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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 28, 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; James M. Casso, City Attorney; 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 – City Council Milestone Recognition**

City Manager Josh Nelson announced that the month of March has been proclaimed as National Procurement month. Proclamations were distributed to staff members; Kathy Tai, Veronica Mejia, Yvette Padilla, Janette Polich and Mila Milivoievici. Pictures were taken in the Chamber and City Manager Josh Nelson thanked each of them for their service.

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**CONSENT CALENDAR**

Mayor Moss asked for a staff report on Item Nos. 6.2 and 6.3.

Council Member Ruggles asked for a staff report on Item Nos. 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, and 6.11.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 28, 2024**

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

**6.2 CONSIDERATION OF RESOLUTION NO. CC 2024-08 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE LEARNING CENTERS AT FAIRPLEX, IN THE AMOUNT OF FIVE THOUSAND DOLLARS (\$5,000.00), FOR PARTICIPATION AND DISPLAY IN THE FAIRPLEX GARDEN RAILROAD DURING THE LOS ANGELES COUNTY FAIR**

*RECOMMENDED ACTION:* Adopt Resolution No. CC 2024-08.

Assistant City Manager Sam Pedroza provided a staff report regarding request for donation to the Learning Centers at Fairplex for participation in an educational experience during the Los Angeles County Fair for training, leadership opportunities, early childhood education and parent support services. Sam Pedroza was available to answer any questions.

**6.3 CONSIDERATION OF RESOLUTION NO. CC 2024-09 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE INDUSTRY SHERIFF'S YOUTH ATHLETIC LEAGUE, IN THE AMOUNT OF ONE HUNDRED THOUSAND DOLLARS (\$100,000.00), FOR ITS ANNUAL GOLF TOURNAMENT**

*RECOMMENDED ACTION:* Adopt Resolution No. CC 2024-09.

Assistant City Manager Sam Pedroza provided a staff report regarding a request for donation to the Industry Sheriff's Youth Athletic League (YAL) annual golf tournament and was available to answer any questions.

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**6.4 CONSIDERATION OF RESOLUTION NO. CC 2024-10 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING VEHICLE MILES TRAVELED THRESHOLDS OF SIGNIFICANCE FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND NOTICE OF EXEMPTION REGARDING SAME**

*RECOMMENDED ACTION:*

*Adopt Resolution No. CC 2024-*

*10*

Sr. Project Manager with CNC Engineering, Upendra Joshi, provided a staff report on analyzing transportation impacts under the California Environmental Quality Act and was available to answer any questions.

**6.5 SECOND READING AND ADOPTION OF ZONING CODE AMENDMENT NO. 24-01, AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE TO AMEND CHAPTER 17.08 (DEFINITIONS) AND ADD CHAPTER 17.80 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS), AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

*RECOMMENDED ACTION:*

*Adopt Ordinance No. 829.*

Development Services Manager, Kathy Tai provided a staff report on the second reading and adoption of Ordinance No. 829 and was available to answer any questions.

**6.6 CONSIDERATION OF AMENDMENT NO. 2 TO THE PURCHASE ORDER REQUEST FOR AMAZON WEB SERVICES (MP 16-06)**

*RECOMMENDED ACTION:*

*Approve the Amendment.*

Engineering Manager Mat Hudson provided a staff report and reviewed the value in transitioning the City's full Geographic Information System ("GIS") infrastructure to Amazon Web Services (AWS) as it aligns with the City's goals of enhancing operational efficiency, scalability and reliability while optimizing costs. This will ensure the continued success and growth of the City's GIS platform and better serve Staff and citizens.

**6.7 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. CITY-1515, CHINO RANCH DAM NO. 1 RIPRAP PROJECT AT ARNOLD RESERVOIR, FOR AN ESTIMATED COST OF \$940,000.00 (MP 02-31 #8)**

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*RECOMMENDED ACTION:* *Approve the plans and specifications and authorize the advertising of receipt of electronic bids.*

Director of Engineering, James Cramsie from CNC Engineering, provided background information on the Chino Ranch Dam No. 1 RIPRAP Project at Arnold Reservoir. The City of Industry acquired the Tres Hermanos property in the 1970s and has maintained the dam since its acquisition. In 2018 the Tres Hermanos Conservation Authority (THCA) was established through a Joint Powers Agreement (JPA) between the cities of Industry, Diamond Bar and Chino Hills. A condition of the JPA is that the City would undertake the project to refurbish the dam. Upon completion of the project, the JPA will take over maintenance responsibilities of the dam as per the agreement.

**6.8 CONSIDERATION OF A LICENSE AGREEMENT WITH RENNA FAMILY PARTNERSHIP LLC, FOR ACCESS TO THE PARKING LOT LOCATED AT WORKMAN AND TEMPLE FAMILY HOMESTEAD MUSEUM, TO UTILIZE AS A TEMPORARY OVERFLOW PARKING AREA**

*RECOMMENDED ACTION:* *Approve the License Agreement.*

City Manager Josh Nelson provided a staff report and requested a couple of tweaks to the agreement. The contractor does not have an exact date of which to start but believes it will be mid-April. We would like to make the date effective today and make a payment for the first 60 days up front and to extend another 60 days at the end if needed and will pay by the day.

**6.9 CONSIDERATION OF AN EXCLUSIVE OPTION AGREEMENT BY AND BETWEEN THE CITY OF INDUSTRY AND BEACH STREET DEVELOPMENT, LLC**

*RECOMMENDED ACTION:* *Approve the Exclusive Option Agreement.*

City Manager Josh Nelson provided a staff report regarding an Exclusive Option Agreement with Beach Street Development, LLC., and was available to answer any questions.

**6.10 CONSIDERATION OF AN EXCLUSIVE OPTION AGREEMENT BY AND BETWEEN THE CITY OF INDUSTRY AND GRAND CENTRAL RECYCLING & TRANSFER, INC.**

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*RECOMMENDED ACTION:*  
*Agreement.*

*Approve the Exclusive Option*

City Manager Josh Nelson provided a staff report regarding an Exclusive Option Agreement with Grand Central Recycling & Transfer, Inc., and was available to answer any questions.

Mayor Moss thanked Staff for their hard work on this item and Item No. 6.9.

**6.11 CONSIDERATION OF THE 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT.**

*RECOMMENDED ACTION:*

*Receive and file the Housing Element Annual Progress Report for 2023, and direct Staff to transmit copies to the California Department of Housing and Community Development and Governor's Office of Planning and Research by email not later than April 1, 2024, as required by State law.*

Development Services Manager, Kathy Tai provided a staff report and emphasized that there are no new housing plans at this time and was available to answer any questions.

There were no public comments.

MOTION BY COUNCIL MEMBER GREUBEL, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE CONSENT CALENDAR WITH THE TWO RECOMMENDED AMENDMENTS TO ITEM NO. 6.8. 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**

**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 – 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 LLC, 1552 Azusa Two LLC, 1552 Azusa Three 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 11:18 p.m.

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

With regard to Closed Session Item No. 9.1, direction was given to the City Attorney's office, no final action taken.

With regard to Closed Session Item Nos. 9.2, and 9.3, direction was given to the Agency Negotiators, no final action taken.

Nothing further to report at this time.

**CITY MANAGER REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

**CITY COUNCIL COMMUNICATIONS**

Mayor Moss wished everyone a Happy Easter, stay safe and dry.


**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 11:20 a.m.

  
\_\_\_\_\_  
CORY C. MOSS  
MAYOR

  
\_\_\_\_\_  
JULIE GUTIERREZ-ROBLES  
CITY CLERK