
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; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS

There were none.

CONSENT CALENDAR

City Manager Josh Nelson pulled Item No. 6.4 and stated it would be brought back at the next meeting.

Council Member Radecki asked for a staff report on Item No. 6.2.

Council Member Ruggles asked for a staff report on Item Nos. 6.5 and 6.6.

CONSENT CALENDAR

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6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JULY 10, 2025

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

6.2 CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS, INC., FOR ON-CALL ENVIRONMENTAL PLANNING SERVICES, INCREASING COMPENSATION BY \$500,000.

RECOMMENDED ACTION: Approve the Amendment.

Development Services Manager, Kathy Tai provided a staff report and was available to answer any questions. Council Member Radecki asked how long we have been using Placeworks, Inc., for these services and City Manager Josh Nelson responded that we have been using them for over 20 years, partly under the name of The Planning Center. Bing Hyun added that the City is using primarily two firms for environmental planning services, which are sent out to bid regularly. We are currently looking into a potential third firm.

6.3 CONSIDERATION OF RESOLUTION NO. CC 2025-30 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO MOUNTAIN VIEW SCHOOL DISTRICT, IN THE AMOUNT OF EIGHTY-THREE THOUSAND SEVENTY-FOUR DOLLARS AND SEVENTY-TWO CENTS (\$83,074.72), FOR A FREEZER FOR ITS FOOD PANTRY

RECOMMENDED ACTION: Adopt Resolution No. CC 2025-30.

6.4 INTRODUCTION OF ORDINANCE NO. 837 OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING THE UPDATED LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONE MAP AS RECOMMENDED BY THE CALIFORNIA OFFICE OF THE STATE FIRE MARSHAL, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: 1) Waive the reading of Ordinance No. 837, and read by title only; and 2) Introduce Ordinance No. 836, an Ordinance of the City Council of the City of Industry, California, Adopting the Updated Local Responsibility Area Fire Hazard Severity Zone Map as Recommended by the California Office of the State Fire Marshal, and adopt a notice of exemption regarding same.

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This item was pulled from the agenda.

6.5 CONSIDERATION OF AMENDMENT NO. 3 TO THE MAINTENANCE SERVICES AGREEMENT WITH JANUS PEST MANAGEMENT, INC., FOR CITYWIDE PEST CONTROL SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2026, AND INCREASING COMPENSATION BY \$100,000

RECOMMENDED ACTION:

Approve the Amendment.

A handout was provided for this item.

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

6.6 CONSIDERATION OF A RIGHT-OF-WAY USE AGREEMENT BETWEEN THE CITY OF INDUSTRY AND THE GATEWAY CITIES COUNCIL OF GOVERNMENTS FOR THE GATEWAY CITIES REGIONAL FIBER OPTIC NETWORK.

RECOMMENDED ACTION:

1) Approve the Agreement and 2) Authorize the City Manager or designee to administer the Agreement, including approving finalized plans and any other actions in connection with the Agreement.

City Manager Josh Nelson reviewed the Right-Of-Way Use Agreement and determined that participating in the GCRFON project will serve the public interest. It will be beneficial for the broadband connectivity to City facilities and creates an opportunity for greater broadband connectivity for its residents and businesses. Staff recommend approving this Use Agreement with the Gateway Cities Council of Governments.

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 RUGGLES TO APPROVE THE CONSENT CALENDAR EXCLUDING ITEM NO. 6.4. 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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ACTION ITEMS

7.1. CONSIDERATION OF RESOLUTION NO. CC 2025-31 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE LA PUENTE VALLEY HISTORICAL SOCIETY FOR THE RESTORATION OF THE ROWLAND HOME ADOBE COOKHOUSE

RECOMMENDED ACTION: Determine the donation amount and adopt the Resolution and determine the amount of the donation.

City Manager Josh Nelson provided a staff report and introduced Amy Rowland, President of the La Puente Valley Historical Society for more information regarding the history of the Rowland Home Adobe Cookhouse. Discussion ensued amongst the Council Members, City Attorneys and Staff. It was agreed to authorize the City Manager to work with the non-profit organization to come up with an amount needed for the repairs, help the historical society regarding grants and bring back the resolution with additional language.

Mike Greenspan and Armando Herman each spoke for one minute in opposition to Item No. 7.1.

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RADECKI TO BRING BACK THE RESOLUTION WITH A DETERMINED AMOUNT AND WITH ADDITIONAL LANGUAGE. 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

7.2 DISCUSSION AND DIRECTION REGARDING A MULTI-CITY MEMORANDUM OF UNDERSTANDING FOR SHARED LEGISLATIVE PURPOSES.

RECOMMENDED ACTION: Provide Direction to Staff

City Manager Josh Nelson spoke about the Multi-City MOU that he plans to bring back at the next meeting in August to primarily address the SB1 funds brought up by Legislators in the State. This will include Whittier, Santa Fe Springs, Commerce, City of Industry and possibly the City of Irwindale in which Josh Nelson is meeting with today. What does the

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state mean by "Industrial Cities"? The MOU is broad in nature but with more discussion with the other cities, it will be brought back with more focus, as to what our goals are.

Mike Greenspan and Armando Herman each spoke for one minute in opposition to Item No. 7.2.

There was no vote taken or necessary.

PUBLIC HEARINGS-NONE

Mayor Moss acknowledged and thanked Chief Campbell for being here today and for all his support here in the City of Industry.

CLOSED SESSION

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

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9.2 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

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 Los Angeles County Superior Court
Case No. 25STCV03700

9.4 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. 25STCV03524

9.5 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. 25STCV03679

9.6 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Case: City of Industry v. E-Ho One, LLC, et al
Los Angeles County Superior Court Case No. 25STCV03695

Mayor Moss, recessed the meeting into Closed Session at 9:34 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. 91, and 9.2, direction was given to the Agency Negotiators, no final action taken.

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With regard to Closed Session Item Nos. 9.3, 9.4, 9.5, and 9.6, 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

There were none.

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 11:38 a.m.


JULIE GUTIERREZ-ROBLES


CORY C. MOSS
MAYOR