

**MINUTES OF THE
LOMITA CITY COUNCIL
REGULAR MEETING
TUESDAY, NOVEMBER 7, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Waite at 6:33 p.m. on Tuesday, November 7, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Mayor Waite led the salute to the flag.

c. Invocation

Council Member Segawa gave the invocation.

d. Roll Call

PRESENT: Council Members: Gazeley, Segawa, Waronek, and Mayor Pro Tem Uphoff, and Mayor Waite

ABSENT: None

STAFF PRESENT: City Manager Smoot, City Attorney Rusin, Assistant City Manager Sugano, Public Works Director Dillon, Community and Economic Development Director Rindge, Administrative Services Director Kamada, Senior Management Analyst Hernandez, Recreation Manager Kelley, and City Clerk Gregory

2. APPROVAL OF AGENDA

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff, to approve the agenda.

MOTION CARRIED by the following vote:

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

NOES: None

3. PRESENTATIONS

The City Council recognized the Fleming Middle School girls' flag football team as Division I Los Angeles City champions. Coaches and players were presented with certificates, and Head Coach Sergio Rivera spoke of his pride in the team and thanked the City for its support.

4. ORAL COMMUNICATIONS

Mayor Waite announced the time for public comments on consent agenda items or subjects other than those scheduled.

George Kivett, Lomita resident, recognized the sacrifices of the nation's veterans. He also thanked Public Works staff for the quick response to recent sidewalk repair requests.

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

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

Council Member Segawa reported on the following:

- October 19 – Ice Cream Social for City Employees
- October 25 – Pennington State Farm Grand Opening and Ribbon Cutting
- October 25 – Lomita Chamber of Commerce Mixer
- October 28 – Halloween at Lomita Park
- November 2 – State of the County

Mayor Pro Tem Uphoff reported on the following:

- October 18 – California Contract Cities Association Update on No Bail Policy
- October 28 – Halloween at Lomita Park
- November 4 – Eshelman Avenue Elementary School 100th Anniversary

Council Member Waronek reported on the following:

- November 2 – State of the County
- November 5 – 74th Annual Lomita-Harbor City Kiwanis Club Pancake Breakfast
- Announced the Third Annual Mayor's Prayer Breakfast on December 1

Council Member Gazeley reported on the following:

- November 2 – Southern California Association of Governments Meeting

Mayor Waite reported on the following:

- October 18 – L.A. County Sanitation District Board of Directors Meeting
- October 18 – California Contract Cities Association Update on No Bail Policy
- October 19 – Ice Cream Social for City Employees
- October 25 – Lomita Chamber of Commerce Mixer
- October 26 – Cal State Dominguez Hills Annual Economic Forecast
- October 26 – South Bay Cities Council of Governments Meeting
- November 2 – State of the County
- November 2 – Opening of Phase I of the Local Travel Network

- November 4 – Eshelman Avenue Elementary School 100th Anniversary
- November 6 – South Bay Cities Council of Governments Steering Committee Meeting

6. CITY MANAGER'S REPORT (information only)

Public Works Director Dillon introduced Jennifer Howell, the City's new Associate Engineer.

City Manager Smoot introduced Lomita Station's new Captain, Kimberly Guerrero, who thanked the City for its support. Mayor Waite presented her with a City of Lomita gift bag.

7. CONSENT AGENDA

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

Council Member Segawa made a motion, seconded by Council Member Waronek, to approve the recommended action.

MOTION CARRIED by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff and Mayor Waite
NOES: None

Approved the following Consent Agenda items:

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

RECOMMENDED ACTION: Approve motion.

- b. Minutes of the Regular and Special City Council Meetings of May 16, 2023, and Regular City Council Meeting of July 18, 2023

RECOMMENDED ACTION: Approve minutes.

- c. Warrants/Payroll Register

RECOMMENDED ACTION: Approve and file Warrants/Payroll Register.

- d. Professional Services Agreement with BOA for Tom Rico Center Roof and Railroad Museum Building Improvements

RECOMMENDED ACTION: Approve a Professional Services Agreement with Black, O'Dowd and Associates, Inc., dba BOA Architecture for engineering design services for the New Roof Design for the Tom Rico Center Roof and Railroad Museum Building Improvements Project for an amount of \$46,700.00 plus a 20% contingency amount of \$9,340.00; and authorize the City Manager to execute the Agreement.

- e. Resolution to Accept Funds from the SB 1383 Local Assistance Grant Program

RECOMMENDED ACTION: Adopt Resolution No. 2023-23, authorizing the submittal of an application with the Department of Resources Recycling and Recovery (CalRecycle).

