
CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 11, 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 9:01 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

ABSENT: Newell W. Ruggles, Council Member

STAFF PRESENT: Joshua 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- LA County Fire Captain Gamble provided a presentation regarding fire services and departmental updates and responded to questions from the City Council.

CONSENT CALENDAR

Council Member Marcucci asked for a staff report on Item No. 6.6.

City Manager Joshua Nelson asked to pull Item No. 6.16 from today's agenda. This item will return at the next meeting.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 27, 2025

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RECOMMENDED ACTION:
Demands for November 27, 2025.

Ratify the Register of

With regards to the Consent Calendar, Council Member Radecki recused himself from voting on check number 86297 for item 6.1 (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.

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 11, 2025

RECOMMENDED ACTION:
Demands and authorize the appropriate personnel to pay the bills.

Approve the Register of

With regards to the Consent Calendar, Council Member Radecki recused himself from voting on check number 86385 for item 6.2 (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.

6.3 CONSIDERATION OF THE MINUTES OF THE DECEMBER 12, 2024 REGULAR MEETING, FEBRUARY 13, 2025 REGULAR MEETING, MARCH 19, 2025 SPECIAL MEETING, APRIL 24, 2025 REGULAR MEETING, MAY 22, 2025 REGULAR MEETING, JUNE 10, 2025 SPECIAL MEETING, JUNE 26, 2025 REGULAR MEETING, JULY 10, 2025 REGULAR MEETING, JULY 24, 2025 REGULAR MEETING, JULY 24, 2025 SPECIAL MEETING, AUGUST 28, 2025 REGULAR MEETING, SEPTEMBER 11, 2025 REGULAR MEETING, SEPTEMBER 25, 2025 REGULAR MEETING, AND THE OCTOBER 22, 2025 SPECIAL MEETING

RECOMMENDED ACTION:

Approve as submitted.

6.4 CONSIDERATION OF AMENDMENT NO.4 TO THE EMPLOYMENT AGREEMENT WITH JOSHUA NELSON FOR CITY MANAGER SERVICES

RECOMMENDED ACTION:

Approve the Amendment.

6.5 CONSIDERATION OF AN EXTENSION TO AGREEMENT WITH COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY FOR THE PURCHASE OF RECLAIMED WATER

RECOMMENDED ACTION:

Approve the Agreement.

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6.6 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ADVANTEC CONSULTING ENGINEERS, INC., TO PROVIDE AN INTELLIGENT TRANSPORTATION SYSTEMS MASTER PLAN, EXTENDING THE TERM THROUGH DECEMBER 31, 2028, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$19,630

RECOMMENDED ACTION:

Approve the Amendment.

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

City Manager Joshua Nelson stated that the study will serve as an advisory tool for future traffic signal upgrades. He explained that when the City improves an intersection, the analysis will help determine what improvements should be implemented to align with future needs. He added that once the assessment is completed, the City could develop a phased implementation plan to systematically upgrade signals throughout the City, potentially addressing approximately 25 percent of the system each year to distribute costs over time. Mr. Nelson noted that this approach would guide the next phase of planning within the City's Capital Improvement Program (CIP).

6.7 CONSIDERATION OF AMENDMENT NO. 2 TO THE MEASURE M FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE EAST-WEST BIKEWAY PROJECT

RECOMMENDED ACTION:

Approve the Amendment.

6.8 CONSIDERATION OF A COOPERATIVE AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE VALLEY BOULEVARD REHABILITATION FROM TEMPLE AVENUE TO WEST OF NOGALES STREET.

RECOMMENDED ACTION:

Approve the Amendment.

6.9 CONSIDERATION OF AN COOPERATIVE AGREEMENT WITH FOOTHILL TRANSIT FOR THE BUS STOP ENHANCEMENT PROGRAM

RECOMMENDED ACTION:

Approve the Amendment.

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6.10 CONSIDERATION OF AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CIVILTEC ENGINEERING, INC., INCREASING COMPENSATION BY \$25,325

RECOMMENDED ACTION:

Approve the Amendment.

