
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 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 9:02 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 – Mayor Moss Introduced Ed Reece, the 2025 President of the San Gabriel Valley Council of Governments who provided a lengthy presentation on how the COG brings together cities to tackle challenges that deliver results and make our region stronger. It brings together 31 cities, 2 county supervisorial districts and many local agencies across the San Gabriel Valley. Our mission is simple but powerful to give our region one strong unified voice to deliver projects that improve transportation, housing, sustainability and improve the quality of life for nearly 2,000,000 residents.

CONSENT CALENDAR

Council Member Ruggles asked for a staff report on Item Nos. 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, and 6.10.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 2025
PAGE 2

Council Member Radecki recused himself from voting on check number 85787 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.

Mayor Moss asked for a staff report on Item No. 6.2.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 28, 2025

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

6.2. CONSIDERATION OF RESOLUTION NO. CC 2025-32 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE LAND OF THE FREE FOUNDATION, IN THE AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), FOR THE 2025 VETERANS DAY GOLF CLASSIC

RECOMMENDED ACTION: *Adopt Resolution No. CC 2025-32.*

Assistant City Manager, Sam Pedroza, introduced Kent Valley, who is one of the founders of Land of the Free who came to thank the City of Industry and to make a quick presentation. The Land of the Free Foundation Golf Tournament has been such a great honor, was formed 19 years ago and has raised approximately \$25 million for veteran services and organization. Mr. Valley thanked the City of Industry for their ongoing sponsorship.

6.3. CONSIDERATION OF A LICENSE AGREEMENT WITH JESUS RODRIGUEZ FOR ACCESS TO THE LOT LOCATED AT 100 NORTH HACIENDA BOULEVARD TO UTILIZE FOR THE SALE OF CHRISTMAS TREES

RECOMMENDED ACTION: *Approve the License Agreement.*

6.4. CONSIDERATION OF RESOLUTION NO. CC 2025-35, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA ESTABLISHING FEES FOR THE USE OF ELECTRIC VEHICLE CHARGING STATIONS AT THE METROLINK PARKING AND SOLAR PANEL FACILITY, LOCATED AT 600 SOUTH BREA CANYON ROAD

RECOMMENDED ACTION: *Adopt Resolution No. CC 2025-35.*

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 2025
PAGE 3

Dev Birla, Contract Electric Utility Director with CNC Engineering, provided a staff report regarding establishing fees for the use of Electric Vehicle Charging Stations at the Metrolink Parking and Solar Panel Facility and was available to answer any questions.

6.5. CONSIDERATION OF THE FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF INDUSTRY AND THE SUCCESSOR AGENCY TO THE URBAN-DEVELOPMENT AGENCY FOR THE 57/60 CONFLUENCE, GRAND AVENUE AT GOLDEN SPRINGS DRIVE PROJECT (MP 99-31 #22)

RECOMMENDED ACTION: *Approve the Amendment.*

This item was already heard and skipped from the agenda.

6.6. CONSIDERATION OF RESOLUTION NO. CC 2025-34 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS, AND APPROVING THE MEASURE A ANNUAL ALLOCATION GRANT AGREEMENT WITH THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

RECOMMENDED ACTION: *Adopt Resolution No. CC 2025-34 and approve the Measure A Annual Allocation Grant Agreement.*

Mathew Hudson, Director of Public Works, provided a staff report on Measure A Funding for Projects and Programs. Council Member Ruggles asked what kind of programs can be used with this money? Mat Hudson said he looked up examples of different types of parks that we can build but didn't really look to see what type of programs we could use. Mat Hudson will come back with more information and bring back for discussion.

6.7 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH TERRA NOVA PLANNING & RESEARCH, INC. FOR ON-CALL ENVIRONMENTAL PLANNING SERVICES, IN AN AMOUNT NOT TO EXCEED \$500,000.00 THROUGH JUNE 30, 2030

RECOMMENDED ACTION: *Approve the Professional Services Agreement.*

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 2025
PAGE 4

Development Services Manager, Kathy Tai provided a staff report for the consideration of an additional On-Call Consultant for Environmental Planning Services. There is no fiscal impact on the City as environmental planning service costs are fully reimbursable by the project applicant. Council Member Ruggles asked if this would speed up the projects and Assistant City Manager Bing Hyun said no but it could speed up the bid process time should the other two consultants be backlogged. Both Kathy Tai and Bing Hyun were available to answer any questions.

6.8 CONSIDERATION OF AMENDMENT NO. 1 TO THE AGREEMENT FOR DESIGN-BUILD SERVICES WITH PROGRESSIVE TRAIL DESIGN, FOR THE DESIGN AND CONSTRUCTION OF A MOUNTAIN BIKING TRAIL AT INDUSTRY HILLS, PHASE II

RECOMMENDED ACTION:

Approve the Amendment.

Mathew Hudson, Director of Public Works, spoke that recently it was announced the City of Industry will be holding an Olympic event for mountain biking at Industry Hills. We released an RFP for a design build firm to design and construct the trail at Industry Hills. Slides were provided to show the different features; technical, flyover, bridges, structures, etc. Right now the course layout is three miles long, which UCI wants a little bit shorter course and maybe more technical. We need the plans 100% complete by November 15, 2025, with construction starting February of 2026. We are on a tight schedule, therefore the reason for the overlapping of the two phases.

6.9 CONSIDERATION OF AMENDMENT NO. 2 TO THE COST SHARING AGREEMENT WITH THE PUENTE BASIN WATER AGENCY, FOR THE PHASE 2 DEVELOPMENT OF THE GROUNDWATER MANAGEMENT PLAN FOR THE PUENTE BASIN

RECOMMENDED ACTION:

Approve the Amendment.

Mathew Hudson, Director of Public Works, provided a staff report regarding the cost sharing Agreement with the Puente Basin Water Agency for the Phase 2 development of the Groundwater Management Plan for the Puente Basin. The project is ongoing and is now entering Phase 2, part 3 of the project. Conversation ensued amongst the Council members and staff. Staff recommend approving Amendment No. 2 to the Agreement to extend the term to complete the work along with paying 1/3 the cost for the additional work.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 2025
PAGE 5

6.10 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, RESCINDING RESOLUTION NO. CC 2025-18, AND AMENDING THE CURRENT SALARY RANGE SCHEDULES FOR FISCAL YEAR 2025-26 AS ADOPTED ON JUNE 10, 2025, TO ADD A NEW PLANNING MANAGER POSITION, AND REVISE THE SALARY RANGE FOR GRADE RANGE #7

RECOMMENDED ACTION:

Adopt Resolution No. CC 2025-36.

Bing Hyun, Assistant City Manager, provided a staff report explaining the changes necessary to the Salary Range Schedules. The Planning Manager position is being proposed in the current amendment to oversee planning activities for development projects, ensure continued compliance with zoning and land use regulations and guide projects through the California Environmental Quality Act review process. In addition, the COLA increase for Grade Range #7 was not adjusted in the salary schedule, so the proposed resolution will resolve this clerical discrepancy.

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

Mayor Moss asked if anyone else from the public had comments or questions, there were none.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER RUGGLES THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 85787 ON ITEM 1 (REGISTER OF DEMANDS) AND REMOVING 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-NONE

PUBLIC HEARINGS-NONE

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 2025
PAGE 6

Mayor Moss said if there were no objections, she would like to bring forward Item No. 13, Public Comments ahead of Closed Session. There were no objections.

PUBLIC COMMENTS

Mike Greenspan, Armando Herman and Julie 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.

CLOSED SESSION

Mike Greenspan, Armando Herman and Julie 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 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957(b)(1)
TITLE: CITY CLERK
- 9.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case
- 9.3 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation; Pursuant to Government Code Section 54956.9(d)(4): One potential case
- 9.4 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Kevin Roberto Izquierdo v. Oscar David Rodas Vasquez, et al.
Los Angeles County Superior Court Case No. 24PSCV01306

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

Mayor Moss reconvened the meeting at 11:15 a.m.

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

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 28, 2025
PAGE 7

With regard to Closed Session Item No. 91, there was no reportable action.

With regard to Closed Session Item Nos. 9.2, direction was given to Special Counsel, no final action taken.

With regard to Closed Session Item Nos. 9.3 and 9.4, direction was given to the City Attorney's office, no final action taken.

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Mayor Moss said congratulations on the Olympic Announcement. Great job by everyone, it has been quite a journey and thank you for working so hard. This is a great thing for the City of Industry

ADJOURNMENT

There being no further business, the City Council adjourned at 11:17 a.m.


JULIE GUTIERREZ-ROBLES


CORY C. MOSS
MAYOR