RESOLUTION NO. 2023-23 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING AND AUTHORIZING PARTICIPATION AND ACCEPTANCE OF THE SB 1383 LOCAL ASSISTANCE GRANT PROGRAM

- f. Professional Services Agreement with Bucknam Infrastructure Group Inc. for the 2024-29 Pavement Management System Update

RECOMMENDED ACTION: 1) Approve a Professional Services Agreement with Bucknam Infrastructure Group Inc. for the 2024-29 Pavement Management System Update in the amount of \$25,655 plus a 15% contingency amount of \$3,848.25; 2) Appropriate \$29,503.25 to Account Number 225-810-5806.326; and 3) Authorize the City Manager to execute the Agreement.

- g. As-Needed Engineering and Land Development Services

RECOMMENDED ACTION: 1) Approve a Professional Services Agreement with Transtech Engineers, Inc. for As-Needed Engineering and Land Development Services for an amount of \$125,000.00 per year for up to four years with a 20% contingency of \$25,000 per year for four years; 2) Appropriate \$150,000 to 100-605.5340.000; and 3) Authorize the City Manager to execute the Agreement.

- h. Side Letter with the Lomita City Employees Association (LCEA) re: Various Policies, Amendment to the Compensation Plan for Non-Represented and Related Actions

RECOMMENDED ACTION: 1) Adopt Resolution No. 2023-24 approving a side letter covering various policies with the LCEA amending MOUs with the Administrative and Field Services Units covering the period of July 1, 2022 – June 30, 2025; 2) Adopt Resolution No. 2023-25 approving an amendment to the comp plan for non-represented employees adding a certification policy and adding the position of Human Resources Manager; 3) Adopt Resolution No. 2023-26 establishing a revised list of full-time positions with corresponding salary schedule and make the necessary budget adjustment for the position of Human Resources Manager; and 4) Approve a new class specification for Human Resources Manager and a revised class specification for Water Service Technician I/II.

RESOLUTION NO. 2023-24 - SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF LOMITA AND THE LOMITA CITY EMPLOYEES ASSOCIATION (LCEA) PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 3505.1

RESOLUTION NO. 2023-25 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING A COMPENSATION PLAN FOR NON-REPRESENTED EMPLOYEES FOR FISCAL YEARS 2022-23 THROUGH 2024-25 AND RESCINDING RESOLUTION NO. 2022-33

RESOLUTION NO. 2023-26 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ESTABLISHING A SALARY SCHEDULE AND AUTHORIZED POSITIONS FOR EMPLOYEES FOR THE FISCAL YEAR COMMENCING JULY 1, 2022, AND ENDING JUNE 30, 2024

- i. Resolution Amending the Part-time and Temporary Employment Policy and Compensation Plan for Fiscal Year 2023-2024

RECOMMENDED ACTION: Adopt a resolution amending the Part-time and Temporary Employee Policy and Compensation Plan for Fiscal Year 2023-2024.

RESOLUTION NO. 2023-27- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING THE PART-TIME AND TEMPORARY EMPLOYMENT POLICY AND COMPENSATION PLAN, ADOPTED IN RESOLUTION NO. 2015-34, AND ESTABLISHING AUTHORIZED POSITIONS AND A SALARY SCHEDULE FOR PART-TIME AND TEMPORARY EMPLOYEES FOR FISCAL YEAR COMMENCING JULY 1, 2023, AND ENDING JUNE 30, 2024

- j. Groundwater Well Feasibility Study

RECOMMENDED ACTION: Receive and file the final report, a New Groundwater Well Feasibility Study.

- k. ARPA Job Creation Program Application for Retro Reload Façade Improvement

RECOMMENDED ACTION: 1) Approve one (1) application under the City's ARPA Business Assistance Programs; 2) Authorize the City Manager to make minor amendments as may be necessary with approval of the City Attorney; and 3) Authorize the City Manager to execute agreements with approved applicants for funding.

- l. Disposal of Surplus Equipment

RECOMMENDED ACTION: Authorize the Administrative Services Director to exercise the sale of, or otherwise dispose of surplus City property.

8. SCHEDULED ITEMS

- a. **DISCUSSION AND CONSIDERATION OF PREFERRED LAND USE PLAN FOR THE GENERAL PLAN UPDATE**

RECOMMENDED ACTION: Discuss and direct City staff to work with the Consultant to proceed with the attached Preferred Land Use Plan and continue formulating the General Plan Elements, Development Standards, and Draft Environmental Impact Report.

Community & Economic Development Director Rindge and Perry Banner, Principal Planner at De Novo Planning Group, presented the staff report per the agenda material.

Director Rindge outlined the project background, process, and goals, which include adherence to the General Plan and development of Objective Design Standards. She spoke about Perceived Density vs. reality.

