b. Award of Contract for the Underground Storage Tank Removal Project, No. 540

Summary: On April 3, 2012, the City received bids for the Underground Storage Tank Removal Project, No. 540. Staff is recommending an award of contract to Fleming Environmental Inc.

Recommendation: Authorize the City Manager to award a contract for the Underground Storage Tank Removal Project, No. 540, in a form approved by the City Attorney, to Fleming Environmental Inc., in the amount of \$31,324.

- c. Resolution Establishing a "No Parking Anytime" Zone on the North Side Of Patterson Street Between California Avenue and Olive Avenue

Summary: This resolution will establish a "No Parking Anytime" zone on the north side of Patterson Street between California Avenue and Olive Avenue.

Recommendation: Waive further reading and adopt Resolution No. 2012-04-5952 establishing a "No Parking Anytime" zone on the north side of Patterson Street between California Avenue and Olive Avenue.

- d. Changes in Legal Advertising Rates

Summary: The City of Signal Hill has published legal advertising in the Signal Tribune newspaper (formerly the Star Tribune) for many years. The Signal Tribune has requested an increase in the legal advertising rates.

Recommendation: Approve the proposed advertising rate for the Signal Tribune and direct staff to revise the existing purchase order.

e. Claim for Damages

Summary: The City has received a claim for financial reimbursement from Beatriz Rodriguez for property damages and bodily injury.

Recommendation: Deny the claim of Beatriz Rodriguez.

f. Schedule of Investments

Summary: The Schedule of Investments is a listing of all surplus funds invested for both the City and its former Redevelopment Agency as of the date shown on the report. Funds in the former Signal Hill Redevelopment Agency will be transferred to the Signal Hill Successor Agency upon completion of final audit.

Recommendation: Receive and file.

g. Warrant Register Dated April 17, 2012

Summary: The Warrant Register is a listing of all general checks issued since the prior warrant register and warrants to be released upon City Council approval.

Recommendation: Authorize payment of Warrant Register dated April 17, 2012.

h. Minutes of the Following Meeting(s)

Regular Meeting of the City Council, April 3, 2012.

Recommendation: Approve.

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

The following vote resulted:

AYES:       MAYOR HANSEN  
              VICE MAYOR NOLL  
              COUNCIL MEMBER FORESTER  
              COUNCIL MEMBER WARD

NOES:       NONE

ABSENT:     COUNCIL MEMBER WILSON

ABSTAIN:   NONE

## **COUNCIL AGENDA--NEW BUSINESS**

Council Member Forester announced the Community Yard Sale at Signal Hill Park on Saturday, May 5<sup>th</sup> from 8:00 a.m.-12:00 p.m. For additional information please call (562) 989-7330.

Council Member Ward encouraged everyone to shop at Fresh & Easy in Signal Hill.

Vice Mayor Noll announced he has received his training manual for the Oversight Board and will be attending training tomorrow.

Mayor Hansen reminded residents to get their taxes done.

Mayor Hansen announced the Bricks on the Hilltop are available for ordering. Please call (562) 989-7330 for additional information.

Mayor Hansen announced the next Mayor's Cleanup project is to paint the fence at Alvarado Elementary School on Saturday, April 28<sup>th</sup> beginning at 9:00 a.m.-12:00 p.m. Please call (562) 989-7330 for additional information.

## **ADJOURNMENT**

It was moved by VICE MAYOR NOLL and seconded by COUNCIL MEMBER FORESTER to adjourn tonight's meeting to the next regular meeting to be held on Tuesday, May 1, 2012 at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

The following vote resulted:

AYES:       MAYOR HANSEN  
              VICE MAYOR NOLL  
              COUNCIL MEMBER FORESTER  
              COUNCIL MEMBER WARD

NOES:       NONE

ABSENT:    COUNCIL MEMBER WILSON

ABSTAIN:   NONE

MAYOR HANSEN adjourned the meeting at 8:55 p.m.

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Tina L. Hansen  
Mayor

Attest:

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Kathleen L. Pacheco  
City Clerk