
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 25, 2024
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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, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

ABSENT: Cathy Marcucci, Mayor Pro Tem

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

Mayor Moss stated if there are no objections, that we excuse Mayor Pro Tem Cathy Marcucci from today's meeting. There were no objections.

PRESENTATIONS – HOMESTEAD QUARTERLY UPDATE

Paul Spitzzeri, Museum Director at the Homestead Museum, provided an update along with slides on the recent events. Mayor Moss said she loved the new technology, such as using QR codes, and the bringing of new ideas and opportunities to the museum. She thanked Paul Spitzzeri for providing a great update.

CONSENT CALENDAR

Mayor Moss asked for a staff report on Item Nos. 6.3, and 6.4.

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6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 25, 2024

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

6.2 SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE TO AMEND CHAPTER 17.08 (DEFINITIONS), CHAPTER 17.18 (INSTITUTIONAL ZONE), CHAPTER 17.22 (HOUSING OVERLAY ZONE), AND CHAPTER 17.26 (RECREATION AND OPEN SPACE ZONE), TO IMPLEMENT THE CITY'S 2021-2029 HOUSING ELEMENT, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: *Adopt Ordinance No. 830*

6.3 CONSIDERATION OF A LICENSE AGREEMENT WITH CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY TO INSTALL AND MAINTAIN A GROUNDWATER MONITORING WELL WITHIN CERTAIN RIGHTS OF WAY WITHIN THE CITY OF INDUSTRY

RECOMMENDED ACTION: *Approve the Agreement*

Engineering Manager Mat Hudson provided a staff report on the License Agreement and the need to install and maintain a groundwater monitoring well, within certain rights of ways, within the City and was available to answer any questions.

6.4 CONSIDERATION OF AMENDMENT NO. 1 TO THE COST SHARING AGREEMENT WITH THE PUENTE BASIN WATER AGENCY, FOR THE PHASE 1 DEVELOPMENT OF THE GROUNDWATER MANAGEMENT PLAN FOR THE PUENTE BASIN

RECOMMENDED ACTION: *Approve the Amendment.*

Engineering Manger Mat Hudson provided a staff report to the Council regarding Phase 2 to the Cost Sharing Agreement with the (PBWA) Puente Basin Water Agency. Staff believes that the development of the GMP (Groundwater Management Plan) is essential to determining the state and future of the Puente Basin and recommends the City Council approve the Agreement with PBWA to contribute to the cost of the plan which entails evaluating alternatives for the basin's management.

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Council Member Ruggles asked about the cost and Engineering Manager Mat Hudson said it was an equal share of cost between Rowland Water District, Walnut Valley Water District, and the City. City Manager Josh Nelson added additional information, and both were available to answer any questions.

There were no public comments.

MOTION BY COUNCIL MEMBER GREUBEL, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS - NONE

PUBLIC HEARINGS – NONE

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

PUBLIC COMMENTS

There were none.

CLOSED SESSION

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

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There were no public comments.

9.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

9.2 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

9.3 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

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Under Negotiation: LLC, 1552 Azusa Two LLC, 1552 Azusa Three LLC
Price and terms of payment

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

Property: 220 N Hacienda Blvd; 8208-025-952
Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney
Negotiating Parties: Barrage Industrial, LLC
Under Negotiation: Price and terms of payment

Mayor Moss, recessed the meeting into Closed Session at 9:18 a.m.

Mayor Moss reconvened the meeting at 11:03 a.m.


Assistant City Attorney Sparks reported out of Closed Session. All members of the Council were present except for Mayor Pro Tem Marcucci.

With regard to Closed Session Item Nos. 9.1, 9.2, 9.3, and 9.4, direction was given, no final action taken.

Nothing further to report at this time.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:13 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES
CITY CLERK