
CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
OCTOBER 22, 2025
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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; James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS

Paul Spitzzeri, Museum Director for the Homestead Museum provided an update to the events taking place recently and upcoming at the Workman and Temple Homestead Museum with an emphasis on commemorating the 150th anniversary of the Jewish History and Latino Music History, of which the Workman family was involved with in the 1870's.

CONSENT CALENDAR

Council Member Ruggles asked for a staff report on Item Nos. 6.2, 6.3, 6.4, and 6.5.

City Manager Josh Nelson reported that Item No. 6.6 has a correction indicating that the total hours of holiday pay should be 34 hours, not 30 hours as stated in the staff report.

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6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR OCTOBER 22, 2025

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

6.2. CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. CITY-1501, KELLA AVENUE AND ROOKS ROAD STORM DRAIN AND PAVEMENT REHABILITATION, FOR AN ESTIMATED COST OF \$1,148,000.00

RECOMMENDED ACTION: *Approve the plans and specifications and authorize the solicitation of public bids.*

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

6.3. CONSIDERATION OF A REIMBURSEMENT AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY, FOR PRELIMINARY ENGINEERING SERVICES ON THE BIXBY DRIVE RECONSTRUCTION AND BUSINESS PARKWAY IMPROVEMENTS PROJECT, IN THE AMOUNT OF \$30,000.00 (CITY-1526)

RECOMMENDED ACTION: *Approve the Reimbursement Agreement.*

Director of Public Works, Mat Hudson, provided a staff report regarding the Reimbursement Agreement with Union Pacific Railroad Company and was available to answer any questions.

6.4. CONSIDERATION OF AMENDMENT NO. 5 TO THE MAINTENANCE SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC., FOR CITYWIDE ARBORIST SERVICES, INCREASING COMPENSATION BY \$235,000

RECOMMENDED ACTION: *Approve the Amendment.*

Director of Public Works, Mat Hudson, provided a staff report regarding the Maintenance Services Agreement with West Coast Arborists, Inc., and was available to answer any questions.

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6.5. CONSIDERATION OF AMENDMENT NO. 1 TO THE CAPITAL RESERVE AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE PARK AND RIDE PROJECT

RECOMMENDED ACTION:

Approve the Amendment.

Director of Operations, Sean Calvillo with CNC Engineering, provided a staff report and recommended the City Council approve Amendment No. 1, and stated there is no additional fiscal impact associated with this Amendment.

6.6 CONSIDERATION OF THE CLOSURE OF CITY HALL FROM DECEMBER 24, 2025, THROUGH JANUARY 2, 2026

RECOMMENDED ACTION:

Authorize the closure of City

Hall from December 24, 2025, through January 2, 2026.

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

MOTION BY MAYOR PRO TEM GREUBEL, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE CONSENT CALENDAR WITH THE AMENDMENT AS STATED FOR ITEM NO. 6.6. 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

Council Member Ruggles asked if we could bring forward Item No. 12, City Council Communications, before Closed Session while we still have people here in the audience. There were no objections.

CITY COUNCIL COMMUNICATIONS

Council Member Ruggles had a large list of people to thank for their volunteer work at the Halloween festival.

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Mayor Moss stated this was the best Halloween Festival yet. The food was great, and there was a tremendous effort by everyone.

Mayor Moss asked if anyone from the public had any comments regarding Closed Session. There were none.

CLOSED SESSION

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

- 9.1. 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
- 9.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Legacy City Center, LLC
Los Angeles County Superior Court Case No. 25STCV03524
- 9.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Puente Hills Associates, LLC
Los Angeles County Superior Court Case No. 25STCV03679
- 9.4. 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
- 9.5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: Legacy Point, LLC v. City of Industry, et al.
Los Angeles County Superior Court Case No. 24STCV20043
- 9.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8:

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Property:	APN 8760-029-048
Agency Negotiators:	Joshua Nelson, City Manager James M. Casso, City Attorney
Negotiating Parties:	Airey Regina Marie TR Moynier Golf Course Prop LLC
Under Negotiation:	Price and terms of payment

Mayor Moss recessed the meeting into Closed Session at 9:27 a.m.

Mayor Moss reconvened the meeting at 10:32 a.m.

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

With regard to Closed Session Item Nos. 9.1, 9.2, 9.3, 9.4, and 9.5 direction was given to the City Attorney's office, no final action was taken.

With regard to Closed Session Item No. 9.6, direction was given to Agency Negotiators, no final action was taken.

Nothing further to report at this time.

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:33 a.m.



CORY C. MOSS
MAYOR

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JULIE GUTIERREZ-ROBLES
CITY CLERK