
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 10, 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
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; and Julie Gutierrez-Robles, City Clerk.

PRESENTATION – Recognition of Autism Awareness Month

Mayor Moss thanked everyone for wearing the color blue today in honor of Autism Month and presented a short video of the event at the Expo Center on April 2nd. The event, Let's T.E.A.M. Up!", was the first of its kind and was collaborated with the L.A. County Mental Evaluation Team (MET), which brought together first responders, caregivers, organizations, and community members. Mayor Moss said it was an amazing turnout and thanked everyone who participated.

CONSENT CALENDAR

Mayor Moss asked for a staff report on Item No. 6.3, 6.4, 6.5 and asked to pull Item No. 6.6, which is no longer necessary.

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Council Member Radecki recused himself from voting on check number 84861 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.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 27, 2025

RECOMMENDED ACTION:
Demands for March 27, 2025.

Ratify the Register of

6.2. CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 10, 2025

RECOMMENDED ACTION:
Demands and authorize the appropriate Agency Officials to pay the bills.

Approve the Register of

6.3. CONSIDERATION OF RESOLUTION NO. CC 2025-11 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE INDUSTRY SHERIFF’S YOUTH ATHLETIC LEAGUE, IN THE AMOUNT OF ONE HUNDRED FOUR THOUSAND DOLLARS (\$104,000.00), FOR ITS ANNUAL GOLF TOURNAMENT

RECOMMENDED ACTION:
11.

Adopt Resolution CC 2025-

Assistant City Manager, Sam Pedroza, provided a staff report regarding the donation to the Industry Sheriff’s Youth Athletic League (YAL), for its annual golf tournament and was available to answer any questions.

6.4. CONSIDERATION OF DEDUCTIVE CHANGE ORDER NO. 1 AND NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1521, 9TH AVENUE PAVEMENT REHABILITATION, ET AL. (NORTH OF CLARK AVENUE), WITH DM CONTRACTING, INC.

RECOMMENDED ACTION:
Order No. 1 and authorize the Director of Public Works to execute the Notice of Completion.

Approve Deductive Change

Chris Lum, Construction Manager, at CNC Engineering provided a staff report regarding Change Order No. 1 and was available to answer any questions.

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6.5 CONSIDERATION OF AMENDMENT NO. 4 TO THE FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE SR 57/60 CONFLUENCE, GRAND AVENUE AT GOLDEN SPRINGS DRIVE PROJECT

RECOMMENDED ACTION:

Approve Amendment No. 4.

Director of Operations, Sean Calvillo, from CNC Engineering provided a staff report on the project which he stated was pretty much complete. It was a 6.7-million-dollar job, and this amendment is extending the lapse date from 2024 to 2025. City Manager Josh Nelson said as a reminder that the Successor Agency is paying for this project although the City was set up to pay the cost. We will be reimbursed by the Los Angeles County Metropolitan Transportation Authority through the Successor Agency, which will pay the City back.

6.6. CONSIDERATION OF A CONFLICT WAIVER FOR CASSO & SPARKS, LLP, REGARDING RECREATIONAL IMPROVEMENTS TO THE INDUSTRY HILLS GOLF CLUB AT THE PACIFIC PALMS RESORT

RECOMMENDED ACTION:

Approve the waiver.

This item was pulled from the agenda as it is no longer necessary.

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 THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 84861 ON ITEM 1 (REGISTER OF DEMANDS), AND NOT TO INCLUDE ITEM NO. 6.6. 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 – NONE

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PUBLIC HEARINGS - NONE

Mayor Moss recessed the meeting at 9:15 a.m. to take pictures with staff.
Mayor Moss reconvened the meeting at 9:24 a.m.

CLOSED SESSION

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
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 REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8:

Property:	Assessor Parcel Numbers 8262-015-901, 8262 012-274 and 8262-012-275
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Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney
Negotiating Parties: Beach Street Development LLC
Under Negotiation: Price and terms of payment

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

9.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8:

Property: 17673 Gale Ave., City of Industry, CA 91748
Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney
Negotiating Parties: Puente Hills Auto Center Association
Under Negotiation: Price and terms of payment

9.6 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8:

Property: Assessor Parcel Numbers 8205-02-948
Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney
Negotiating Parties: La Puente County Valley Water District
Under Negotiation: Price and terms of payment

Mayor Moss, recessed the meeting into Closed Session at 9:27 a.m.

Mayor Moss reconvened the meeting at 11:48 a.m.

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

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

With regard to Closed Session Item Nos. 9.1, 9.3, 9.5 and 9.6, direction was given to the Agency Negotiators, no final action taken.

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

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With regard to Closed Session Item No. 9.4, direction was given to Legal Counsel, no final action taken.

Nothing further to report at this time.

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

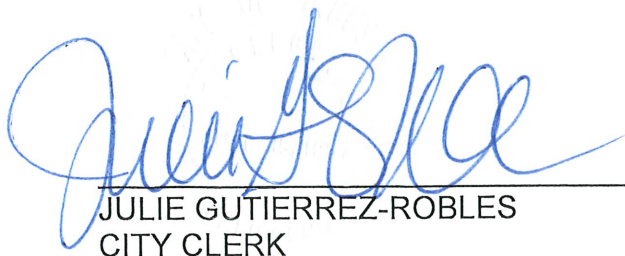
Mayor Moss thanked staff, the IBC and Elevate for their collaboration in putting together the State of the City event. There was an excellent turnout and Mayor Moss thanked everyone for their hard work and let everyone know how much they are appreciated.

PUBLIC COMMENTS

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.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:52 a.m.



JULIE GUTIERREZ-ROBLES
CITY CLERK



CORY C. MOSS
MAYOR