6.11 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. CITY-1527, TEMPLE AVENUE IMPROVEMENTS, ET AL., FOR AN ESTIMATED COST OF \$1,890,000.00

RECOMMENDED ACTION:

Approve the plans and specifications and authorize the solicitation of public bids.

6.12 CONSIDERATION OF AN AMENDMENT TO THE AGREEMENT WITH MIDAMERICA ADMINISTRATIVE AND RETIREMENT SOLUTIONS HEALTH REIMBURSEMENT ARRANGEMENT, TO MAINTAIN \$5,000 IN THE REPLENISHMENT ACCOUNT FOR EACH ELIGIBLE EMPLOYEE OR RETIREE

RECOMMENDED ACTION:
MidAmerica agreement.

Approve the amended

6.13 CONSIDERATION OF AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FOR THE TONNER CANYON SOUTH VEGETATION MANAGEMENT PROGRAM

RECOMMENDED ACTION:

Approve the Agreement.

6.14 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT FOR CITYWIDE TREE MAINTENANCE SERVICES, WITH GREAT SCOTT TREE SERVICE, INC., IN AN AMOUNT NOT TO EXCEED \$2,000,000.00 THROUGH DECEMBER 31, 2028

RECOMMENDED ACTION:

Approve the Agreement.

6.15 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT FOR CITYWIDE TREE MAINTENANCE SERVICES WITH WEST COAST ARBORISTS, INC., IN AN AMOUNT NOT TO EXCEED \$2,000,000.00 THROUGH DECEMBER 31, 2028

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RECOMMENDED ACTION:

Approve the Agreement.

6.16 CONSIDERATION OF RESOLUTION NO.CC 2025-40, APPROVING A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF INDUSTRY, A MUNICIPAL CORPORATION AND MOYNIER GOLF COURSE PROPERTY, LLC, BEAD GOLF COURSE PROPERTIES, LLC, LARSEN FAMILY TRUST, EDMUND AND MARGUERITE AIREY TRUST, JEAN BAPTISTE AIREY, MATTHEW AIREY, AND REGINA MARIE AIREY TRUST FOR THE PROPERTY AT 19772 BUSINESS PARKWAY, ROWLAND HEIGHTS, CA (APN 8760-029-048) AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME.

RECOMMENDED ACTION:

Adopt Resolution CC 2025-40.

Mike Greenspan spoke for one minute in opposition to the Consent Calendar.

Gus Garcia spoke for one minute regarding Item 6.14, the award of the Tree Maintenance Contract to Great Scott Tree Services. Mr. Garcia stated that on October 24 he submitted an email providing his review and input on the contractors under consideration, including information regarding their current licenses. He noted the C-31 license requirements that many agencies are adopting for public safety related to traffic control associated with tree work. Mr. Garcia stated that while some contractors consider traffic control incidental to their work, situations involving extensive traffic control such as lane closures and detours may require additional qualifications. He suggested that the City consider pulling the item.

City Manager Joshua Nelson responded that, as noted in the staff report, staff is recommending that the City Council reject all bids received through the RFP process. He explained that the City's Municipal Code allows the City to negotiate for maintenance services, and staff subsequently negotiated with three companies that had submitted proposals through the RFP process. Mr. Nelson stated that the agreement requires all contractors to comply with State law and applicable licensing requirements. He added that traffic control services may be subcontracted and that the City will ensure compliance with State law regarding those requirements.

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 MARCUCCI TO APPROVE THE CONSENT CALENDAR WITH THE EXEMPTION OF ITEM NO. 6.16. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, MPT/GREUBEL M/MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	RUGGLES
ABSTAIN	COUNCIL MEMBERS:	NONE

ACTION ITEMS

7.1 INTRODUCTION AND CONSIDERATION OF AN ORDINANCE, ADOPTING BY REFERENCE THE LOS ANGELES COUNTY BUILDING CODES AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2025 EDITION; ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME; AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: 1) *Waive the reading of Ordinance No. 839 and read by title only; and 2) Set the public hearing on Ordinance No. 839 for January 8, 2026.*

Assistant City Manager Bing Hyun provided a staff report and explained that Item 7.1 on the agenda is the adoption of the ordinance. Under the standard ordinance process, the ordinance is adopted and then brought back for a second reading, becoming effective 30 days later. Due to the timing associated with receiving the amendments from the County, staff is also requesting that the City Council adopt an urgency ordinance under Item 8.1. The urgency ordinance contains the same provisions but would become effective immediately.

