



SPECIAL AGENDA CITY OF EL SEGUNDO CAPITAL IMPROVEMENT PROGRAM ADVISORY COMMITTEE (CIPAC)

The CIPAC, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. The public can only comment on City-related business that is within the jurisdiction of the CIPAC and/or items listed on the Agenda during the **Public Communications** portion of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

*Before speaking to the CIPAC, please state:
Your name and residence and the organization you represent, if desired. Please respect the time limits.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Engineer, 310-524-2321. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SPECIAL MEETING OF THE EL SEGUNDO CIPAC WEDNESDAY, APRIL 22 2026 – 3:00 P.M. City Hall, Executive Conference Room

CALL TO ORDER

ROLL CALL

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total)

Individuals who have received value of \$50 or more to communicate to the CIPAC on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the CIPAC. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the CIPAC taking action on any item not on the agenda. CIPAC members may respond to comments after Public Communications is closed.

REPORTS – PUBLIC WORKS DIRECTOR, CITY ENGINEER

CONSENT

1. CIPAC Meeting Minutes

- 1. Approve Regular CIPAC Meeting of March 31, 2025.**
- 2. Approve CIPAC meeting minutes of April 14, 2026.**

3. Alternatively, discuss and take other action related to this item.

UNFINISHED BUSINESS

1. Continue Evaluation of Capital Projects under Consideration for Infrastructure Funding

Recommendation: (1) Review and discuss previously submitted and newly submitted capital projects under consideration for infrastructure funding; (2) Alternatively discuss and take other action related to this item.

REPORTS – CIPAC MEMBERS

COMMITTEE CHAIR	ERIC KARI
COMMITTEE MEMBER	MIKE ROTOLO
COMMITTEE MEMBER	JENNIFER HIATT
COMMITTEE MEMBER	MATTHEW GOLDADE
COMMITTEE MEMBER	SHAYNE SMITH

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ADJOURNMENT

Posted Date: 4/21/2026

Time: 11:30 AM

Name: Cheryl Ebert

MEETING MINUTES OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIPAC)

HELD MONDAY, MARCH 31, 2025
CITY OF EL SEGUNDO, EXECUTIVE CONFERENCE ROOM
350 MAIN ST, EL SEGUNDO CA 90245

CALL TO ORDER – Eric Kari called to order at 6:05 PM

ROLL CALL

City Staff:

Elias Sassoon (Public Works Director)	-	Present
Michael Allen (Community Dev. Director)	-	Present
Cheryl Ebert (City Engineer)	-	Present
James Rice (Senior Associate Engineer)	-	Present
MJ Corpuz (Administrative Specialist)	-	Present
Agnes Ho (Administrative Analyst)	-	Present

CIPAC Members:

Eric Kari (Chair)	-	Present
Jerome Scott (Vice Chair)	-	Absent
Mike Rotolo (Committee Member)	-	Absent
Jennifer Hiatt (Committee Member)	-	Present
Cheryl Smith (Committee Member)	-	Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) None.

LAND USE ELEMENT UPDATE - TECHNICAL ADVISORY COMMITTEE

Update to City’s Land Use Element - Community Development Department discussed the land use element with CIPAC and its goals and objectives. Community Development Director, Michael Allen, mentioned that the technical advisory committee is seeking a volunteer from CIPAC to join.

Eric Kari agreed to volunteer, and Cheryl Smith will serve as the backup member.

REPORTS – PUBLIC WORKS DIRECTOR, CITY ENGINEER

Cheryl Ebert provided an overview and updates to CIPAC members on recently completed capital improvement projects.

NEW BUSINESS

- 1. Evaluation of Capital Projects under Consideration for Infrastructure Funding**

Eric Kari reviewed the CIPAC rating criteria with the new members.

CIPAC Committee and Public Works staff discussed and scored the Capital Improvement program form for the Fiscal Year 2025/26 based on the CIPAC Rating Criteria. Below are the projects that were discussed:

Dog Park Fencing and Drainage Improvements Project

This project is to construct drainage improvements to prevent further erosion and install storm drain system within the Dog Park. The requested budget is \$200,000.

CIPAC members and Public Works staff discussed the importance of the project and agree that it needs to get done. Jennifer Hiatt clarified with Public Works staff that the \$200,000 budget is used for replacing the surrounding fencing and installation of the storm drain system.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	3	1	0	1	9	17

Recreation Park Projects Phase 1 - Teen Center, Ball Fields, Horseshoe Area

Improvements to the facilities within the Recreation Park Complex (Teen Center, Teen Plaza, Ball Fields, and Horseshoe area). Previously allocated funds are \$7,900,000. The requested budget for FY 25/26 is \$1,000,000.

