
CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 1

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 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.

OATH OF OFFICE

City Clerk Julie Gutierrez-Robles administered the Oath of Office to two re-appointed Council Members, Steve Marcucci and Michael Greubel.

CONSENT CALENDAR

Council Member Radecki recused himself from voting on check #85316 for Item No. 1 (Register of Demands) due to a potential or actual financial conflict of interest due to he is currently employed by Square Root Golf and Landscape.

City Manager Josh Nelson asked to pull Item No. 6.5 from today's agenda. This item will return at the next meeting.

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 2

Council Member Marcucci asked for a staff report on Item Nos. 6.4, 6.6, 6.7, and 6.10.
Council Member Ruggles asked for a staff report on Item Nos. 6.3, 6.8, 6.9.

CONSENT CALENDAR

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR JUNE 12, 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 8, 2025 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

6.3. CONSIDERATION OF CHANGE ORDER NO. 4, CLOSEOUT CHANGE ORDER NO. 5, AND NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1511, 2023 ANNUAL SLURRY SEAL, WITH DOUG MARTIN CONTRACTING COMPANY, INC.

RECOMMENDED ACTION: *Approve and execute Change Order Nos. 4 & 5, and authorize the Public Works Director to execute the Notice of Completion.*

Engineering Manager, Mat Hudson, provided a staff report regarding Change Order Nos. 4 & 5, and was available to answer any questions.

6.4. CONSIDERATION OF AMENDMENT NO. 2 TO A PROFESSIONAL SERVICES AGREEMENT WITH JEFF PARRIOTT PHOTOGRAPHIC SERVICES FOR HISTORICAL PHOTOGRAPHIC SERVICES

RECOMMENDED ACTION: *Approve the Amendment.*

Development Services Manager Kathy Tai provided a staff report on the historical photographic services provided by Jeff Parriott Photographic Services. Council Member Ruggles asked how long we have been on the project and for an explanation of the ongoing cost. Paul Spitzzeri, Museum Director of the Homestead Museum came to the podium with both explanations of the work already done and the timeframe of what is still needed to complete. Council Member Ruggles suggested some of this work could be done by staff and maybe there are other options that would not be as costly. City Manager

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 3

Josh Nelson indicated that we could look more closely into these questions and come back with more details.

6.5. CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES, FOR PROPERTY AND CASUALTY CLAIMS ADMINISTRATION SERVICES EXTENDING THE TERM THROUGH JUNE 30, 2028, INCREASING COMPENSATION BY \$150,000.00, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION:

Approve Amendment No. 1.

This item was pulled from the agenda.

6.6. CONSIDERATION OF AMENDMENT NO. 3 TO THE MAINTENANCE SERVICES AGREEMENT WITH PACIFIC UTILITY INSTALLATION, INC., FOR THE OPERATION AND MAINTENANCE OF THE CITYWIDE STREETLIGHT SYSTEM AND OTHER CITY FACILITIES, EXTENDING THE TERM THROUGH JUNE 30, 2028, REVISING THE RATE SCHEDULE AND INCREASING COMPENSATION BY \$400,000.00 (MP 02 05 #6)

RECOMMENDED ACTION:

Approve the Amendment.

Dev Birla, Operations Manager at CNC Engineering, provided a staff report regarding the maintenance of the citywide streetlight system and was available to answer any questions.

6.7. CONSIDERATION OF RESOLUTION NO. CC 2025-18 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, RESCINDING RESOLUTION NO. CC 2024-35, AND ADOPTING SALARY RANGE SCHEDULES FOR CITY EMPLOYEES AND CITY ELECTED AND APPOINTED OFFICIALS FOR FISCAL YEAR 2025-2026

RECOMMENDED ACTION:

Adopt Resolution CC 2025-18.

Director of Finance, Yamini Pathak provided a staff report regarding adopting a new salary range schedule for city employees and elected/appointed officials. She was available to answer any questions.

6.8. CONSIDERATION OF RESOLUTION NO CC 2025-20 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AUTHORIZING THE CREATION OF A CITY OPERATING RESERVE FUND, SPECIAL REVENUE

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 4

OPERATING RESERVE, ENTERPRISE FUND OPERATING RESERVE, AND A CITY CAPITAL IMPROVEMENT RESERVE FUND, AND AUTHORIZING CERTAIN APPROPRIATIONS TO THE VARIOUS FUNDS

RECOMMENDED ACTION:

Adopt Resolution No. CC 2024-20.

Director of Finance, Yamini Pathak provided a staff report regarding the creation of multiple reserve funds so as to appropriate monies between accounts as necessary to serve the needs of the City. Yamini Pathak was available to answer any questions.

6.9. CONSIDERATION OF RESOLUTION NO. 2025-19 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S FISCAL YEAR 2025-2026 OPERATING BUDGET AND FISCAL YEAR 2025 – 2026 CAPITAL IMPROVEMENT PROGRAM BUDGET

RECOMMENDED ACTION:

Adopt Resolution No. CC 2025-19.

Director of Finance, Yamini Pathak provided a staff report regarding the City's fiscal year 2025-2026 operating budget and capital improvement program budget. Yamini Pathak was available to answer any questions.

6.10. CONSIDERATION OF A LICENSE AGREEMENT AND LOAN AGREEMENT WITH PUENTE HILLS AUTO CENTER ASSOCIATION

RECOMMENDED ACTION:

*1. Approve the License Agreement
and 2. Approve the Loan Agreement.*

City Manager Josh Nelson provided a detailed staff report along with slides regarding a new license agreement and loan agreement with Puente Hills Auto Center Association for electronic signs. This association is newly formed and consists of all the auto dealers within the city except for one. This dealership could still join in at some point.

Josh Nelson introduced Mike Gilligan, President of the Association to speak to the Council.

Mike Gilligan stated that the members of the association are meeting monthly, and we have a great team of dealers with a lot of experience. This is an opportunity to develop our location in shopping for automobiles. We are just getting started but we have many grand plans which will move us more into the general media and thanked the Council for their consideration.

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 5

Mayor Cory Moss commented on the volume of work involved with putting this together and how instrumental the IBC was in this process.

Conversation ensued regarding multiple issues such as property, easements, grants and restrictions of advertising, etc.

City Manager Josh Nelson recommends approving both agreements and authorize the City Manager and the City Attorney to make non-substantive changes to the two agreements as needed prior to execution and take any actions needed to fully effectuate the agreement.

There were no public comments.

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 85316 ON ITEM 1 (REGISTER OF DEMANDS) AND TO EXCLUDE ITEM NO. 6.4 AND ITEM NO. 6.5. 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 A MITIGATED NEGATIVE DECLARATION WITH A MITIGATION MONITORING PROGRAM, AND A RESOLUTION APPROVING DEVELOPMENT PLAN APPLICATION NO. 22-05, TO ALLOW A 109,423 SQUARE-FOOT EXPANSION TO AN EXISTING 558,737 SQUARE-FOOT INDUSTRIAL BUILDING, ALONG WITH OTHER ASSOCIATED SITE IMPROVEMENTS, AND THE REMOVAL OF AN EXISTING SOLAR FARM AND TRUCK PARKING AREA, FOR THE PROPERTY LOCATED AT 20701 CURRIER ROAD, CITY OF INDUSTRY, CALIFORNIA

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 6

RECOMMENDED ACTION:

1) Adopt Resolution No. CC 2025-24 approving the IS/MND and notice of determination regarding same; and 2) Adopt Resolution No. CC 2025-25 approving Development Plan No. 22- 05 with the Standard Requirements and Conditions of Approval.

Contract Senior Planner, Eduardo Manriquez, provided a staff report and then introduced Danielle Ornelas, Senior Environmental Planner with CASC Engineering and Consulting, Inc., who provided more information and details on the project along with a brief overview of two comment letters that were received by the City. One was from the Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA). The other comment letter was received from the Supporters Alliance for Environmental Responsibility (SAFER). Both comment letters believe that the proposed Initial Study/Mitigated Negative Declaration (IS/MND) is flawed and that an Environment Impact Report (EIR) should be prepared for the Project. Staff has reviewed the comments and does not agree with the commenters' statements that an EIR must be prepared to analyze the impacts associated with the proposed Project. Staff believe the Draft IS/MND provides substantial evidence that implementation of the proposed Project would not create significant and unavoidable environmental impacts. Staff's response to the comment letters is attached to the Draft IS/MND.

Eduardo Manriquez mentioned that a third letter was received on June 9, 2025, and a fourth letter received today on June 10th, by the City, reiterating their stance of their opposition.

Danielle Ornelas, Senior Environmental Planner with CASC Engineering and Consulting, Inc., read a summary of the comments received, along with responses from CASC, recognizing that these comments made no impact on the project and no changes deemed necessary.

Contract Senior Planner, Eduardo Manriquez said based on this analysis, staff recommends that the Council adopt these resolutions.

Conversation ensued amongst Council Members, City Manager Josh Nelson, and Contract Senior Planner, Eduardo Manriquez regarding the removal of an existing solar farm and the truck traffic mitigation and all questions were sufficiently answered.

Mayor Moss indicated that she had four speaker cards for this item.

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 7

1. Andrew Graft with Adams Broadwell Joseph & Cardozo, Attorneys at Law spoke on behalf of Creed LA and expressed his opposition of this project without an EIR due to exposure to toxic air and the human health impact.
2. Katelyn Boone spoke in opposition and said it limits the opportunities to local residents.
3. Sacks Drousterous with CREED LA said without the EIR this does not address the public health risks due to the huge number of trucks creating air pollution and the risks of cancer.
4. Jasmine Serta living in a Christian home nearby said projects like this should be given to local communities to participate.

Mayor Moss asked how this was posted for the public.

Assistant City Manager Bing Hyun stated it was posted on the state website for 20 days. Mayor Cory Moss asked the Attorneys if they had comments. Assistant Attorney Bianca Sparks deferred to the Consultant since they did the CEQA studies.

Eduardo Manriquez stated in addition to the state website it was posted at the City Hall front counter and the city website.

Consultant Danielle Ornelas, Senior Environmental Planner with CASC Engineering and Consulting, Inc., said they have complied with all the rules.

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY MAYOR PRO TEM GREUBEL TO ADOPT RESOLUTION NO. CC 2025-24 APPROVING THE IS/MND AND NOTICE OF DETERMINATION 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

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2025-25 APPROVING DEVELOPMENT NO. 22-05 WITH THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

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

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 9

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

Mayor Moss, recessed the meeting into Closed Session at 10:37 a.m.

Mayor Moss reconvened the meeting at 11:31 a.m.

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

With regard to Closed Session Item No. 9.1, direction was given to the Agency Negotiators, no final action taken.

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

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 10, 2025
PAGE 10

Nothing further to report at this time.

CITY MANAGER REPORTS

City Manager Josh Nelson informed the Council that he was going on vacation and Bing Hyun and Sam Pedroza would be available in his absence.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Mayor Cory Moss spoke of the experience in observing the control burn at Tonner Canyon. It was incredible to watch. Also, she and Mayor Pro Tem Greubel attended the La Puente Pride Event which had a good showing and was very well done. Mayor Moss then congratulated Steve Marcucci and Michael Greubel for their re-appointment of four more years to serve on the City Council.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:38 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES