
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 24, 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 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
Newell W. Ruggles, Council Member

ABSENT: Mark Radecki, Council Member

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

PRESENTATION – San Gabriel Valley Council of Government 57/60 Freeway Project

Senior Project Manager, Rene Coronel with San Gabriel Valley Council of Governments (COG) provided an overview and update, along with slides, of the 5-year 57/60 Freeway Project. He answered questions from both Council Member Ruggles and Marcucci regarding the demolition of the old bridge, the schedules and public notifications for closing the freeways. Mayor Moss thanked the COG for their collaboration these past four years and stated it has been a long time coming. The bridge project should start late this year.

Mayor Moss recognized and thanked several agencies and partners for their coordinated response to a recent homeless outreach and cleanup effort. In addition, the teams worked to provide temporary shelter and supportive services for individuals experiencing

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homelessness while longer term solutions were explored. Mayor Moss distributed certificates of appreciation to a large crowd of participants in the audience.

Mayor Moss recessed the meeting at 9:33 am. to take pictures outside.

Mayor Moss reconvened the meeting at 9:41 am.

CONSENT CALENDAR

Mayor Moss asked for a staff report on Item Nos. 6.2 and 6.3.

City Manager Josh Nelson asked to pull Item No. 6.4. This item will most likely be returned to the next meeting. He also asked to provide information on Item Nos. 6.7 and 6.8 which are related to each other.

Council Member Ruggles asked for a staff report on Item Nos. 6.5, 6.6 and 6.10.

CONSENT CALENDAR

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 24, 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 2025-12– A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO EAST SAN GABRIEL VALLEY COALITION FOR THE HOMELESS, IN THE AMOUNT OF TWENTY THOUSAND DOLLARS (\$20,000.00), FOR ITS HOMELESS PROGRAMS

RECOMMENDED ACTION: Approve Resolution CC 2025-12.

Assistant City Manager, Sam Pedroza provided a staff report and was available to answer any questions.

6.3. CONSIDERATION OF RESOLUTION NO. CC 2025-13 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO PACIFIC CREST YOUTH ARTS ORGANIZATION, IN THE AMOUNT OF TEN THOUSAND DOLLARS (\$10,000.00), FOR THE PACIFIC CREST OUTREACH PROGRAM

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RECOMMENDED ACTION:

Approve Resolution CC 2025-13.

Assistant City Manager, Sam Pedroza provided a staff report and was available to answer any questions.

6.4. CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1528, ANNUAL PAVEMENT REHABILITATION FY 23, TO ALL AMERICAN ASPHALT IN AN AMOUNT NOT TO EXCEED \$6,580,357.50 AND ADOPT NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION:

Award the contract to All American Asphalt, in the amount of \$6,580,357.50.

Award the contract to All

Michael Mahler representing Sequel Contractors, Inc., and the lowest bidder for this project, spoke to the Council and thanked them for pulling this item today from the agenda. City staff rejected our bid based on an acknowledgement issue that was not properly notarized, along with the second lowest bidder. This seems like a possible mis-interruption and very irregular. I have sent a letter to the staff and I am glad this is open for a re-bid.

6.5. CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. CITY-1439, SAN JOSE RECONSTRUCTION FROM 500 FEET WEST OF NOGALES STREET TO 500 FEET WEST OF CHARLIE ROAD, FOR AN ESTIMATED COST OF \$5,397,000.00 (MP 08-09)

RECOMMENDED ACTION:

Approve the plans and specifications and authorize the solicitation of the public bids.

Approve the plans and

Senior Director of Engineering James Cramsie, from CNC Engineering provided a staff report and was available to answer any questions.

6.6. CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1531, GRAND AVENUE SLOPE RECONSTRUCTION AND PAVEMENT REHABILITATION FROM BAKER PARKWAY TO FERRERO PARKWAY, TO SOL CONSTRUCTION, INC., IN AN AMOUNT NOT TO EXCEED \$1,876,542.00, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION:

Award the contract to Sol Construction Inc., in an amount not to exceed \$1,876,542.00, and adopt a Notice of Exemption regarding same.

Award the contract to Sol

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Senior Director of Engineering James Cramsie, from CNC Engineering, provided a staff report.

Council Member Ruggles asked if Sol Construction Inc. had worked for the City before, of which James Cramsie said no, but said he was very confident of this organization.

6.7. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH STILLWATER ECOSYSTEM, WATERSHED & RIVERINE SCIENCES, TO PROVIDE ENVIRONMENTAL DESIGN SERVICES, FOR THE FOLLOWS CAMP ECOLOGICAL DESIGN AND IMPLEMENTATION PROJECT, IN AN AMOUNT NOT-TO-EXCEED \$757,200.00, THROUGH FEBRUARY 28, 2027

RECOMMENDED ACTION:

Approve the Amendment.

City Manager Josh Nelson stated that we have recently received a grant of \$2 million for this Follows Camp project. The City has been funding this up until now. Josh Nelson provided a staff report on the environmental design services for the Follows Camp ecological design. A handout was provided to the Council Members, and a correction was made to the agenda. The agenda states this item as an agreement when it should be stated as an amendment (Amendment No. 9).

6.8. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS & COMPANY, INC., TO PROVIDE STRUCTURAL ENGINEERING DESIGN SERVICES, FOR THE FOLLOWS CAMP ECOLOGICAL DESIGN AND IMPLEMENTATION PROJECT, IN AN AMOUNT OF \$363,900.00, THROUGH FEBRUARY 28, 2027

RECOMMENDED ACTION:

Approve the Amendment.

City Manager Josh Nelson provided a staff report on the structural engineering design services for the Follows Camp ecological design and implementation project. A handout was provided to the Council Members and a correction was made to the agenda. The agenda states "Approve the Amendment" when it should be stated as "Approve the Agreement". Josh Nelson was available to answer any questions

6.9. CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KLEINFELDER, INC., FOR ON-CALL GEOTECHNICAL ENGINEERING SERVICES, EXTENDING THE TERM THROUGH APRIL 30, 2028, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$400,000.00

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RECOMMENDED ACTION:

Approve the Amendment.

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

RECOMMENDED ACTION:

Approve the Agreement.

City Manager Josh Nelson introduced two Los Angeles Public Health Services Supervisors, to review the services provided for public health. The County's Board of Supervisors approved a revised Agreement on October 22, 2024, and now requires cities that wish to continue receiving County public health services to enter into a revised Agreement.

The proposed agreement continues to authorize the County to provide existing services and enforce public health laws within the City. The new Agreement will remain in effect through June 30, 2029, and will automatically renew for consecutive five-year terms unless either party provides written notice of termination at least 180 days before July 1 of any given year.

Ken Calvo, Facility Administrator at El Encanto Healthcare Center, as a point of reference spoke regarding public health services and the fees associated with the County of Los Angeles. El Encanto pays an additional and extreme cost of \$234,000.00 per year in supplemental fees simply for being in the county of Los Angeles. Orange County and other surrounding areas do not have this additional fee.

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

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR WITH ITEM NO. 6.4 PULLED AND THE LANGUAGE CHANGED ON ITEM NOS. 6.7 AND 6.8. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

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Mayor Moss if there were no objections from the Council, that we postpone Action Items, Item Nos. 7.1 and 7.2, until after Closed Session. There were no objections.

PUBLIC HEARINGS-NONE

CLOSED SESSION

Mayor Moss pulled Item No. 9.6 from the agenda. This item is no longer needed.

Mike Greenspan and Armando Herman each spoke for one minute in opposition to the Closed Session.

Assistant City Attorney Brianca Sparks, recused herself, Jamie Casso and the law firm of Casso & Sparks LLP from Item No. 9.5, due to a financial conflict of interest and left the Council Chamber at 10:20 a.m.

Mayor Pro Tem Greubel, recused himself from Item No. 9.5, due to a financial conflict of interest and left the Council Chamber at 10:20 a.m.

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

9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property:	1 Industry Hills Parkway, City of Industry, CA, 91744 also known as Assessor Parcel Numbers (portion of) 8247-014-900, (portion of) 8247-013-908, 8262-001-900, 8262-001-902, (portion of) 8262-011-930, 8262-011- 931, 8262-012-270, 8262-012-271, 8262-012-272, 8262-012-273, (portion of) 8262-012-274, (portion of) 8262-012-275, 8262-012-276, (portion of) 8262-015-900, (portion of) 8262-015-901, 8262-015-902, 8262-015-904, (portion of) 8262-015-905, 8263-008-270, 8263- 008-271, 8263-008-904 and 8263-027- 270
Agency Negotiators:	Joshua Nelson, City Manager James M. Casso, City Attorney
Negotiating Parties:	Majestic Industry Hills, LLC, a Delaware limited liability company

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Under Negotiation: Price and terms of payment

- 9.2. 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
- 9.3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) Two potential case
- 9.4. PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957(b)(1)
TITLE: CITY TREASURER
- 9.5. *CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION*
Pursuant to Government Code Section 54956.9(d)(1)
Case: *Cruz v. Radecki, et al*
Case No.: Los Angeles Superior Court Case No. 24STCV16690
- 9.6. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(1) One potential case

Mayor Moss, recessed the meeting into Closed Session at 10:20 a.m.

Mayor Moss reconvened the meeting at 11:49 a.m.

Assistant City Attorney Bianca Sparks reported out of Closed Session. All members of the Council were present except for Council Member Radecki.

For the record Assistant City Attorney Bianca Sparks and Mayor Pro Tem Greubel returned to the Chamber at 10:45 a.m. and did not participate in Item No. 9.5.

With regard to Closed Session Item Nos. 9.1, no final action taken.

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

With regard to Closed Session Item No. 9.3 and 9.4, no action taken.

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City Manager, Josh Nelson, reported out of Closed Session Item No. 9.5, direction was given, no final action taken.

Item No. 9.6 was pulled from the agenda and was not discussed.

Nothing further to report.

ACTION ITEMS

7.1. INTRODUCTION AND CONSIDERATION OF ORDINANCE NO. 835 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, REPEALING ORDINANCE NO. 823 AND APPROVING AN ADJUSTMENT TO THE MONTHLY COMPENSATION FOR THE MEMBERS OF THE CITY COUNCIL

RECOMMENDED ACTION: 1) Waive the reading of Ordinance No. 835 and read by title only; and 2) Introduce Ordinance No. 835 an ordinance of the city council of the city of industry, California, repealing ordinance No. 823 and approving an adjustment to the monthly compensation for the members of the City Council.

City Manager Josh Nelson stated that under state law we are allowed to approve adjustments to the monthly compensation for the City Council at a maximum rate of 5% per year. With no compensation for last year being made we are proposing 10%, which is about the same.

Mayor Moss asked if a review of other cities in the area was done and if we are approximately at the same rate. City Manager Nelson confirmed that a review was done, and we are comparable to other cities nearby. The monthly compensation cannot be applied until after the certification of the next general election, therefore it will not take effect until after June.

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY MAYOR PRO TEM GREUBEL TO WAIVE THE READING OF ORDINANCE NO. 835 AND READ BY TITLE ONLY. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

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MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY MAYOR MOSS TO INTRODUCE ORDINANCE NO. 835, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, REPEALING ORDINANCE NO. 823 AND APPROVING AN ADJUSTMENT TO THE MONTHLY COMPENSATION FOR THE MEMBERS OF THE CITY COUNCIL. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

7.2. CONSIDERATION OF AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FOR THE TONNER CANYON SOUTH VEGETATION MANAGEMENT PROGRAM

RECOMMENDED ACTION:

Provide direction to Staff.

City Manager Josh Nelson stated that last year we discussed a Vegetation Management Program Aka "A Controlled Burn", at Tonner Canyon. Due to the recent fires in Los Angeles, the L.A. County came to us with a request to proceed with this task at no cost to the City. They are asking us to sign a Permit to Enter Property and start getting prepared by way of prepping trails, etc., so when the timing is right, based on whether, they could perform this event with short notice. We are hoping to complete this project within the next month or two.

Conversation ensued amongst the Council Members, Assistant Attorney Sparks and Staff regarding the agreement, insurance and City Manager Josh Nelson said in the interest of time, and while working on the final language on the agreement, we may want to sign off on the Permit to Enter as this is a good incentive for the City, by being at no cost. Assistant Attorney Bianca Sparks stated she has added standard language to the contract regarding insurance. The Council agreed to authorize the City Manager to revise the agreement as needed to allow some level of protection for the City at the discretion of the City Attorney's Office.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER MARCUCCI TO SIGN THE PERMIT TO ENTER PROPERTY FORM AND AUTHORIZE THE CITY MANAGER TO REVISE THE AGREEMENT AS NEEDED TO ALLOW SOME

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LEVEL OF PROTECTION FOR THE CITY AT THE DISCRETION OF THE CITY ATTORNEY'S OFFICE. . MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY MANAGER REPORTS

City Manager Josh Nelson reminded everyone that last year we aligned all our board members' expiration dates from varies commissions to expire at the same time. We have already renewed two City Council members, Michael Greubel and Steve Marcucci. This summer several other Board Members are expiring, and the City Clerk will be posting and emailing everyone with notices and applications.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

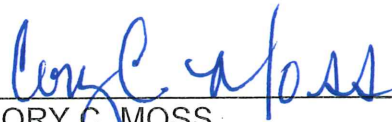
Mayor Moss stated that she attended the Del Haven Staff Appreciation dinner last night. Tim Seal had wonderful things to say about the City and our ongoing relationship. They presented us with a plaque that will be put up at City Hall.

PUBLIC COMMENTS

There were no public comments. Speaker cards were left behind from Mike Greenspan and Armando Herman, but they were no longer available in the Council Chamber

ADJOURNMENT

There being no further business, the City Council adjourned at 12:05 p.m.



CORY C. MOSS
MAYOR

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JULIE GUTIERREZ-ROBLES
CITY CLERK