
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 1

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; (arrived at 9:27 a.m.) Jamie M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS

There were none.

CONSENT CALENDAR

Council Member Radecki recused himself from voting on check #85408 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.

Council Member Ruggles asked for a staff report on Item Nos. 6.2, 6.3, 6.4, 6.6, 6.9, 6.10, 6.14, 6.15, 6.16.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 2

CONSENT CALENDAR

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR JUNE 26, 2025

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

6.2. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH PRINCE GLOBAL SOLUTIONS, LLC, FOR LOBBYING SERVICES AT THE FEDERAL LEVEL, IN AN AMOUNT NOT-TO-EXCEED \$250,000.00, THROUGH JUNE 30, 2028

RECOMMENDED ACTION: *Approve the Agreement.*

Assistant City Manager, Sam Pedroza provided a staff report regarding lobbying services with Prince Global Solutions, LLC, at the federal level to represent the City before Congress and federal agencies in which to accomplish the City's federal goals.

Council Member Ruggles brought up the federal funding was instrumental in the 57/60 freeway construction but are there any new projects in the works. Sam Pedroza said yes, the bike path project throughout the City and a potential water legislation that is forthcoming. They also have helped with introducing us to new Congress members such as Congresswomen Linda Sanchez and Representative Gil Cisneros.

Mayor Moss said since Representative Grace Napolitano is now retired, Kevin Jones has been helping us build new connections and relationships with the new Congress members and their staff.

6.3. CONSIDERATION OF RESOLUTION NO. CC 2025-26 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE GABRIEL FOUNDATION, IN THE AMOUNT OF ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00), FOR THE INDUSTRY HILLS CHARITY PRO RODEO

RECOMMENDED ACTION: *Adopt Resolution No. CC 2025-26.*

Assistant City Manager, Sam Pedroza provided a staff report regarding the Gabriel Foundation and our long-time support of the Industry Hills Chairity Pro Rodeo. Sam Pedroza was available to answer any questions.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 3

6.4. CONSIDERATION OF RESOLUTION NO. 2025-23, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING BLANKET PURCHASE ORDERS FOR VENDORS TOTALING \$10,000.00 AND OVER FOR FY 2025-2026

RECOMMENDED ACTION:
23.

Adopt Resolution No. CC 2025-

Director of Finance, Yamini Pathak provided a staff report and spoke on how this blanket purchase order for vendors streamlines the purchasing process and assists staff to obtain goods and supplies to tend to its day-to-day operations. Yamini Pathak was available to answer any questions.

6.5. CONSIDERATION OF RESOLUTION NO. CC 2025-17 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA APPROVING AND ESTABLISHING THE FISCAL YEAR 2025-2026 APPROPRIATIONS LIMIT, AND SELECTING THE GROWTH IN THE CALIFORNIA PER CAPITA PERSONAL INCOME AND POPULATION GROWTH ADJUSTMENT FACTORS FOR THE COUNTY OF LOS ANGELES, PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION

RECOMMENDED ACTION:
17.

Adopt Resolution No. CC 2025-

6.6. CONSIDERATION OF AMENDMENT NO. 2 TO A PROFESSIONAL SERVICES AGREEMENT WITH JEFF PARRIOTT PHOTOGRAPHIC SERVICES, FOR HISTORICAL PHOTOGRAPHIC SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2030, INCREASING COMPENSATION BY \$300,000.00, AMENDING THE SCOPE OF SERVICES, RATE SCHEDULE, INDEMNITY LANGUAGE SPECIFIC TO INDEPENDENT CONTRACTORS, AND CONTACT INFORMATION FOR NOTICES TO THE CITY AND CITY ATTORNEY'S OFFICE

RECOMMENDED ACTION:

Approve the Amendment.

Development Services Manager, Kathy Tai provided a staff report regarding the amendment to the services agreement with Jeff Parriott Photographic Services which included a review of the scope of work and the extended terms. Kathy Tai was available to answer any questions.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 4

6.7. CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES, BROKER OF RECORD DESIGNATION SERVICES EXTENDING THE TERM THROUGH JUNE 30, 2028, AT A COST OF \$152,974.00, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION:

Approve Amendment No. 1.

A handout was provided for this Item.

6.8. CONSIDERATION OF RESOLUTION NO. CC 2025-28 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DECLARING MEMBERSHIP IN THE CALIFORNIA INTERGOVERNMENTAL RISK AUTHORITY (CIRA) AND PARTICIPATION IN THE LIABILITY PROGRAM, APPROVE THE CIRA AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT

RECOMMENDED ACTION:
28.

Adopt Resolution No. CC 2025-

6.9. CONSIDERATION OF NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1489, FIRE DAMAGE REPAIR OF EV AND SOLAR ENERGY SYSTEM AT METROLINK STATION WITH GOLDEN SUN FIRM

RECOMMENDED ACTION:

Authorize the Public Works Director to execute the Notice of Completion.

Chris Lum, Construction Manager, at CNC Engineering, provided a staff report regarding the project and the notice of completion. Chris Lum was available to answer any questions.

