

**MINUTES OF THE  
REGULAR MEETING  
LOMITA CITY COUNCIL  
TUESDAY, SEPTEMBER 3, 2024**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Uphoff at 6:08 p.m. on Tuesday, September 3, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Councilmember Waite led the salute to the flag.

c. Invocation

Councilmember Segawa gave the invocation.

d. Roll Call

**PRESENT:** Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

**ABSENT:** None

**STAFF PRESENT:** City Manager Vialpando, City Attorney Rusin, Assistant City Manager Sugano, Administrative Services Director Kamada, Interim Community and Economic Development Director Fernandez, Parks and Recreation Director Kelley, Interim Public Works Director Hernandez, Administrative Analyst Gastelum, and City Clerk Gregory

**2. APPROVAL OF AGENDA**

Councilmember Segawa made a motion, seconded by Mayor Pro Tem Waronek, to approve the agenda.

**MOTION CARRIED** by the following vote:

**AYES:** Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

**NOES:** None

**ABSENT:** None

**3. PRESENTATIONS**

The Council recognized the 2024 Lomita Park Youth Sports Baseball Champions. Each participant and coach in attendance was presented with a certificate.

#### **4. ORAL COMMUNICATIONS**

Mayor Uphoff announced the time for oral communications.

George Kivett, Lomita resident, stated that he was pleased to see another major store (Dollar Tree) open in Lomita. He also spoke of the importance of remembering 9/11, and he mentioned the upcoming Disaster Expo at the L.A. Convention Center on September 5-6.

There being no further requests to speak, Mayor Uphoff closed oral communications.

#### **5. ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL**

Councilmember Gazeley reported on the following:

- August 28 – Maersk green cargo ship tour was cancelled due to expected protests
- September 3 – 247th Street Area Water Main Replacement Project Groundbreaking

Councilmember Segawa reported on the following:

- August 9 and August 23 – Concerts in the Park
- August 21 – California Contract Cities Association (CCCA) Monthly Board Meeting
- August 24 – Lemmy Awards
- Recent 60th Anniversary/Founders Day Committee Meeting

Councilmember Waite reported on the following:

- August 19 – CERT Meeting
- August 22 – South Bay Cities Council of Governments (SBCCOG) Board Meeting; he was appointed as the SBCCOG's representative to Cal Cities for our region
- Complimented City and County staff for their assistance with his window permits

Mayor Pro Tem Waronek reported on the following:

- August 24 – Lemmy Awards
- Announced upcoming CCCA Fall Summit to take place September 6-8

Mayor Uphoff had nothing to report.

#### **6. CITY MANAGER'S REPORT (information only)**

City Manager Vialpando introduced the City's new Maintenance Worker I employees: Gabriel Maldonado, who was promoted internally; and Brandon Huntelman, who was a Lomita Recreation Leader in his prior position.

Recreation Coordinator Heaney spoke about the City's first annual cornhole tournament, slated for September 7. The event will feature food trucks, a bounce house and other activities.

#### **7. CONSENT AGENDA**

**RECOMMENDED ACTION:** That Consent Agenda Items 7a-7b be approved.

Councilmember Segawa made a motion, seconded by Councilmember Gazeley, to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

NOES: None

ABSENT: None

- a. Motion to Waive Full Reading of Ordinances and That They be Read in Title Only

**RECOMMENDED ACTION:** Approve motion.

- b. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

## 8. SCHEDULED ITEMS

- a. **DISCUSSION AND CONSIDERATION OF AN AGREEMENT WITH EXCEL PAVING FOR THE STREET RECONSTRUCTION, ZONE G – PHASE 1 PROJECT**

**RECOMMENDED ACTION:** Award a Public Works Agreement to Palp Inc. dba Excel Paving Company for Phase 1 of the Street Reconstruction Zone G Project in an amount of \$1,084,650.00, plus a 15% contingency for unexpected costs for a total amount not to exceed \$1,247,348; and authorize the City Manager to execute the agreement.

Principal Engineer Aboujaoude presented the staff report per the agenda material. Zone G has the lowest pavement scores in the City, but due to the high cost of the project, it will be done in four phases. This award is just for Phase I, which will cost just over \$1 million.

As there were no questions for staff and no requests from the public to speak on this item, Mayor Uphoff invited Council discussion or a motion.

Councilmember Waite made a motion, seconded by Councilmember Segawa, to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

NOES: None

ABSENT: None

- b. **COMPREHENSIVE CAPITAL IMPROVEMENT PROGRAM (CIP) MASTER PLAN UPDATE**

**RECOMMENDED ACTION:** Receive and file the comprehensive project update from the 2022-2027 Capital Improvement Program (CIP) Master Plan.

Interim Public Works Director Hernandez presented the staff report per the agenda material. The current plan was adopted in June 2022, and it aligns with the City Council Goals adopted in 2021. She outlined the following:

Project Categories:

- Facilities
- Stormwater
- Water
- Streets
- Street & Water
- Parks
- Equipment

Project Phases:

- Conceptual/Study
- Design
- Bidding
- Construction
- Project Closeout

Completed Projects Including:

- Traffic Calming Toolkit
- Pavement Management Program (PMP) Update
- Second Potable Well Evaluation

Projects in Progress Including:

- Lomita and Hathaway Parks Playground Equipment Replacement
- Sewer Master Plan (95% complete)
- Citywide Street Sweeping and Trash Collection Route Changes

City Manager Vialpando stated that not all projects are funded but the City is in a healthy financial position and staff finds creative funding resources.

Brief discussion was held relative to the need for a sound system at Marc Fosnaugh Gymnasium; clearer, more concise ways to present this kind of information to both the public and the Council; and the status of the red car loan to the City from the Ports of Los Angeles.

As there was no further discussion, Mayor Uphoff invited public comment.

George Kivett expressed support for installation of a sound system in the gym. He also remarked on the need for ADA curb cuts along Walnut Street by the County Yard, and stated that the City will be liable for any possible issues that arise if it takes title to the Navy Fields site.

Councilmember Waite made a motion, seconded by Councilmember Segawa, to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

NOES: None

ABSENT: None

## **9. PUBLIC HEARINGS**

None scheduled.

## **10. ADJOURNMENT**

There being no further business to discuss, Mayor Uphoff adjourned the meeting at 7:01 p.m.

Respectfully submitted,

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Kathleen Horn Gregory, MMC, City Clerk  
Adopted:

DRAFT

**MINUTES OF THE  
REGULAR MEETING  
LOMITA CITY COUNCIL  
TUESDAY, NOVEMBER 19, 2024**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Uphoff at 6:00 p.m. on Tuesday, November 19, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Councilmember Segawa led the salute to the flag.

c. Invocation

Mayor Pro Tem Waronek gave the invocation.

d. Roll Call

**PRESENT:** Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

**ABSENT:** None

**STAFF PRESENT:** City Manager Vialpando, City Attorney Rusin, Assistant City Manager Sugano, Deputy City Manager/Public Works Director Hernandez, Administrative Services Director Kamada, Community and Economic Development Director Fernandez, Parks and Recreation Director Kelley, Administrative Analyst Gastelum, and Deputy City Clerk Abbott

**2. APPROVAL OF AGENDA**

Councilmember Segawa made a motion, seconded by Councilmember Gazeley, to approve the agenda.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

NOES: None

ABSENT: None

**3. PRESENTATIONS**

There were no presentations scheduled for this meeting.

#### **4. ORAL COMMUNICATIONS**

Mayor Uphoff announced the time for oral communications.

George Kivett, Lomita resident, noted that the fence along Walnut Street by Lomita Park had been repaired. He also encouraged City staff to attend the South Bay Association of Chambers of Commerce annual installation ceremony on December 12.

There being no further requests to speak, Mayor Uphoff closed oral communications.

