
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 1

CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 9:02 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Mayor Moss.

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

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

PRESENTATION

Paul Spitzzeri, Museum Director at the Homestead Museum, provided an update along with slides showing recent events as well as mentioning the upcoming events that are scheduled. Mayor Moss thanked Paul Spitzzeri for his presentation and said the Tres Hermanos Conversation Authority very much enjoyed the recent tour of the ranch and found it very valuable.

CONSENT CALENDAR

Council Member Radecki recused himself from voting on check number 84602 for Item 1 (Register of Demands) due to a potential or actual financial conflict of interest due to he is employed by Square Root Golf and Landscape.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 2

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 13, 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 2025-07 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DONATIONS IN THE AMOUNT OF FORTY-SIX THOUSAND SEVEN HUNDRED TWENTY-TWO DOLLARS AND TWENTY-EIGHT CENTS (\$46,722.28) TO WORKMAN HIGH SCHOOL, USA BMX, AND THE GABRIEL FOUNDATION FOR THE COST OF HOSTING EVENTS AT THE EXPO CENTER

RECOMMENDED ACTION: *Adopt Resolution No. CC 2025-07.*

6.3 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ROADWAY ASSET SERVICES, LLC ("RAS"), TO PROVIDE FIELD DATA COLLECTION SERVICES FOR THE CITY'S PAVEMENT MANAGEMENT PLAN UPDATE, IN AN AMOUNT NOT-TO-EXCEED \$60,843.00, THROUGH FEBRUARY 13, 2027 (MP 97-35 #1)

RECOMMENDED ACTION: *Approve the Professional Services Agreement with RAS.*

6.4 CONSIDERATION OF AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GRANICUS, LLC, FOR WEBSITE MAINTENANCE AND HOSTING, EXTENDING THE TERM THROUGH AUGUST 15, 2025, INCREASING COMPENSATION BY \$7,414.73, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION: *Approve Amendment No. 5.*

6.5 PRESENTATION OF THE ANNUAL FINANCIAL REPORTS FOR THE CITY OF INDUSTRY, YEAR ENDING JUNE 30, 2024

RECOMMENDED ACTION: *Receive and File the Annual Financial Reports for FY 2023-24.*

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 3

Armando Herman and Industry Indian each spoke for one minute in opposition of the Consent Calendar.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY MAYOR PRO TEM GREUBEL THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 84602 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS

7.1 DISCUSSION AND DIRECTION REGARDING CIVIC CENTER MASTER PLAN FOR LAND USE AND DEVELOPMENT

RECOMMENDED ACTION: *Discuss and provide direction to Staff.*

Doug Ewing, President of D.S. Ewing Architects, Inc., made a detailed presentation along with slides to the Council with multiple options for the master plan for land use and development, with a focus on the Memorial Garden area. The suggestions have been reviewed and approved by the Civic Center Design & Development Advisory Committee (CCDDAC) and today is to present these ideas, get the Councils direction and ask how best to move forward.

Direction was given to provide community feedback through an outreach program. Then an agreement was made to close Sotro Street yet keeping the name elsewhere within the area, and to bring back detailed cost estimates using different materials, for further discussion. Direction was given; no vote was necessary.

Council Member Marcucci thanked the CCDDAC for its hard work and complimented them for a job well done.

City Manager Josh Nelson thanked Manuel Perez, Chair of CCDDAC for being here today in the audience.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 4

Armando Herman and Industry Indian each spoke for one minute in opposition to Item No. 7.1.

PUBLIC HEARINGS

8.1 INTRODUCTION AND CONSIDERATION OF ZONING CODE AMENDMENT NO. 24-08, AMENDING SECTION 17.04.010 (ZONES-CLASSIFICATIONS) OF CHAPTER 17.04 (GENERAL PROVISIONS) OF TITLE 17 (ZONING); AND AMENDING CHAPTER 17.22 (HOUSING OVERLAY ZONE) OF TITLE 17 (ZONING); AND ADDING CHAPTER 17.72 (AFFORDABLE HOUSING DENSITY BONUS), TO TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO IMPLEMENT THE CITY'S 2021-2029 HOUSING ELEMENT, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKE FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: 1) Waive the reading of Ordinance No. 834 and read by title only; and 2) Introduce Ordinance No. 834, an Ordinance of the City Council of the City of Industry, California, amending Section 17.04.010 (Zones-Classifications) of Chapter 17.04 (General Provisions) of Title 17 (Zoning); and amending Chapter 17.22 (Housing Overlay Zone) of Title 17 (Zoning); and adding Chapter 17.72 (Affordable Housing Density Bonus) to Title 17 (Zoning) of the City of Industry Municipal Code, to implement the City's 2021-2029 Housing Element, and adopt a Notice of Exemption regarding same, and making findings in support thereof

Troy Helling, Special Projects Manager, provided a staff report and was available to answer any questions.

Mayor Moss opened the public hearing at 9.:47 a.m.

Mayor Moss asked if anyone from the staff or the public had comments or questions

Armando Herman and Industry Indian each spoke for one minute in opposition of Item No. 8.1.

Mayor Moss closed the public hearing at 9.:50 a.m.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY MAYOR PRO TEM GREUBEL TO WAIVE THE READING OF ORDINANCE NO. 834 AND READ BY TITLE ONLY. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 5

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

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY COUNCIL MEMBER RADECKI TO INTRODUCE ORDINANCE NO. 834, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 17.04.010 (ZONES-CLASSIFICATIONS) OF CHAPTER 17.04 (GENERAL PROVISIONS) OF TITLE 17 (ZONING); AND AMENDING CHAPTER 17.22 (HOUSING OVERLAY ZONE) OF TITLE 17 (ZONING); AND ADDING CHAPTER 17.72 (AFFORDABLE HOUSING DENSITY BONUS) TO TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO IMPLEMENT THE CITY'S 2021-2029 HOUSING ELEMENT, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

CLOSED SESSION

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

Armando Herman and Industry Indian each spoke for one minute in opposition of Closed Session.

- 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 LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation, pursuant to Government Code Section 54956.9(d)(2): Four potential cases

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 6

Mayor Moss, recessed the meeting into Closed Session at 9:54 a.m.

Mayor Moss reconvened the meeting at 10:44 a.m.

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

With regard to Closed Session Item No. 9.1 and 9.2, direction was given to the City Attorney's office, no final action taken.

Nothing further to report at this time.⁷

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

PUBLIC COMMENTS

Armando Herman spoke for one minute about his first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. He spoke about his opposition to government policies/leadership and provided documents for the record.

Industry Indian spoke for one minute about the City of Industry not having a video recording of the meetings like other cities do. He was told by Armando Herman that it was because of his skin color he could not get a copy.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:48 a.m.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 13, 2025
PAGE 7

Cory C. Moss

CORY C. MOSS
MAYOR

Julie Gutierrez-Robles

JULIE GUTIERREZ-ROBLES
CITY CLERK