Mr. Banner stated that the proposed plan involves a gradual approach to mixed use development along major thoroughfares in the City. He shared the development potential buildout comparison chart, and spoke of neighborhood compatibility, mobility considerations, fiscal considerations, and infrastructure considerations. He then outlined recommendations and next steps.

Mayor Waite invited questions from the Council. There being none, he invited comments from the public.

George Kivett, Lomita resident, spoke in favor of keeping the density low and creating a more vibrant commercial area. He discouraged any high-density residential developments along Pacific Coast Highway.

There were brief comments from Council thanking staff, the Planning Commission, and the consultant for the work put forward on this plan. Discussion continued on the population projections, maintaining low density and keeping the small town feel, mixed-use and commercial use implementation of possible projects, and the timeline of the Environmental Impact Report.

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

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

MOTION CARRIED by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff and Mayor Waite

NOES: None

ABSTAIN: Council Member Gazeley

b. DISCUSSION AND CONSIDERATION OF A POTENTIAL LOAN TO THE CITY OF A REPLICA RED CAR FROM THE PORTS OF LOS ANGELES

RECOMMENDED ACTION: Discuss and provide staff direction to draft a formal loan agreement with the Port of Los Angeles for the loan of a replica Waterfront Red Car in a form to be approved by the City Attorney and return to the Council for consideration and possible approval.

City Manager Smoot presented the staff report per the agenda material. The Port of Los Angeles has offered to cover the costs to transport the replica car to Lomita. This loan also presents an opportunity to make changes and improvements to the Lomita Railroad Museum.

Recreation Manager Kelley invited Howie Phan, Assistant Director of Waterfront & Commercial Real Estate at the Port of Los Angeles, to comment. Mr. Phan stated that they are excited to share this piece of history with the City of Lomita.

As there were no questions from the Council, Mayor Waite invited public comment.

George Kivett stated that residents and other visitors to the museum will be excited to see this replica car.

As there were no further requests from the public to speak on this item, Mayor Waite brought the item back to the Council for a motion.

Council Member Gazeley made a motion, seconded by Council Member Waronek, to approve the recommended action.

MOTION CARRIED by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff and Mayor Waite
NOES: None

9. PUBLIC HEARINGS

a. DISCUSSION AND CONSIDERATION OF SOLID WASTE RATE ADJUSTMENTS FOR THE YEARS COVERING 2024-2028 (PROP 218 PUBLIC HEARING)

RECOMMENDED ACTION: 1) Hold a protest hearing to accept testimony and written protests against the increased fees. Ask the City Clerk to tabulate the protests. If the number of written protests received is not sufficient to constitute a majority protest, make a finding that there is no majority protest by property owners within the assessment area; and 2) Adopt Resolution No. 2023-28, adjusting solid waste rates.

Assistant City Manager Sugano presented the staff report per the agenda material. The proposed increase is due to the State's new organic waste requirements and the costs Athens Services will incur as a result. If approved, the rate increases would go into effect January 1, 2024.

As there were no questions from the Council, Mayor Waite opened the public hearing at 8:02 p.m.

Brenda Stephens, Lomita resident, spoke in opposition to the increase and urged the Council to oppose it as well.

George Kivett, Lomita resident, stated that while he does not like the rate increase, costs have gone up across the board. He added that Athens Services does a great job in Lomita.

As there were no further requests from the public to speak on this item, Mayor Waite closed the public hearing at 8:08 p.m.

City Clerk Gregory stated that eight total protests were received.

Mayor Waite invited a motion from the Council.

Council Member Gazeley made a motion, seconded by Council Member Waronek, to approve the recommended action.

MOTION CARRIED by the following vote:

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

NOES: None

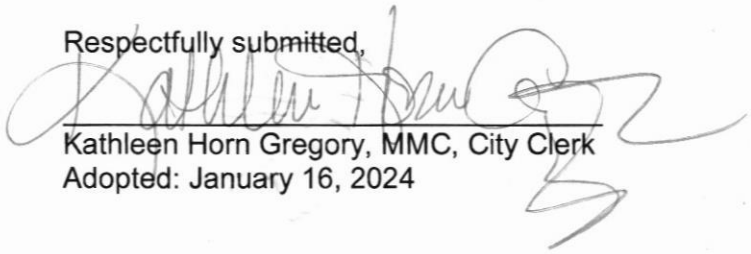
Adopted the following titled resolution:

**RESOLUTION NO. 2023-28 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LOMITA, CALIFORNIA, INCREASING SOLID WASTE COLLECTION RATES**

10. ADJOURNMENT

There being no further business to discuss, Mayor Waite adjourned the meeting at 8:14 p.m.

Respectfully submitted,


Kathleen Horn Gregory, MMC, City Clerk
Adopted: January 16, 2024