
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 14, 2025
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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: Joshua 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 announced a special presentation recognizing Planning Commissioner Andrea Welch on her retirement after 23 years of service to the City.

Mayor Moss recessed the meeting at 9:06 a.m. to take pictures.

Mayor Moss reconvened the meeting at 9:13 a.m.

CONSENT CALENDAR

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

City Manager Joshua Nelson asked to pull Item No. 6.6 from today's agenda. This item will return at the next meeting.

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6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 14, 2025

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

6.2. CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY

RECOMMENDED ACTION: *Approve the Investment Policy.*

6.3. CONSIDERATION OF A LICENSE AGREEMENT WITH THE CITY OF LA PUENTE, FOR ACCESS TO ASSESSOR'S PARCEL NO. 8208-025-943, FOR A COMMUNITY EVENT

RECOMMENDED ACTION: *Approve the License Agreement, and La Puente shall require all vendors to execute a waiver releasing the City from all liability.*

6.4. CONSIDERATION OF RESOLUTION NO. CC 2025-33 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, RATIFYING DONATIONS TOTALING FORTY-NINE THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND SEVENTY-FIVE CENTS (\$49,656.75) TO VARIOUS ENTITIES FOR THE COST OF HOSTING EVENTS AT THE EXPO CENTER

RECOMMENDED ACTION: *Adopt Resolution No. CC 2025-33.*

6.5. SECOND READING AND ADOPTION OF ORDINANCE NO. 837, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADDING SECTION 15.28.200 (FIRE HAZARD SEVERITY ZONES) TO CHAPTER 15.28 (FIRE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: *Adopt Ordinance No. 837.*

6.6. CONSIDERATION OF AMENDMENT NO. 2 TO THE BETTERMENT AGREEMENT REGARDING THE INSTALLATION OF IMPROVEMENTS ON FULLERTON ROAD IN CONJUNCTION WITH THE FULLERTON ROAD GRADE SEPARATION PROJECT AT THE UNION PACIFIC RAILROAD LOS ANGELES SUBDIVISION, BY THE ALAMEDA CORRIDOR-EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE CITY OF INDUSTRY (MP 99-60 #10)

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RECOMMENDED ACTION:

Approve the Agreement.

6.7 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ACTUM-E, LLC, FOR PUBLIC RELATIONS CONSULTING SERVICES, REVISING THE NAME OF THE CONSULTANT, INCREASING COMPENSATION BY \$40,000.00, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION:

Approve Amendment No. 2.

Assistant City Manager, Sam Pedroza, provided a staff report and was available to answer any questions.

6.8 CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1528R, ANNUAL PAVEMENT REHABILITATION FY 23 TO SEQUEL CONTRACTORS, INC., IN AN AMOUNT NOT TO EXCEED \$6,048,299.25, AND ADOPT NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION:

Award the Contract No. CITY-1528R, Annual Pavement Rehabilitation FY 23 to Sequel Contractors, Inc., in an amount not to exceed \$6,048,299.25.

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

6.9 CONSIDERATION OF A COOPERATIVE AGREEMENT WITH THE COUNTY OF LOS ANGELES AND THE CITY OF WALNUT FOR THE VALLEY BOULEVARD REHABILITATION FROM SUZANNE ROAD TO 970 FEET NORTH OF SOMERSET DRIVE PROJECT

RECOMMENDED ACTION:

Approve the Agreement.

Senior Project Manager, Upendra Joshi from CNC Engineering provided a staff report and was available to answer any questions.

Mike Greenspan and Armando Herman 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.

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MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE CONSENT CALENDAR. 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

PUBLIC COMMENTS

Mike Greenspan and Armando Herman each spoke for one minute in opposition about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech.

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

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 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957(b)(1)
TITLE: CITY MANAGER
- 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

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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. 25STCV03524

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. 25STCV03679

9.5 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

9.6 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property:	15550 Tonner Canyon Rd.APN 306-021-02
Agency Negotiators:	Joshua Nelson, City Manager James M. Casso, City Attorney
Negotiating Parties:	USA BMX, Shane Fernandez
Under Negotiation:	Price and terms of payment

Mayor Moss recessed the meeting into Closed Session at 9:31 a.m.

Mayor Moss reconvened the meeting at 10:44 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, there is no reportable action.

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

With regard to Closed Session Item Nos. 9.3, 9.4, 9.5 and 9.6, direction was given to Agency negotiators, no final action was taken.

Nothing further to report.

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CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:45 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES