
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 23, 2025
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CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Pro Tem Michael Greubel at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Mayor Pro Tem Greubel.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Council Members taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Michael Greubel, Mayor Pro Tem
Steve Marcucci, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

ABSENT: Cory C. Moss, Mayor

STAFF PRESENT: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATION

City Manager Josh Nelson spoke about today having a very special presentation. Human Resources Manager Bertha Perez is having her 25-year anniversary with the City as Human Resources Manager on January 31, 2025, which she has decided to coincide with her retirement on the same day. She has done a great job with grace and professionalism while having to deal sometimes, with difficult situations. Josh Nelson then asked if anyone else would like to speak.

Maria Hagerty on behalf of herself and Marisol Hernandez, who both work directly with Bertha in H.R., spoke about Miss B's unique perspective on work and life, an authentic person with a great sense of humor and willingness to lend a hand to anyone even if her

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load was busy. She leaves an unwavering example for us all. Thank you for everything and we love you!

Council Members, Mark Radecki, Newell Ruggles, Michael Greubel, Steve Marcucci, and Yamini Pathak each spoke about their appreciation to Bertha and told stories of how much she had done for them individually and for their families. She was called genuine, patient and expressed their gratitude for time of service. She has had a huge influence on the City and each of their personal lives.

Bertha then introduced her daughter Cynthia, son-in-law Everth Bercian and grandchildren Matthew & Ezra, that were here today in the audience. Her son-in law Everth Bercian thanked the City for giving Bertha back to their family. Much love from everyone!

City Manager Josh Nelson thanked Bertha again and said we should anticipate still seeing Bertha at our events and around the City. He then recessed the meeting to take photos.

Upon return from recess, Mayor Pro Tem Greubel welcomed a special guest in the audience, Ed Chavez from San Gabriel Valley Water District, who was in the audience, "Thank you for being here today."

CONSENT CALENDAR

Council Member Ruggles asked for a staff report on Item Nos. 6.2, 6.3, 6.4, 6.5, and 6.6.

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JANUARY 23, 2025

RECOMMENDED ACTION: *Approve the Register of Demands and authorize the appropriate City Officials to pay the bills.*

6.2 CONSIDERATION OF RESOLUTION NO. CC 2025-05 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, CALLING FOR THE HOLDING OF AN ALL-MAIL BALLOT ELECTION TO BE HELD ON JUNE 3, 2025, FOR THE ELECTION OF CERTAIN CITY COUNCIL MEMBERS, IN ACCORDANCE WITH THE PROVISIONS OF STATE LAW, THE CITY'S CHARTER AND THE CITY'S MUNICIPAL CODE

RECOMMENDED ACTION:
2025-05.

Adopt Resolution No. CC

A handout with a revised Resolution No. CC 2025-05 was provided.

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6.3 CONSIDERATION OF RESOLUTION NO. CC 2025-06 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, JUNE 3, 2025

RECOMMENDED ACTION:
2025-06.

Adopt Resolution No. CC

Assistant City Attorney, Bianca Sparks provided a staff report on both Item Nos. 6.2 and 6.3. An election is to be called in June 2025, and the County is to provide various services to us such as checking signatures, providing ballots and polling places. These are common resolutions that we adopt for every election.

6.4 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ELEVATE PUBLIC AFFAIRS, LLC, FOR PUBLIC RELATIONS CONSULTING SERVICES, INCREASING COMPENSATION BY \$220,000.00, UPDATING THE SCOPE OF SERVICES AND RATE SCHEDULE

RECOMMENDED ACTION:

Approve Amendment No. 1.

Assistant City Manager Sam Pedroza provided a staff report on the increased demand for event planning services provided by Elevate Public Affairs, LLC. The scope of services will cover cost associated with photography, videography, graphic design, postage, print and digital flyers and it will include event management.

Council Member Ruggles asked for an expanded explanation of the additional services of which Sam Pedroza replied that a 3rd party would be needed to help Elevate with various functions.

6.5 CONSIDERATION OF THE CITYWIDE AMERICANS WITH DISABILITIES ACT (ADA) SELF-EVALUATION AND TRANSITION PLAN

RECOMMENDED ACTION:
Transition Plan.

Approve a Citywide ADA

Engineering Manager Mat Hudson provided a detailed staff report on the adoption of the Citywide Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan. In 2018 the City hired Owen Group to start putting this plan together. They did an inspection, took pictures and shared with us what was compliant and what was not, along with

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recommendations to make ADA accessible. Our biggest problem areas are bus stops and curb ramps. Each Council Member received a hard copy of this living document plan that is a 2000-page report. This plan has a cost of 60 million dollars over a 20-year span of time.

6.6 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH NINYO & MOORE GEOTECHNICAL AND ENVIRONMENTAL SERVICES CONSULTANTS, FOR ON-CALL GEOTECHNICAL ENGINEERING SERVICES, EXTENDING THE TERM THROUGH DECEMBER 30, 2027, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$200,000.00

RECOMMENDED ACTION:

Approve the Amendment.

Director of Engineering James Cramsie, from CNC Engineering, provided a staff report regarding the revised scope of services, revised rate schedule and was available to answer any questions.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, RUGGLES, MPT/GREUBEL
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	M/MOSS
ABSTAIN	COUNCIL MEMBERS:	NONE

ACTION ITEMS

7.1 CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN APPLICATION NO. 24-04 WITH CONDITIONS OF APPROVAL, FOR THE DEMOLITION OF AN EXISTING 313,611 SQUARE FOOT INDUSTRIAL BUILDING AND THE CONSTRUCTION OF A NEW 294,000 SQUARE FOOT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS, LOCATED AT 16425 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:

Adopt Resolution No. CC 2025-04 approving Development Plan No. 24-04, with the Standard Requirements and

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Conditions of Approval contained in the Resolution and adopt a Notice of Exemption regarding same.