#### **5. ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL**

Councilmember Gazeley reported on the following:

- November 7 – Southern California Association of Governments Meetings
- November 14 – L.A. County West Vector Control District Board Meeting

Councilmember Segawa reported on the following:

- November 11 – Veterans Day Observance
- November 18 – Post-Mayors Cup Golf Tournament Meeting
- November 19 – Zone G Phase 1 (Walnut Street) Street Reconstruction Project Groundbreaking

Councilmember Waite reported on the following:

- November 6 – South Bay Cities Council of Governments Steering Committee Meeting
- November 8 – Lomita Chamber of Commerce's Five Year Anniversary/Ribbon Cutting for Visiting Angels
- November 13-16 – National League of Cities City Summit

Mayor Pro Tem Waronek reported on the following:

- November 11 – Veterans Day Observance
- November 13-16 – National League of Cities City Summit
- November 18 – Post-Mayors Cup Golf Tournament Meeting
- November 19 – Zone G Phase 1 (Walnut Street) Street Reconstruction Project Groundbreaking
- Announced State of the City to take place on Thursday, November 21
- November 21 – Upcoming Lomita Chamber of Commerce Board Meeting

Mayor Uphoff had nothing to report.

#### **6. CITY MANAGER'S REPORT (information only)**

City Manager Vialpando announced the new submission period for the Holiday Home Decorating Contest is from November 25 to December 10. Submissions may be emailed to [communications@lomitacity.com](mailto:communications@lomitacity.com). Today should be the last day Southern California Edison is working to replace all streetlights in Lomita; if residents feel they are too bright, they may request installation of glare shields. A Lomita Railroad Museum display honoring Irene Lewis will soon be housed in the City Hall Lobby; a sneak peak of the display will take place at the

State of the City event on November 21. The City is partnering with Lomita Sheriff's Station on their annual holiday toy drive, and donations will be accepted through December 17.

## 7. CONSENT AGENDA

**RECOMMENDED ACTION:** That Consent Agenda Items 7a-7k be approved.

Councilmember Segawa made a motion, seconded by Mayor Pro Tem Gazeley, to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff  
NOES: None  
ABSENT: None

- a. Motion to Waive Full Reading of Ordinances and That They be Read in Title Only

**RECOMMENDED ACTION:** Approve motion.

- b. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

- c. Monthly Report for the Administrative Services Department

**RECOMMENDED ACTION:** Receive and file the report.

- d. Monthly Report for the City Manager's Department

**RECOMMENDED ACTION:** Receive and file the report.

- e. Monthly Report from the Community and Economic Development Department

**RECOMMENDED ACTION:** Receive and file the report.

- f. Monthly Report for the Recreation and Facilities Division

**RECOMMENDED ACTION:** Receive and file the report.

- g. Monthly Report for the Public Works Department

**RECOMMENDED ACTION:** Receive and file the report.

- h. October 2024 Treasury and Investment Report

**RECOMMENDED ACTION:** Receive and file the Treasury and Investment Report.

- i. Professional Services Agreement with Liebert Cassidy Whitmore for Labor Negotiation Services

**RECOMMENDED ACTION:** Authorize the City Manager to execute the Professional Services Agreement for an amount not to exceed \$40,000 for labor negotiation services provided by Liebert Cassidy Whitmore.

j. Resolution Authorizing the Destruction of Obsolete Records

**RECOMMENDED ACTION:** Adopt a resolution authorizing the destruction of obsolete records and authorize the City Clerk to schedule disposition of records listed in the attached exhibit.

**RESOLUTION NO. 2024-34 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN CITY RECORDS AS PROVIDED BY SECTION 34090 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA**

k. Resolution Amending Conflict of Interest Code for the City of Lomita pursuant to the Political Reform Act of 1974

**RECOMMENDED ACTION:** Adopt a Resolution amending the City's Conflict of Interest Code.

**RESOLUTION NO. 2024-35 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ADOPTING THE 2024 CONFLICT OF INTEREST CODE PURSUANT TO THE FAIR POLITICAL REFORM ACT OF 1974**

8. SCHEDULED ITEMS

a. **EDUCATION COMPACT BETWEEN THE CITY OF LOMITA AND THE LOS ANGELES UNIFIED SCHOOL DISTRICT**

**RECOMMENDED ACTION:** Approve the Education Compact between the City of Lomita and the Los Angeles Unified School District (LAUSD).

City Manager Vialpando introduced the item, then turned it over to Administrative Analyst Gastelum, who gave the staff report per the agenda material. The Los Angeles Unified School District (LAUSD) Compact is part of LAUSD's 2022-2026 Strategic Plan, which focuses on innovative programs that support student success and community enrichment. Other local cities have already embraced this initiative and Lomita has the opportunity to join the effort. Lomita's Alexander Fleming Middle School's STM Magnet Program is a prime example of what these partnerships can mean for students, offering hands-on problem-solving and collaboration, and fostering innovation. The compact requires no financial commitment and is instead a strategic partnership that helps schools like Fleming.

There was brief discussion relative to setting up a meeting with the new LAUSD Superintendent, and there was concern about approving such an agreement until then.

City Manager Vialpando emphasized that the compact is a non-legally-binding, non-financial commitment. It is more a good faith pledge and if approved tonight, it essentially commits the City to engage in 10 Key Focus Areas of the Education Compact which are as follows:

1. Communications
2. Student Enrollment
3. Traffic Safety
4. School Safety
5. Health Services
6. Family Engagement
7. Academic Programs
8. Digital Connectivity
9. Shared Facilities
10. Transportation

He added that he will reach out to request that the Superintendent meet with the Council.

As there was no further discussion, Mayor Uphoff invited public comment.

Adrian Vargas, San Pedro High School Police Academy Magnet student, encouraged Council support for the compact, stating that transportation assistance in particular would help many students.

As there were no further requests from the public to speak on this item, Mayor Uphoff invited further discussion or a motion.

Mayor Pro Tem Waronek made a motion, seconded by Councilmember Segawa, to approve the recommended action. Mayor Pro Tem Waronek added that he would reach out to the LAUSD board member representing Lomita to request that the Superintendent introduce himself to the Council in the near future.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and Mayor Uphoff

NOES: None

ABSENT: None

## 9. PUBLIC HEARINGS

### a. **SECOND READING AND POSSIBLE ADOPTION OF ORDINANCE NO. 864 TO INCORPORATE BY REFERENCE THE AMENDED TITLE 32 OF THE LOS ANGELES FIRE CODE**

**RECOMMENDED ACTION:** Conduct public hearing; adopt Ordinance No. 864; and direct the City Clerk to file a copy of the ratification of the more restrictive code standards, and required local findings, with the adopted City Ordinance to the State Department of Housing and Community Development.

Community and Economic Development Director Fernandez presented the staff report per the agenda material.

As there were no questions for staff, Mayor Uphoff opened the public hearing at 6:30 p.m. As there were no requests from the public to speak on this item, Mayor Uphoff closed the public hearing at 6:30 p.m. and invited Council discussion or a motion.

City Attorney Rusin read the title of the ordinance to be adopted.

Councilmember Waite made a motion, seconded by Mayor Pro Tem Waronek, to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Councilmembers Gazeley, Segawa, Waite, Mayor Pro Tem Waronek, and  
Mayor Uphoff

NOES: None

ABSENT: None

**Adopted the following titled ordinance:**

**ORDINANCE NO. 864 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING SECTION 3-1 (FIRE PREVENTION) OF TITLE 3 OF THE LOMITA MUNICIPAL CODE; ADOPTING BY REFERENCE TITLE 32 (FIRE CODE) OF THE LOS ANGELES COUNTY CODE INCORPORATING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA FIRE CODE WITH CERTAIN CHANGES AND AMENDMENTS THERETO; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

## 10. ADJOURNMENT

There being no further business to discuss, Mayor Uphoff adjourned the meeting at 6:31 p.m.

Respectfully submitted,

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Linda E. Abbott, CMC, Deputy City Clerk  
Adopted: