
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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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; Jamie M. Casso, City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATION

There were none.

CONSENT CALENDAR

Council Member Ruggles asked for a staff report on Item Nos. 6.2, 6.3, 6.6, and 6.8.

Council Member Marcucci asked for a staff report on Item Nos. 6.9 and 6.10.

Mayor Moss asked for a staff report on Item No. 6.11, and to pull Item No. 6.2 for a separate vote.

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CONSENT CALENDAR

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 8, 2025

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

6.2. INTRODUCTION OF ORDINANCE NO. 836, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 10.40.010 (SPEED LIMITS ON CITY STREETS) OF CHAPTER 10.40 (SPEED LIMITS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME (FIRST READING)

RECOMMENDED ACTION: *1. Approve the Engineering and Traffic Survey; 2) Waive the reading of Ordinance No. 836, and read by title only; and 3) Introduce Ordinance No. 836, an Ordinance of the City Council of the City of Industry, California, Amending Section 10.40.010 (Speed Limits on City Streets) of Chapter 10.40 (Speed Limits) of Title 10 (Vehicles and Traffic) of the City of Industry Municipal Code, and adopting a notice of exemption regarding same.*

Senior Project Manager, Upendra Joshi from CNC Engineering provided a staff report and was available to answer any questions.

Council Member Radecki stated for the record that there is a typo on Item No. 6.2, page 37, line 113. It is stated as "to Stafford St" and it should read "to Mayor Dave Way".

This item is pulled from the Consent Calendar vote and given a separate vote.

6.2. INTRODUCTION OF ORDINANCE NO. 836, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 10.40.010 (SPEED LIMITS ON CITY STREETS) OF CHAPTER 10.40 (SPEED LIMITS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME (FIRST READING)

MOTION BY MAYOR PRO TEM GREUBEL, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE ENGINEERING AND TRAFFIC SURVEY. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

6.3. CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. CITY-1501, KELLA AVENUE AND ROOKS ROAD STORM DRAIN AND PAVEMENT REHABILITATION, FOR AN ESTIMATED COST OF \$1,132,000.00

RECOMMENDED ACTION: *Approve the plans and specifications and authorize the solicitation of public bids.*

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

6.4. CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ROGERS, ANDERSON, MALODY & SCOTT, LLP, FOR AUDITING SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2029, INCREASING COMPENSATION BY \$357,995.00, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION: *Approve Amendment No. 2.*

City Manager Josh Nelson stated for the record, there is a typo on the staff report and blurb of the agenda for Item No. 6.4. The correct date of both is an expiration date of June 30, 2028.

6.5. SECOND READING AND ADOPTION 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: *Adopt Ordinance No. 835.*

6.6. CONSIDERATION OF A PIPELINE CROSSING AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY FOR THE FULLERTON ROAD GRADE SEPARATION PROJECT

RECOMMENDED ACTION: *Approve the Agreement.*

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Senior Project Manager, Upendra Joshi from CNC Engineering provided a staff report and was available to answer any questions.

6.7. CONSIDERATION OF RESOLUTION NO. CC 2025-16 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, NAMING THE RAILROAD STREET PAVEMENT REHABILITATION PROJECT AS AN SB 1 PROJECT FOR FISCAL YEAR 2025-2026

RECOMMENDED ACTION:

Adopt Resolution No. CC 2025-16.

6.8. CONSIDERATION OF REJECTION OF BIDS CONTRACT NO. CITY-1528, ANNUAL PAVEMENT REHABILITATION FY 23, AND AUTHORIZE THE CITY MANAGER TO RE-BID THE PROJECT

RECOMMENDED ACTION:
City Manager to re-bid the project.

Reject all bids and authorize the

Senior Director of Engineering James Cramsie, from CNC Engineering provided a staff report and stated that after the review of all bids, it was discovered that several of the apparent low bidders had not submitted the necessary Notary Acknowledgment Forms, as specified in the project specification. Staff recommends that the Council reject these bids and authorize the City Manager to re-bid the project.

Council Member Ruggles asked how much of a delay this would cause, and James Cramsie stated not long, probably another 30 days for the bid process and back for approval within an August/September timeframe.

6.9. CONSIDERATION OF RESOLUTION NO. CC 2025-15 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE LEARNING CENTERS AT FAIRPLEX, IN THE AMOUNT OF TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00), FOR PARTICIPATION AND DISPLAY IN THE FAIRPLEX GARDEN RAILROAD DURING THE LOS ANGELES COUNTY FAIR REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$400,000.00

RECOMMENDED ACTION:

Adopt Resolution CC 2025-15.

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

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6.10. CONSIDERATION OF RESOLUTION NO. CC 2025-14 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO MEGAN'S WINGS INC., IN THE AMOUNT OF THIRTY THOUSAND DOLLARS (\$30,000.00), FOR ITS PATIENT AID PROGRAMS

RECOMMENDED ACTION:

Adopt Resolution CC 2025-14.

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

6.11 CONSIDERATION AND APPROVAL OF 1) SITPULATION TO SET ASIDE DISMISSAL AND ENTER JUDGMENT; 2) STIPULATION FOR ENTRY OF JUDGMENT/DISMISSAL; AND 3) STIPULATION TO RESERVE COURT JURISDICTION PURSUANT TO CCP SECTION 664.6 AND DISMISS ACTION; AND ORDER THEREON IN CITY OF INDUSTRY V. CUBEWORK.COM, IINC, ET AL., CASE NO. 20PSCV00797 AND DIRECTING CITY MANAGER TO EXECUTE EACH STIPULATION ON BEHALF OF THE CITY.

RECOMMENDED ACTION:

authorize the City Manager to execute them.

Approve the three Stipulations and

City Attorney, James M. Casso, provided a staff report explaining the action that dealt with a code enforcement matter on behalf of the City and Cubework.com. Mr. Casso was available to answer any questions.

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

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE CONSENT CALENDAR EXCLUDING ITEM NO. 6.2 AND AMENDING ITEM NO. 6.4. TO THE CORRECTED EXPIRATION DATE OF JUNE 30, 2028. 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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MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER RADECKI TO WAIVE THE READING OF ORDINANCE NO. 836 AND READ BY TITLE ONLY. 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

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO INTRODUCE ORDINANCE NO. 836, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 10.40.010 (SPEED LIMITS ON CITY STREETS) OF CHAPTER 10.40 (SPEED LIMITS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A 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

ACTION ITEMS

7.1 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.

Mayor Moss stated if there were no objections from the Council, that we hold Item No. 7.1 until after Closed Session. There were no objections.

PUBLIC HEARINGS-NONE

Mayor Moss recessed the meeting at 9:29 a.m., and reconvened the meeting at 9:30 a.m. Mayor Moss asked the Council if there were no objections to bring forward Item No. 13, Public Comments, prior to going into Closed Session. There were no objections.

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PUBLIC COMMENTS

Mihran Toumajan with NAIPO Commercial Real Estate Development Association came to the meeting to introduce himself and his non-profit organization. He said he would be honored if the City Council members would attend an event scheduled at the Expo Center which is to include San Gabriel Valley Mayors, Council Members and member of his organization to discuss what is driving the industry today.

Mayor Moss asked Mihran Toumajan to leave the invitation and documents with the City Clerk and thanked him for coming.

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

CLOSED SESSION

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

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

- 9.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation, Pursuant to Government Code Section 54956.9(d)(2):
12 potential cases

- 9.2 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-
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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

Under Negotiation: Price and terms of payment

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, et al
Los Angeles County Superior Court Case No. 25STCV03700

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

Mayor Moss, recessed the meeting into Closed Session at 9:35 a.m.

Mayor Moss reconvened the meeting at 11:46 a.m.

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

With regard to Closed Session Item Nos. 9.1, 9.3, and 9.4 direction was given to City Attorney's office, no final action taken.

With regard to Closed Session Item No. 9.2, direction was given to the Agency Negotiators, no final action taken.

Nothing further to report at this time.

ACTION ITEMS

7.1 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.

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This item was discussed in Closed Session and Mayor Moss asked for a motion to approve the agreement with the County of Los Angeles Fire Department, subject to the direction of both City Staff and the City Attorney's office, as was discussed.

City Manager Josh Nelson noted that a handout was provided and given to the City Clerk for the record.

There were no public comments.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE AGREEMENT WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT. 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

There were no public comments.

CITY MANAGER REPORTS

City Manager Josh Nelson mentioned that we are now going into casual dress code for the summer.

AB 1234 REPORTS

As the voting delegate for Southern California Association of Governments (SCAG), Mayor Moss spoke about attending the 2025 SCAG Conference on May 1st and 2nd, along with Assistant City Manager, Sam Pedroza. A new board was elected with Ray Marquez from Chino Hills as the first Vice President. It was a good conference although at each meeting it circled back to the topic of housing. There was good attendance from our vendors and contractors. All and all it was a good conference.

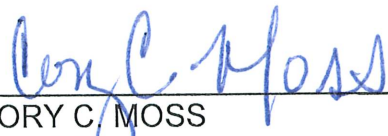
CITY COUNCIL COMMUNICATIONS

Council Member Ruggles thanked the volunteers, City Staff, Council Members and all the supporters who came out to support the Youth Activity League (YAL) Golf Tournament. The money will be put to good use.

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ADJOURNMENT

There being no further business, the City Council adjourned at 11:50 a.m.


CORY C. MOSS
MAYOR


JULIE GUTIERREZ-ROBLES
CITY CLERK