Committee Chair, Eric Kari, asked Public Works staff about lawn bowling as a requirement for Joslyn Center.

Cheryl Ebert clarified the use of the \$7,900,000 allocated funds and that \$1,000,000 would be used for the Horseshoe area.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	5	1	0	5	10	24

Recreation Park Projects Phase 2 - Fence Posts, Walls, Cracks

Comprehensive improvements to facilities within the Recreation Park Complex. The requested budget is \$1,200,000 for FY 25/26 and \$200,000 for FY 26/27.

Elias Sassoon provided additional background information on the proposed project to CIPAC members and noted that the intention of the project is to improve the cosmetics of recreation park facilities.

Jennifer Hiatt requested an update on the project's status and its current progress within the design phase.

Cheryl Ebert provided an answer and explained that a cost estimate was provided by the structural engineer working on the project.

CIPAC members and Public Works staff discussed about how many locations within the recreation park facilities need these improvements. Public Works staff indicated that the plans provide all the locations, and that the number of locations is approximately 90.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	3	1	0	1	8	16

Downtown Beautification and In-road Crosswalk Lighting

The FY 24/25 project included artistic lighting improvements in the downtown area. Additional scope is provided in this project to include repair and replacement of in-road crosswalk lighting. The requested budget is \$200,000.

Eric Kari asked about the current lights used on the crosswalks in downtown and claims the lifespan of the existing lights were short. He advised that the lights should be higher quality and have a longer lifespan. Jennifer Hiatt also supported the idea of getting an extended warranty on the next lights to be installed.

Cheryl Ebert clarified that there are (4) locations on the downtown area for this project.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	5	5	1	0	1	9	21

City Hall Finance Department Remodel

Remodeling of Finance Department office area within City Hall. The requested budget is \$150,000.

CIPAC agreed to score project with no further questions and agreed that this project should get done to benefit the affected city employees.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	1	5	3	0	1	5	15

Police Department Elevator

Replacement of the police department elevator. The requested budget is \$300,000.

City staff assured CIPAC that City maintenance staff and facility assessment report advised that the hydraulic machinery in the elevator be replaced.

Jennifer Hiatt mentioned that elevator maintenance has become increasingly difficult due to rising costs and asked why this project isn't classified as a maintenance project, rather than a CIP project as proposed.

Eric Kari explained to CIPAC that this project is a general fund issue; therefore, funds for this project must come from general fund and not somewhere else like a Measure W fund.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	1	3	1	0	1	4	10

Eric Kari requested the master list of projects to be shown for the new committee members.

CIPAC MEMBER REPORTS - NONE.

PUBLIC COMMUNICATIONS - NONE.

Meeting adjourned at 8:06 PM.

MEETING MINUTES OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIPAC)

HELD TUESDAY, APRIL 14, 2026
CITY OF EL SEGUNDO, HUMAN RESOURCES CONFERENCE ROOM
350 MAIN ST, EL SEGUNDO CA 90245

CALL TO ORDER – Eric Kari called to order at 6:11 PM

ROLL CALL

City Staff:

Elias Sassoon (Public Works Director)	-	Present
Cheryl Ebert (City Engineer)	-	Present
James Rice (Senior Associate Engineer)	-	Present
MJ Corpuz (Administrative Specialist)	-	Present

CIPAC Members:

Eric Kari (Chair)	-	Present
Mike Rotolo (Committee Member)	-	Present
Jennifer Hiatt (Committee Member)	-	Present
Matthew Goldade (Committee Member)	-	Present
Shayne Smith (Committee Member)	-	Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) None.

REPORTS – PUBLIC WORKS DIRECTOR, CITY ENGINEER

Public Works Director, Elias Sassoon, provided an update on the City Council’s Strategic Plan meeting held on April 14th.

City Engineer, Cheryl Ebert, discussed with CIPAC members the status of upcoming and current capital improvement projects.

NEW BUSINESS

1. **Evaluation of Capital Projects under Consideration for Infrastructure Funding**

Committee Chair, Eric Kari, breaks down the CIPAC rating criteria to the committee.

HS = Health Safety, SC = System Condition, ROI = Return on Investment, JL = Joint Legal, CO = Coordination Opportunity, CI = Community Interest.

Committee Member, Matthew Goldade, asked about how budget factors in to scoring the projects. Committee discussed scenarios in which the budget could affect scoring and how the scoring criteria are structured.

