
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 22, 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; Jamie M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS – NATIONAL PUBLIC WORKS WEEK

Engineering Manager Mat Hudson announced that May 18th through May 24th has been proclaimed as National Public Works Week through the American Public Works Association (APWA). This year the theme is: People, Purpose and Presence. He then provided recognition to three members of the Road Maintenance Crew for their hard work and service with road maintenance. Robert Una, Neil Richardson and Chris Hernandez were each given proclamations and pictures were taken.

Mayor Pro Tem Greubel thanked the workers for their hard work and said they were very much appreciated and to stay safe!

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CONSENT CALENDAR

Council Member Ruggles asked for a staff report on Item Nos. 6.3, 6.4, 6.5, and 6.7.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 22, 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 THE MAY 23, 2024 REGULAR MEETING, OCTOBER 31, 2024 SPECIAL MEETING, JANUARY 23, 2025 REGULAR MEETING, FEBRUARY 27, 2025 SPECIAL MEETING, FEBRUARY 27, 2025 REGULAR MEETING, AND APRIL 10, 2025 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

6.3. CONSIDERATION OF RESOLUTION NO. CC 2025-22 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AGREEMENT FOR DESIGN-BUILD SERVICES WITH PROGRESSIVE TRAIL DESIGN LLC, FOR THE DESIGN AND CONSTRUCTION OF A MOUNTAIN BIKE TRAIL AT INDUSTRY HILLS

RECOMMENDED ACTION: *Adopt the Resolution.*

City Manager Josh Nelson provided a staff report and Director of Public Works Mat Hudson provided additional information. Both were available to answer any questions.

6.4. CONSIDERATION OF RESOLUTION NO. CC 2025-21 - JOINT RESOLUTION OF THE BOARD OF SUPERVISORS, AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES, AND THE CITY COUNCIL OF THE CITY OF INDUSTRY, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS ANNEXATION 2023-19 TO THE CITY OF INDUSTRY

RECOMMENDED ACTION: *Adopt the Resolution.*

Development Services Manager Kathy Tai provided a staff report on the Negotiated Exchange of Property Tax Revenue pertaining to the property located at 184 South 6th Avenue and 14436 Valley Boulevard in proposing the development of a new building which

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will replace six existing buildings situated in the City of Industry and incorporated Los Angeles County ("LAFCO"). Kathy Tai was available to answer any questions.

6.5 CONSIDERATION OF A FOURTH AMENDMENT TO THE OFFICE LEASE WITH BANK OF AMERICA, NATIONAL ASSOCIATION, TO AMEND THE OFFICE LEASE FOR THE PROPERTY LOCATED AT 150 NORTH HACIENDA BOULEVARD, TO EXTEND THE TERM THROUGH FEBRUARY 28, 2031; AMEND THE LEASE RENT; GRANT ONE ADDITIONAL OPTION TO EXTEND; AND MAKE SUCH OTHER MODIFICATIONS TO THE LEASE

RECOMMENDED ACTION:

Approve the Amendment.

Assistant City Manager Bing Hyun provided a staff report on the fourth amendment which will establish the rent amount per month payable to the first day of each month. Bank of America shall continue to be responsible for fuel, gas, oil, heat, water, electricity and power and other utilities.

Bing Hyun said that Bank of America has asked for the deadline to be extended to July 12, 2025, due to their corporate office not being able to supply all the necessary paperwork on time. They requested City Manager Josh Nelson to execute a letter, approved by the City Attorney, to have this extension approved.

Council Member Ruggles asked if the 2% increase was per year and who took care of the outside planters, trees and lighting. City Manager Josh Nelson indicated that the 2% was for the entire 5-year extension of term. The bank is only responsible for the planter outside near the ATM machines. The City is responsible for the rest of the planters, trees and outside lighting.

6.6 SECOND READING AND ADOPTION OF ORDINANCE NO. 836 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

RECOMMENDED ACTION:

1) Adopt 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.

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6.7. CONSIDERATION OF APPLICATIONS TO SELL SAFE AND SANE FIREWORKS IN THE CITY

RECOMMENDED ACTION: *Approve the list of applicants to sell safe and sane fireworks beginning June 28, 2025, and ending July 5, 2025, as conditioned.*

City Manager Josh Nelson stated for the record that a Ad hoc Committee was created to review the applications. Twelve (12) were received, with 7 complying, 4 having some issues with the tax-exempt status and 1 didn't provide a meeting location. It is our recommendation to approve all of these and move forward with the process. Should anything change, we will bring back to the Council. The intent is to help everyone out this year and tighten up the code for next year.

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

MOTION BY COUNCIL MEMBER MARCUCCU, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE CONSENT CALENDAR WITH THE AMENDMENT TO ITEM NO. 6.5. AUTHORIZING THE CITY MANAGER TO EXECUTE THE LETTER APPROVED BY THE CITY ATTORNEY'S OFFICE. 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

7. ACTION ITEMS-NONE

8. PUBLIC HEARINGS-NONE

9. CLOSED SESSION

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

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

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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: 8208-027-900, 901, 902, 906, 907, and 918

Agency Negotiators: Joshua Nelson, City Manager; James M. Casso, City Attorney

Negotiating Parties: El Encanto Healthcare & Habilitation Center

Under Negotiation: Price and terms of payment

Mayor Moss, recessed the meeting into Closed Session at 9:38 a.m.

Mayor Moss reconvened the meeting at 11:19 a.m.

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

With regard to Closed Session Item No. 91, and 9.3, direction was given to the Agency Negotiators, no final action taken.

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

Nothing further to report at this time.

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

Mayor Pro Tem Greubel mentioned that he and Mayor Moss went to the California Contract Cities Association in Indian Wells. It was a very interesting time. They attended presentations and multiple seminars that were very informative. Each spoke about their experience, meetings and who they met .

Mayor Moss then went to Washington DC with Foothill Transit for the American Public Transportation Association Conference and meet with may representatives.

CITY COUNCIL COMMUNICATIONS

There were none.

PUBLIC COMMENTS

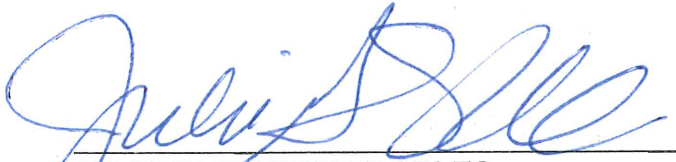
Speaker cards from Mike Greenspan and Armando Herman were present but they were no longer in the Council Chambers.

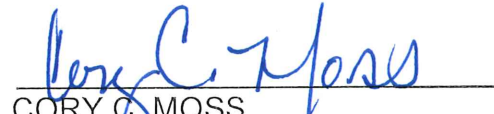
There were no public comments.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:24 a.m.

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JULIE GUTIERREZ-ROBLES
CITY CLERK


CORY C. MOSS
MAYOR