
CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 8, 2024
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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
Cathy Marcucci, Mayor Pro Tem
Michael Greubel, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; remotely, James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS

Mayor Moss welcomed a special guest in the audience, Ed Chavez from San Gabriel Valley Water District, who was in the audience.

CONSENT CALENDAR

City Manager Josh Nelson asked to pull Item No. 6.9 from today's agenda, since it was not ready but will be brought back at a future meeting.

Council Member Radecki recused himself from voting on check number 82334 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.

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Council Member Ruggles asked for a staff report on Item Nos. 6.3, 6.4, 6.6, 6.7, and 6.8.

There were no public comments.

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 08, 2024

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

6.2 CONSIDERATION OF THE MINUTES OF THE JANUARY 11, 2024 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

6.3 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH HDL COREN & CONE FOR PROPERTY TAX MANAGEMENT SERVICES, IN THE AMOUNT OF \$67,000.00, THROUGH JANUARY 31, 2029.

RECOMMENDED ACTION: *Approve the Agreement.*

Director of Finance, Yamini Pathak provided a staff report and Council Member Ruggles asked how long we have been using HdL Coren & Cone for this service and how many other companies do this type of service? Yamini Pathak replied, "fifteen years, or maybe more". City Manager Josh Nelson said another company recently reached out to us, but they only just now signed their first California company. They are in Texas and primarily service companies in Texas. HdL Coren & Cone are local and primarily work for California companies.

6.4 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GRANICUS, LLC, FOR WEBSITE MAINTENANCE AND HOSTING, EXTENDING THE TERM THROUGH FEBRUARY 13, 2025, INCREASING COMPENSATION BY \$14,748.64, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION: *Approve Amendment No. 4.*

Management Analyst, Yvette Padilla, provided a staff report and Council Member Ruggles asked about the services provided. Yvette Padilla explained that we at City Hall do the updates to the website, but Granicus provides maintenance to the backend, CMS

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site, software updates and the hosting. We are working with them to redevelop a more user-friendly platform. We are also working with Elevate for their assistance in determining updates and needs for the YAL. Yvette Padilla was available to answer any questions.

6.5 CONSIDERATION OF NOTICE OF COMPLETION, FOR CONTRACT NO. CITY-1467, PUENTE HILLS AUTO CENTER PYLON SIGN UPGRADE WITH ELECTRA MEDIA, INC.

RECOMMENDED ACTION: *Authorize the Engineering Manager to execute the Notice of Completion.*

6.6 CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1500, GALE AVENUE RESURFACING FROM FIELDGATE AVENUE TO AZUSA AVENUE, ET AL. TO SEQUEL CONTRACTORS, INC., IN AN AMOUNT NOT TO EXCEED \$2,222,142.50, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Director of Engineering James Cramsie, from CNC Engineering provided a staff report and Mayor Moss asked if we had worked with Sequel Contractors, Inc., before and James Cramsie said "yes, multiple times before". Council Member Ruggles asked if there was a start date and James Cramsie replied that he did not know at this time but usually it's between 30-60 days.

RECOMMENDED ACTION: *Award the Contract to Sequel Contractors, Inc. in the amount of \$2,222,142.50, authorize the City Manager to approve change orders up to ten percent of the contract amount, and adopt the Notice of Exemption.*

6.7 CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1489, FIRE DAMAGE REPAIR OF EV AND SOLAR ENERGY SYSTEM AT METROLINK STATION, TO GOLDEN SUN FIRM, IN AN AMOUNT NOT TO EXCEED \$768,750.00, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: *Award the Contract to Golden Sun Firm in the amount of \$768,750 and adopt the Notice of Exemption.*

Dev Birla, Operations Manager at CNC Engineering, provided a staff report and was available to answer any questions.

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6.8 CONSIDERATION OF AMENDMENT NO. 2 TO THE AMENDED AND RESTATED DESIGN-BUILD AGREEMENT WITH SKYBRIDGE RENEWABLES, LLC, FOR THE SOLAR PANELS PROJECT AT CITY HALL (CIP-CC-18-019-B)

RECOMMENDED ACTION: Approve the Amendment.

City Manager Josh Nelson provided a staff report and Dev Birla, Operations Manager at CNC Engineering, provided additional information. Both were available to answer any questions.

6.9 CONSIDERATION OF AN AMENDED AND RESTATED AGREEMENT WITH LA PUENTE VALLEY COUNTY WATER DISTRICT FOR THE OPERATION AND MANAGEMENT OF THE INDUSTRY PUBLIC UTILITIES' WATERWORKS SYSTEM

RECOMMENDED ACTION: Approve the amended and restated agreement and authorize the City Manager to execute same.

This item was pulled from the agenda.

MOTION BY COUNCIL MEMBER GREUBEL, AND SECOND BY MAYOR PRO TEM MARCUCCI THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 82334 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS-NONE

PUBLIC HEARINGS - NONE

CLOSED SESSION

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

There were no public comments.

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9.1 *CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION*

Pursuant to Government Code Section 54956.9(d)(1)
Case: *City of Industry v. San Gabriel Valley Water and Power, LLC, et al.*
Superior Court of California, County of Los Angeles
Case No. 19STCV10150

9.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property:	Assessor Parcel Numbers 8262-015-901, 8262-012-274 and 8262-012-275
Agency Negotiators:	Joshua Nelson, City Manager James M. Casso, City Attorney
Negotiating Parties:	Beach Street Development LLC
Under Negotiation:	Price and terms of payment

9.3 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

9.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property:	1548 S Azusa Avenue; 8265-004-045
Agency Negotiators:	Joshua Nelson, City Manager James M. Casso, City Attorney
Negotiating Parties:	1600 Azusa SB One LLC, 1552 Azusa One LLC, 1552 Azusa Two LLC, 1552 Azusa Three LLC
Under Negotiation:	Price and terms of payment

9.5 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)(1)
TITLE: CITY CLERK

9.6 *CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION*

Pursuant to Government Code Section 54956.9(d)(1)
Case: *City of Industry v. Superior Court of Los Angeles County, et al.*
Case No.: California Court of Appeal, Second Appellate District, Case No.
B334917

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9.7 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

Mayor Moss, recessed the meeting into Closed Session at 9:16 a.m.

Mayor Moss reconvened the meeting at 10:48 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 and 9.3 direction was given to the City Attorney's office, no final action taken.

With regard to Closed Session Item Nos. 9.2, 9.4, and 9.7, direction was given to the Agency Negotiators, no final action taken.

With regard to Closed Session Item Nos. 9.5, per the City Charter, the Council evaluated the City Clerk. No final action taken.

With regard to Closed Session Item Nos. 9.6, direction was given to the Agency Counsel.

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Nothing further to report at this time.

CITY MANAGER REPORTS

City Manager Josh Nelson gave a brief report on how the City managed through the rainstorm.

AB 1234 REPORTS

There were none.

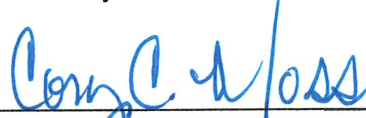
CITY COUNCIL COMMUNICATIONS

City Manager Josh Nelson updated the Council on the planning progress for the city's bee apiary.

Council Member Greubel reported on a tour that he took along with the Industry Business Center (IBC) at the RH Peterson Company in the City of Industry. They are known for the making of fire logs and were celebrating their 75th year anniversary.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:56 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES
CITY CLERK