Contract Senior Planner, Dina Lomeli provided a staff report and stated that staff and the applicant are here and available to answer any questions.

Council Member Ruggles stated that it is rare to see a smaller building replacing a larger building. Is the elevation of the building increasing from what it currently is? Dina replied "yes, it is going from 40 ft. to 51 ft. tall."

Mayor Pro Tem Greubel asked if anyone from the staff or the public had comments or questions, there were none

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2025-04 APPROVING DEVELOPMENT PLAN NO. 24-04, WITH THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL CONTAINED IN THE RESOLUTION AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, RUGGLES, MPT/GREUBEL
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	M/MOSS
ABSTAIN	COUNCIL MEMBERS:	NONE

PUBLIC HEARINGS

8.1 CONSIDERATION OF RESOLUTIONS APPROVING DEVELOPMENT PLAN APPLICATION NO. 23-02, AND CONDITIONAL USE PERMIT 23-09 TO ALLOW COSTCO TO ENLARGE ITS EXISTING GASOLINE PUMP CANOPY FROM 3,818 SQUARE FEET TO 9,418 SQUARE FEET, INCREASE THE NUMBER OF MULTI-FUEL DISPENSERS FROM 8 TO 15, AND MAKE ASSOCIATED SITE IMPROVEMENTS AT 17550 CASTLETON STREET, CITY OF INDUSTRY, CALIFORNIA, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKE FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:

1) *Adopt Resolution No. CC 2025-01 approving a Notice of Exemption for the Project;* 2) *Adopt Resolution No. CC 2025-02, approving Development Plan No. 23-02, with the Standard Requirements and*

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Conditions of Approval; and 3) Adopt Resolution No. CC 2025-03, approving Conditional Use Permit No.23-09.

Contract Associate Planner Eduardo Manriquez provided a staff report and stated that staff and the applicant are here and available to answer any questions.

Mayor Pro Tem Greubel opened the public hearing at 10:16 a.m.

Mayor Pro Tem Greubel asked if anyone wishes to speak in favor of this proposed project?

Jennifer Murillo, Director of Real Estate for Costco, stated she quickly wanted to thank the staff for a very thorough report and to thank the Council for their time. The intent is to fix all the queuing issues by increasing the capacity with a very popular product. We have been having great success throughout the Southwestern states.

Mayor Pro Tem Greubel asked if anyone wishes to speak in opposition of this proposed project? There were none.

Mayor Pro Tem Greubel closed the public hearing at 10:17 a.m.

Mayor Pro Tem Greubel asked the Council if they had any comments or concerns. There were none.

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO ADOPT RESOLUTION NO. CC 2025-01 APPROVING A NOTICE OF EXEMPTION FOR THE PROJECT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, RUGGLES, MPT/GREUBEL
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	M/MOSS
ABSTAIN	COUNCIL MEMBERS:	NONE

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER RADECKI TO ADOPT RESOLUTION NO. CC 2025-02, APPROVING DEVELOPMENT PLAN NO. 23-02, WITH THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: MARCUCCI, RADECKI, RUGGLES,
MPT/GREUBEL
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: M/MOSS
ABSTAIN COUNCIL MEMBERS: NONE

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2025-03, APPROVING CONDITIONAL USE PERMIT NO.23-09. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: MARCUCCI, RADECKI, RUGGLES,
MPT/GREUBEL
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: M/MOSS
ABSTAIN COUNCIL MEMBERS: NONE

City Clerk Gutierrez-Robles announced there was a need for Closed Session as follows:

There were no public comments.

9.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

9.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8:

Property: 220 N Hacienda Blvd; 8208-025-952
Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney
Negotiating Parties: Barrage Industrial, LLC
Under Negotiation: Price and terms of payment

Mayor Pro Tem Greubel, recessed the meeting into Closed Session at 10:19 a.m.

Mayor Pro Tem Greubel reconvened the meeting at 11:07 a.m.

City Attorney James M. Casso reported out of Closed Session. All members of the Council were present except for Mayor Moss.

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With regard to Closed Session Item No. 9.1, direction was given to the Agency Negotiators, no final action taken.

With regard to Closed Session Item No. 9.2, direction was given to the City Attorney's office, no action taken.

Nothing further to report at this time.

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

Mayor Pro Tem Michael Greubel announced that he went to Washington DC for the Presidential Inauguration, and they had a great time. We met with Representative Gil Cisneros's staff and have hope to meet up with Gil Cisneros this coming March. City Manager Josh Nelson also announced that he along with Treasurer Elise Calvo and IPHMA Chair Ken Calvo also attended as guests of Representative Gil Cisneros.

CITY COUNCIL COMMUNICATIONS

There were none.

PUBLIC COMMENTS

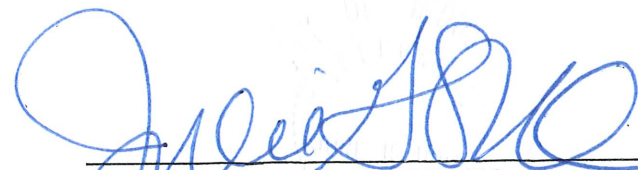
There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:08 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES
CITY CLERK