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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 1

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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 Cory C. Moss 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 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; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

**PRESENTATION**

There were none.

**CONSENT CALENDAR**

Council Member Radecki recused himself from voting on check number 84694 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.

Council Member Ruggles asked for a staff report on Item Nos. 6.4, 6.7, 6.8, 6.9, and 6.10.

City Manager Nelson asked to pull Item No. 6.10 until after Closed Session today.

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 2

---

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 27, 2025**

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

**6.2 CONSIDERATION OF THE MINUTES OF MARCH 14, 2024 REGULAR MEETING, APRIL 11, 2024 REGULAR MEETING, MAY 16, 2024 SPECIAL MEETING, JUNE 27, 2024 REGULAR MEETING, OCTOBER 10, 2024 REGULAR MEETING, OCTOBER 10, 2024 SPECIAL MEETING, OCTOBER 24, 2024 REGULAR MEETING, NOVEMBER 14, 2024 REGULAR MEETING AND THE JANUARY 9, 2025 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**6.3 SECOND READING AND ADOPTION OF ZONING CODE AMENDMENT NO. 24-08, AN ORDINANCE 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:* *Adopt Ordinance No. 826.*

**6.4 CONSIDERATION OF AMENDMENT NO. 1 TO THE MAINTENANCE SERVICES AGREEMENT WITH OCEAN BLUE ENVIRONMENTAL SERVICES, INC., FOR ON-CALL HAZARDOUS WASTE REMOVAL AND CLEAN UP SERVICES, EXTENDING THE TERM THROUGH FEBRUARY 27, 2028, REVISING THE RATE SCHEDULE, UPDATING THE ADDRESS FOR THE CITY, AND INCREASING COMPENSATION BY \$100,000.00**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Senior Director of Engineering James Cramsie, from CNC Engineering provided a staff report on the On-Call Hazardous Waste Removal and Clean up Services for Amendment No. 1 with Ocean Blue Environment Service, Inc. and was available to answer any questions.

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 3

---

*City Manager Nelson passed out a couple of pages that were not included in the agenda packet.*

**6.5 CONSIDERATION OF THE PURCHASE OF TWO VEHICLES FOR INDUSTRY SHERIFF'S YOUTH ATHLETIC LEAGUE IN THE AMOUNT OF \$98,311.76 AND A BAILMENT AGREEMENT WITH COUNTY OF LOS ANGELES FOR THE USE OF VEHICLES FROM FEBRUARY 27, 2025 THROUGH FEBRUARY 27, 2035**

*RECOMMENDED ACTION:*  
*Bailment Agreement*

*Approve the Purchase and*

**6.6 CONSIDERATION OF CLOSEOUT CHANGE ORDER NO. 1 AND NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1507, INSTALLATION OF REMOTE MONITORING SYSTEM ON CITYWIDE STREETLIGHTS (INFORMAL) WITH PACIFIC UTILITY INSTALLATION, INC.**

*RECOMMENDED ACTION:*  
*1 and authorize the Director of Public Works to execute the Notice of Completion.*

*Approve Change Order No.*

**6.7 CONSIDERATION OF NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1515, CHINO RANCH DAM NO. 1 RIPRAP PROJECT AT ARNOLD RESERVOIR WITH CGI CONSTRUCTION INC.**

*RECOMMENDED ACTION:*  
*Public Works to execute the Notice of Completion.*

*Authorize the Director of*

Chris Lum, Construction Manager, at CNC Engineering provided a staff report regarding Chino Ranch Dam No. 1 Riprap Project at Arnold Reservoir with CGI Construction Inc. and was available to answer any questions.

**6.8 PRESENTATION OF THE FY 2024-2025 MID-YEAR BUDGET REPORT, AND CONSIDERATION OF RESOLUTION NO. CC 2025-08, ADOPTING THE CITY'S FISCAL YEAR 2024-2025 PROPOSED MID-YEAR BUDGET AMENDMENTS, AND FY 2024-2025 PROPOSED MID-YEAR BUDGET AMENDMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM BUDGET**

*RECOMMENDED ACTION:*  
*2025-08.*

*Adopt Resolution No. CC*

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 4

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Director of Finance, Yamini Pathak provided a staff report on the Mid-Year budget Report and was available to answer any questions.

**6.9 CITY OF INDUSTRY'S RESPONSE TO EARTHQUAKE SAFETY READINESS, LOS ANGELES COUNTY CIVIL GRAND JURY REPORT 2023-2024**

*RECOMMENDED ACTION:* *Authorize Staff to Transmit City of Industry's Response to Earthquake Safety Readiness, Los Angeles County Civil Grand Jury Report 2023-2024.*

Assistant City Manager Bing Hyun provided a presentation to the Council regarding the Earthquake Safety Readiness Report from the LA County Civil Grand Jury that has been distributed to 35 public agencies in the area. Bing Hyun went into detail along with a response letter from Mayor Moss to be authorized and transmitted to the County.

**6.10 CONSIDERATION OF A LEASE BY AND BETWEEN THE CITY OF INDUSTRY AND PUENTE HILLS FORD, LLC**

*RECOMMENDED ACTION:* *Approve the lease.*

***This item was pulled and will be re-addressed after Closed Session today.***

Mike Greenspan, Armando Herman and Mistress Transgender each spoke for one minute in opposition to the Consent Calendar.