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Assistant City Manager Bing Hyun along with Los Angeles County Department of Public Works, Jonathan Lam, was available to answer questions.

Armando Herman spoke for one minute in opposition of action item 7.1.

Mayor Moss asked if there were any Public Comments on the Action Item 7.1 - There were none.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO WAIVE THE READING OF ORDINANCE NO. 839 AND READ BY TITLE ONLY; AND 2) SET THE PUBLIC HEARING ON ORDINANCE NO. 839 FOR JANUARY 8, 2026.

MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, MPT/GREUBEL, M/MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	RUGGLES,
ABSTAIN	COUNCIL MEMBERS:	NONE

PUBLIC HEARINGS

8.1 Consideration of an Urgency Ordinance, Adopting by Reference the Los Angeles County Building Codes AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA

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EXISTING BUILDING CODE 2025 EDITION; ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME, AND DECLARING THE URGENCY THERE OF

RECOMMENDED ACTION: 1) Open the public hearing; 2) Take public testimony; 3) Close the public hearing; 4) Waive the reading and read Urgency Ordinance No. 840 U by title only; 5) Adopt Urgency Ordinance No. 840 U.

Assistant City Manager Bing Hyun provided a staff report and was available to answer questions, along with Los Angeles County Department of Public Works, Jonathan Lam, was available to answer questions.

Mayor Moss opened the public hearing at 9:33 a.m.

Armando Herman spoke for one minute in opposition to the public hearing item 8.1.

Mayor Moss closed the public hearing at 9:34 a.m.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY MAYOR PRO TEM GREUBEL TO WAIVE THE READING AND READ URGENCY ORDINANCE NO. 840 U BY TITLE ONLY; ADOPT URGENCY ORDINANCE NO. 840 U.

MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, MPT/GREUBEL, M/MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	RUGGLES,
ABSTAIN	COUNCIL MEMBERS:	NONE

CLOSED SESSION

Mayor Moss asked if there were any Public Comments on closed session 9.1 – 9.8.

Armando Herman spoke for one minute in opposition to the public comments on closed session items.

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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: Assessor Parcel Numbers: 306-021-01, 306-021-02, 306-021-13, 306-021-16, 306-021-17, 306-021-18, 306-021-19, 308-031-18, 308-031-24, 308-031-32, 8714-026-270, 8714-026-271, 8714-026-272, 8714-026-273, 8714-026-274, 8714-026-275, 8714-027-270, 8714-027-272, 8714-028-270, 8714-028-271, 8714-029-270

Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney

Negotiating Parties: RA. Apiaries

Under Negotiation: Price and terms of payment

- 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

- 9.3. 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

- 9.4 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

- 9.5 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 LEGAL COUNSEL - EXISTING LITIGATION Pursuant to
Government Code Section 54956.9(d)(1)
Case: Legacy Point, LLC v. City of Industry, et al.

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Los Angeles County Superior Court Case No. 24STCV20043

9.7 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation; Pursuant to Government Code Section 54956.9(d)(4):
One potential case

9.8 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8:

Property: 1123-1135 Hatcher Ave, Industry CA Assessor Parcel Number
8264-004-908

Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney

Negotiating Parties: Puente Hills Ford LLC

Under Negotiation: Price and terms of payment

Mayor Moss recessed the meeting into Closed Session at 9: 42 a.m.

Mayor Moss reconvened the meeting at 11:22 a.m.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session Item Nos. 9.1 direction was given to Agency Negotiators,
no final action was taken.

With regard to Closed Session Item No. 9.2- 9.8 direction was given to City Attorney's
office, no final action to report at this time.

Nothing further to report at this time.

CITY MANAGER REPORTS

Happy Birthday to Mayor Moss and Council Member Marcucci.

AB 1234 REPORTS

There were none.

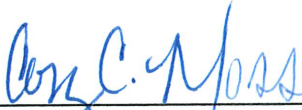
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CITY COUNCIL COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:22 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES
CITY CLERK