CIPAC members and Public Works staff discussed and then the CIPAC members scored the Capital Improvement program forms for the Fiscal Year 2026/27 based on the CIPAC Rating Criteria. Below are the projects that were discussed:

Roadway Safety Mobility Project:

Improvements to High Priority Locations for Safety Improvements for Various Modes of Transportation.

City staff discussed the objective of the project to CIPAC and the need to make roadway improvements by installing more street signs to ensure public safety. Project mainly involves updating signage, installing flashing beacons and more delineators, etc.

CIPAC member, Mike Rotolo, inquired if Measure M will fund this project. Cheryl Ebert mentioned the grant funds have been awarded by Metro and are coming from Measure M Multi-Year Subregional Program. Mike Rotolo asked what the risk is if the city did not bring the curb ramp up to ADA standard. City staff noted that it would be a great liability to not do so.

CIPAC member, Jennifer Hiatt, asked if using certain funds on one project takes away funds from other projects. Cheryl Ebert explained each type of special revenue transportation fund to the committee and where/how they are distributed.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	8	4	1	0	1	8	22

Smoky Hollow Parking:

Convert most of the two-way streets in the Smoky Hollow area into one-way streets with angled parking to maximize street parking, as contemplated in the Smoky Hollow Specific Plan.

Eric Kari asked why Measure M did not fund this project. City staff explained that Measure M funds are designated for mobility projects. CIPAC members and city staff discussed potential modifications to the streets being converted to one-way. There was particular interest in keeping Center Street a two-way street due to its proximity to a nearby school. City staff noted that the exhibit shown on the CIP sheet was directly pulled from the Smoky Hollow Specific Plan. CIPAC suggested conducting car counts to analyze traffic patterns, ensuring that the appropriate streets are converted to one-way to avoid disrupting existing traffic flows.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	3	1	0	1	7	15

Safe Routes to School:

Develop solutions and mitigation techniques to improve circulation, access, and safety in the vicinity of four schools in the El Segundo Unified School District.

CIPAC scored this project previously in 2021 (score of 17), but it is getting re-scored due to updated project funding sources. A \$400,000 Metro grant will fund this project with an additional \$100,000 match from the general fund. This project is scheduled to begin next fiscal year.

CIPAC members confirmed they will rescore this project. The updated score is shown below.

CIPAC NEW SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	1	1	3	5	8	21

EOC Upgrades/Improvements:

Improving EOC equipment and technologies.

City staff and CIPAC discussed the logistics of the project, including the technological improvements being made to the EOC, primarily audiovisual equipment upgrades. City staff informed CIPAC that the project is grant-funded, and the design should be completed by June 2026 with the goal to start construction as soon as possible this year.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	5	1	0	5	7	21

Police Department Generator:

Replacement of the existing diesel emergency generator that provides back-up power to the Police Department and the Emergency Operation Center (EOC).

CIPAC members asked City staff how old the generator is. Public Works Director, Elias Sassoon, informed CIPAC about the current condition of the generator and that it is at the end of its service life. Members suggested looking into refurbishment of the existing generator instead of replacement due to general funds being used for this project. They also suggested completing a study to determine if the generator needs of other city facilities could be consolidated to reduce the number of generators and, in turn, maintenance needs.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	3	1	0	1	4	12

Recreation Park Phase IV Reserve - Joslyn Center:

Interior and exterior improvements to the Joslyn Center.

CIPAC Members and City staff discussed the funding of needed improvements to the Joslyn Center and how the project will be phased (design and construction). Grant funding is being pursued for this project but has not yet been received. CIPAC members scored this project as if the project received the grant funding. If grant funds are not received, then 4 points should be subtracted from the overall CIPAC score. CIPAC noted that the design should still proceed even if the grant is not awarded so the construction costs can be accurately budgeted.

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	5	5	1	0	5	10	26

Upon noting the time of the meeting, it was decided to postpone the rating of the remaining projects listed below:

Library Amphitheater: To be scored at later meeting.

EV Charging Stations: To be scored at later meeting.

Police Department Shooting Range HVAC System: To be scored at later meeting.

Police Department Security Cameras: To be scored at later meeting.

City Maintenance Yard Roofing Improvements: To be scored at later meeting.

Public Works Remodel: To be scored at later meeting.

CIPAC MEMBER REPORTS – CIPAC member, Mike Rotolo, requested information on corner street signage replacement with updated City logos. Public Works to bring this back at a future meeting.

PUBLIC COMMUNICATIONS - NONE.

Meeting adjourned at 8:26 PM.