MOTION BY MAYOR PRO TEM GREUBEL, AND SECOND BY COUNCIL MEMBER MARCUCCI THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 84694 ON ITEM 1 (REGISTER OF DEMANDS) AND NOT TO INCLUDE ITEM NO. 6.10. 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

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 5

---

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**ACTION ITEMS**

**7.1 DISCUSSION AND DIRECTION REGARDING FIREWORKS REGULATIONS**

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

Assistant City Manager Sam Pedroza provided a staff report regarding the City's Code for the sale of "safe and sane" fireworks. Due to the recent wildfires, City Staff is seeking the City Council's direction regarding the sale of fireworks this year, out of respect for those affected by the Eaton and Pacific Palisades fires and to prevent any future fires.

Mayor Moss had multiple speaker cards with organizations wanting to speak on the selling safe and sane fireworks in the City of Industry. Each speaker had one minute to talk.

John Kelly with TNT Fireworks, said he would not support a band or a change to the code in that this is his line of work.

Dale Ziola representing Hacienda La Puente said this was their biggest fund raiser of the year.

Robert Barba said thank you to the City. This is their biggest fund raiser for student leadership programs, and he wishes to stop illegal fireworks but that illegal fireworks are safe and his biggest fundraiser of the year.

Tania Arzate, President of Rowland Raiders High School football team, which is a non-profit organization, stated that these funds are used to offset the cost of equipment, uniforms, coaches' workshops, etc. and this is their primary fundraising entity for the year.

Mistress Transgender spoke in opposition of fireworks regulations.

Mr. Herman spoke in opposition to Item No. 7.1.

Mike Greenspan spoke in opposition to Item No. 7.1.

Jesus Rodriguez said he was here to help the City and has helped the YAL in the past. He will continue to help again should the Council approve the sale of safe and sane fireworks.

Mayor Moss said there is a lot to consider here today and suggested creating an ad hoc committee to dig a little deeper into this subject matter. Mayor Moss then volunteered to be a member and asked if any other Council Member was willing to join. Council Member

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 6

---

Marcucci offered to be a member of the committee. Mayor Moss said we should be able to return to the next meeting with a decision on this matter.

Council Member Ruggles said that we all know the problem is illegal fireworks, not legal ones.

**PUBLIC HEARINGS - NONE**

**CLOSED SESSION**

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

Mike Greenspan, Armando Herman and Mistress Transgender each spoke for one minute in opposition of Closed Session.

9.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Case: City of Industry v. E-Ho One, LLC, et al.  
Los Angeles County Superior Court Case No. 25STCV03695

9.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Case: City of Industry v. Legacy City Center, LLC  
Los Angeles County Superior Court Case No. 25STCV03524

9.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to  
Government Code Section 54956.9(d)(1)  
Case: City of Industry v. Legacy Point, LLC  
Los Angeles County Superior Court Case No. 25STCV03700

9.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Case: City of Industry v. Puente Hills Associates, LLC  
Los Angeles County Superior Court Case No. 25STCV03679

Mayor Moss, recessed the meeting into Closed Session at 10:08 a.m.

Mayor Moss reconvened the meeting at 11:32 a.m.

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 7

---

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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, 9.2, 9.3, and 9.4, direction was given to the City Attorney's office, no final action taken.

Nothing further to report at this time.

**6.10 CONSIDERATION OF A LEASE BY AND BETWEEN THE CITY OF INDUSTRY AND PUENTE HILLS FORD, LLC**

*RECOMMENDED ACTION:*

*Approve the lease.*

City Manager Josh Nelson provided a staff report and stated, as discussed previously, that a form was provided as a handout that was not part of today's agenda packet. Everyone has now had time to review this. He also stated that if any minor modifications were necessary, the Council would give authority to the City Manager along with City Attorneys to negotiate any minor changes.

Mayor Moss made note for the record that there were no members of the public present at this time and no speaker cards.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE LEASE AND ALLOW THE CITY MANAGER AND CITY ATTORNEYS TO NEGOTIATE ANY MINOR CHANGES TO THE LEASE IF NECESSARY. 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

**CITY MANAGER REPORTS**

City Manager Josh Nelson stated that we will probably have a special City Council meeting on March 19th and will likely be cancelling the meeting set for March 13<sup>th</sup> as well.

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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 27, 2025  
PAGE 8

---

In case anyone is not aware, Sargent Andre Kneubuhler has gone out on medical leave and the Special Assignment Officers (SAO) from La Puente will be filling in as an interim replacement. They are waiting for the right time to make an announcement.

**AB 1234 REPORTS**

There were none.

**CITY COUNCIL COMMUNICATIONS**

Mayor Moss stated that Delhaven Community Center has a "Premium Meat Raffle" fundraiser planned for March 8<sup>th</sup>, benefiting the "Because We Care" program, which is a lot of fun. The Kiwanis Club has an event with music, food and wine tasting on the 13<sup>th</sup>, and there will be more information to follow. Also, there is a ribbon cutting ceremony at the Grand Central Recycling at 2:00 p.m. on March 6<sup>th</sup>. Hope everyone can attend these events.

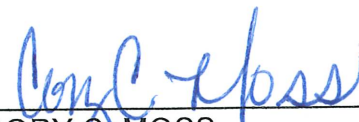
**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 11:38 a.m.

  
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JULIE GUTIERREZ-ROBLES  
CITY CLERK

  
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CORY C. MOSS  
MAYOR