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CITY COUNCIL SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 19, 2025  
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**CALL TO ORDER**

The Special Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 8:30 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, arrived at 8:41 a.m.

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 Marcucci asked for a staff report on Item No.6.2 and 6.6.

Mayor Pro Tem Greubel asked for a staff report on Item No. 6.3.

Mayor Moss asked for a staff report on Item No. 6.4.

City Manager Nelson asked to pull Item No. 6.7 and stated we will bring back at the next meeting.

Council Member Ruggles asked for a staff report on Item No.6.10.

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**6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 13, 2025**

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

**Note was made by Mayor Moss to Ratify the Register of Demands for March 13, 2025, rather than Approve as stated on the agenda.**

**6.2. TERMINATION OF THE MAY 15, 2023 PROFESSIONAL SERVICES AND SOFTWARE AGREEMENT WITH OPENGOV, INC., AND CONSIDERATION OF A REVISED PROFESSIONAL SERVICES AND SOFTWARE AGREEMENT WITH OPENGOV**

RECOMMENDED ACTION: *Approve the Agreement.*

Engineering Manager Mat Hudson provided a staff report on the Software Agreement with OpenGov, Inc. and recommends approving a revised Professional Services and Software Agreement with OpenGov who acquired Cartegraph Systems in which we have an agreement expiring on March 22, 2025. This revised agreement will combine the two sets of services for permanent licensing and asset management. This will be more efficient, and the cost will remain the same. In addition, they have agreed to have some onsite training which is not usually offered.

**6.3. 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 recommended approving the lease. Since our last review of this lease, Ford has informed us of a couple of changes that were significant enough to bring back to the Council for approval. Ford wants to include space for painting vehicles and to have a body shop. In addition, they included in the lease, deferred environmental insurance which will be covered along with security, which they have been using AI successfully

City Manager Josh Nelson stated that late last night Ford provided a list of inventories that they will bring in and what they plan on taking out at the time of existing the facility.

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Assistant City Attorney Bianca Sparks stated these are the standard requirements that the City imposes on all leases and license agreements, so they have agreed to our standard provisions for insurance.

Mayor Moss asked about the AI security and questioned if there should be an issue down the road, that we could make changes. City Manager Josh Nelson indicated that this lease would give authority to the City Manager to make any changes.

**6.4. CONSIDERATION OF RESOLUTION CC 2025-09 - CANCELLING THE JUNE 3, 2025, GENERAL MUNICIPAL ELECTION AND PROVIDING FOR THE APPOINTMENT TO THE OFFICE OF COUNCIL MEMBER**

*RECOMMENDED ACTION:* *Staff recommends that the City Council adopt Resolution CC 2025-09, appointing Michael Greubel and Steve Marcucci to four-year terms; and cancelling the June 3, 2025, General Municipal Election.*

City Clerk Julie Gutierrez-Robles provided a staff report on Resolution No. CC 2025-09, appointing Michael Greubel and Steve Marcucci to the City Council for four-year terms and canceling the June 3, 2025, General Municipal Election. She was available to answer any questions.

**6.5. CONSIDERATION OF A LICENSE AGREEMENT WITH THE CITY OF LA PUENTE, FOR ACCESS TO ASSESSOR'S PARCEL NO. 8208-025-943, FOR A COMMUNITY EVENT**

*RECOMMENDED ACTION:* *Approve the License Agreement*

**6.6. CONSIDERATION OF THE 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

*RECOMMENDED ACTION:* *Receive and file the Housing Element Annual Progress Report for 2024, and direct Staff to transmit copies to the California Department of Housing and Community Development and Governor's Office of Land Use and Climate Innovation no later than April 1, 2025, as required by State law.*

Development Services Manager, Kathy Tai provided a staff report on the 2024 Housing Element Annual Progress Report and was available to answer any questions.

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**6.7. CONSIDERATION OF A PUBLIC HEALTH SERVICES CONTRACT WITH THE COUNTY OF LOS ANGELES FOR PUBLIC HEALTH SERVICES**

*RECOMMENDED ACTION:*

*Approve the Agreement.*

*This item was pulled from the agenda by City Manager Josh Nelson, and said it will be brought back at the next meeting.*

**6.8. CONSIDERATION OF AMENDMENT NO. 6 TO THE PROFESSIONAL SERVICES AGREEMENT WITH TRIMARK ASSOCIATES, INC., FOR THE METROLINK SOLAR AND ELECTRICAL VEHICLES CHARGER FACILITY, EXTENDING THE TERM THROUGH MARCH 31, 2028, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$91,639.50 (MP 06-18 #10)**

*RECOMMENDED ACTION:*

*Approve the Amendment*

**6.9. CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH VERDANTAS INC., TO PROVIDE ON-CALL GEOTECHNICAL ENGINEERING, EXTENDING THE TERM THROUGH FEBRUARY 27, 2028, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION IN THE AMOUNT OF \$200,000.00**

*RECOMMENDED ACTION:*

*Approve the Amendment*

**6.10. CONSIDERATION OF AMENDMENT NO. 1 TO THE MAINTENANCE SERVICES AGREEMENT WITH SAGE ENVIRONMENTAL, LLC., FOR GRAZING SERVICES AT TONNER CANYON, EXTENDING THE TERM THROUGH FEBRUARY 28, 2027, AND INCREASING COMPENSATION BY \$370,500.00 (MP 00-20)**

*RECOMMENDED ACTION:*

*Approve the Amendment.*

Sean Calvillo, Director of Operations with CNC Engineering, provided a staff report on the grazing services at Tonner Canyon. Sage Environmental has been providing these fuel reduction services through the use of 200 provided goats. Council Member Ruggles asked if these goats were limited to Tonner Canyon and suggested they could be used at Industry Hills.

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City Manger Josh Nelson said yes, we could if needed, but it would require changing the amendment and resubmitting at a later meeting, or we can create an additional amendment later as needed.

**6.11. CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH TRANSPORTATION & ENERGY SOLUTIONS, INC. FOR ON-CALL TRAFFIC ENGINEERING SERVICES, EXTENDING THE TERM THROUGH MARCH 28, 2028, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$250,000.00**

*RECOMMENDED ACTION:*

*Approve the Amendment.*

There were no public comments.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE CONSENT CALENDAR, WITH AMENDING THE RECOMMENDED ACTION ON ITEM NO. 6.1 TO "RATIFY" AND EXCLUDING ITEM NO. 6.7. 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. CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN APPLICATION NO. 24-02, ALLOWING A 24,792 SQUARE FOOT ADDITION TO AN EXISTING WAREHOUSE AND MANUFACTURING BUILDING, LOCATED AT 15051 DON JULIAN ROAD, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

*RECOMMENDED ACTION:*

*Because the Project complies with the development standards of the City's Code, does not pose a significant impact on the environment, and satisfies the required findings outlined in Resolution No. CC 2025-10, Staff recommends that the City Council: 1) Adopt Resolution No. CC 2025-10 approving Development Plan No. 24-02, with the Standard Requirements and*

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

Council Member Ruggles asked for a staff report.

Contract Associate Planner Eduardo Manriquez provided a staff report on the Development Plan and was available to answer any questions.

There were no public comments.

MOTION BY MAYOR PRO TEM GREUBEL, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2025-10, APPROVING DEVELOPMENT PLAN NO. 24-02, WITH THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL CONTAINED IN THE RESOLUTION AND NOTICE OF EXEMPTION REGARDING SAME. 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

**PUBLIC HEARINGS - NONE**

**CLOSED SESSION**

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

- 9.1. 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
  
- 9.2. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Case: *City of Industry v. Cubeworks.com., et al.*  
Superior Court of California, County of Los Angeles  
East District, West Covina Courthouse Case No. 20PSCV00797



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Mayor Moss, recessed the meeting into Closed Session at 9:03 a.m.

Mayor Moss reconvened the meeting at 11:21 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, 9.4, 9.5, and 9.6, direction was given to the City Attorney's office, no final action taken.

With regard to Closed Session Item No. 9.2, direction was given to Legal Counsel's office, no final action taken.

With regard to Closed Session Item No. 9.3, direction was given to the Agency Negotiators, no final action taken.

Item No. 9.7, was not discussed as it was a duplicate of Item No. 9.1.

Nothing further to report at this time.

### **CITY MANAGER REPORTS**

City Manager Josh Nelson stated that he met with the Ad hoc committee to review the firework applications for this year. We are currently looking closely at the non-profit stipulations to our code, to be sure they are each still in compliance. Each application must supply proof that they are providing a benefit to our district High Schools. Trivia question of the day; how many high school districts touch a portion of the City of Industry? Answer, 8.

### **AB 1234 REPORTS**

Mayor Moss stated that in representing the City and Foothill Transit, she went to Washington D.C. and met with multiple Congress members. Mayor Pro Tem Greubel added that he too went to Washington D.C. representing the City of Industry and thanked Kevin Jones for his support. The subject of earmarks was not finalized, and we do not know yet about the funding. City Manager Josh Nelson stated that as of a recent update, there will be no funding, but we can potentially apply again next year. All stated it was a busy and successful week.

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**CITY COUNCIL COMMUNICATIONS**

Mayor Moss congratulated both Michael Greubel and Steve Maruccci for another four years of continued service with City Council.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 11:28 a.m.

  
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CORY C. MOSS  
MAYOR

  
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JULIE GUTIERREZ-ROBLES  
CITY CLERK