6.10. CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT WITH THE DRY UTILITY GROUP, INC., FOR ON-CALL ELECTRICAL ENGINEERING SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$400,000.00, THROUGH JUNE 30, 2028

RECOMMENDED ACTION:

Approve the Agreement.

Dev Birla, Operations Manager at CNC Engineering, provided a staff report regarding the general scope of work involved in providing utility design and engineering services for electrical substructure work. Dev Birla recommended approving the Professional Services Agreement with The Dry Utility Group, Inc. and was available to answer any questions.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 5

6.11 CONSIDERATION OF AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ENTERPRISE MAPS, LLC, FOR TECHNICAL SUPPORT SERVICES FOR THE CITY'S GIS INFRASTRUCTURE, EXTENDING THE TERM THROUGH JUNE 30, 2029, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$520,000.00 (MP 16-06)

RECOMMENDED ACTION:

Approve the Amendment.

6.12 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ADVANCED AVANT-GARDE CORPORATION, DBA AVANT-GARDE, INC., FOR CONTRACT AND FUNDING ADMINISTRATION SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2029, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION:

Approve the Amendment.

6.13 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH NHA ADVISORS, LLC, FOR FINANCIAL ADVISORY SERVICES TO THE CITY, IN AN AMOUNT NOT-TO-EXCEED \$50,000.00, THROUGH JUNE 30, 2030

RECOMMENDED ACTION:

Approve the Agreement.

6.14 CONSIDERATION OF RESOLUTION NO. CC 2025-29 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE 2025 PAVEMENT MANAGEMENT PLAN

RECOMMENDED ACTION:
29.

Adopt Resolution No. CC 2025-

A handout was provided for this Item.

Director of Public Works Mat Hudson provided a staff report along with slides explaining the Pavement Management Plan (PMP") and how it identifies and outlines preventative maintenance strategies for City streets for the next five (5) years. The overall goal is to establish and maintain the City's roads in the best possible condition allowable with the funding sources allocated by the City Council. Mat Hudson recommends adopting Resolution No. CC 2025-29, approving and adopting the 2025 Pavement Management Plan and was available to answer any questions.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 6

6.15 CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1534, STREETLIGHT IMPROVEMENTS AT PROCTOR AVENUE FROM VALLEY BOULEVARD TO TURNBULL CANYON ROAD AND NEWQUIST PLACE TO ASPLUNDH CONSTRUCTION, LLC IN AN AMOUNT NOT TO EXCEED \$798,659.39 AND ADOPT NOTICE OF EXEMPTION REGARDING SAME (MP 02-05#25)

RECOMMENDED ACTION:

Construction, LLC in the amount of \$798,659.39.

Award the contract to Asplundh

Dev Birla, Operations Manager at CNC Engineering, provided a staff report regarding the consideration of the award to Asplundh Construction LLC for streetlight improvements and was available to answer any questions.

6.16 CONSIDERATION OF RESOLUTION NO. CC 2025-27 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DONATIONS TO NINE NON-PROFIT ORGANIZATIONS AND PUBLIC AGENCIES FOR AMOUNTS UP TO FIVE THOUSAND DOLLARS (\$5,000.00) EACH, THROUGH JUNE 30, 2026

RECOMMENDED ACTION:

27.

Adopt Resolution No. CC 2025-

Assistant City Manager, Sam Pedroza provided a staff report regarding approving donations to nine (9) non-profit organizations and public agencies for amounts up to five thousand dollars (\$5,000.00) each. Sam Pedroza recommends that the City Council adopt Resolution No. CC 2025-27 and 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 MAYOR PRO TEM GREUBEL THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 85408 ON ITEM 1 (REGISTER OF DEMANDS). 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

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

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 8

9.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code section 54956.9(1)(d)

Case: *City of Industry v. San Gabriel Valley Water and Power, LLC, et al.*
Los Angeles Superior Court Case No. 19STCV10150

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- 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

Mayor Moss, recessed the meeting into Closed Session at 10:07 a.m.

Mayor Moss reconvened the meeting at 11:44 a.m.

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

City Attorney Casso reported out of Closed Session. All members of the Council were present except Mayor Pro Tem Greubel who left the Council Chambers early but was present for both Closed Session items.

With regard to Closed Session Item Nos. 9.1 and 9.2, direction was given, no final action taken. Nothing further to report at this time.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 26, 2025
PAGE 9

CITY MANAGER REPORTS

City Manager Josh Nelson commented that in celebration of the City's 67 years of incorporation, the City hosted their annual summer BBQ picnic at the Expo Center! It was a great turnout.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

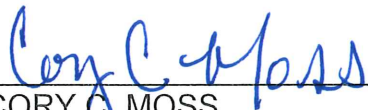
Mayor Moss said the BBQ along with great weather made for a great day. Thank you everyone for attending.

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 11:51 a.m.


CORY C. MOSS
MAYOR


JULIE GUTIERREZ-ROBLES