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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 11, 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 9:01 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  
Newell W. Ruggles, Council Member

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.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

Mayor Moss asked for a staff report for Item Nos. 6.2 and 6.3.  
Council Member Ruggles asked for a staff report on Item Nos. 6.4, and 6.5.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JULY 11, 2024**

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

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**6.2 CONSIDERATION OF RESOLUTION NO. CC 2024-32 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO LOS ANGELES SHERIFF'S ATHLETIC ASSOCIATION IN THE AMOUNT OF ONE THOUSAND TWO HUNDRED DOLLARS (\$1,200.00) FOR THE COMMUNITY PARTNERSHIPS BUREAU'S FIRST ANNUAL GOLF TOURNAMENT, IN MEMORY OF JACK THOMAS WOLAK**

*RECOMMENDED ACTION:*  
2024-32.

*Adopt Resolution No. CC*

Assistant City Manager, Sam Pedroza, provided a staff report on Resolution No. CC 2024-32, providing a donation to the Los Angeles Sheriff's Athletic Association for the first annual golf tournament in memory of Jack Thomas Wolak, son of Chief Wolak.

**6.3 CONSIDERATION OF RESOLUTION NO. CC 2024-33 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AUTHORIZING CITY STAFF TO EXECUTE CITY AGREEMENTS AND ANY AMENDMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, ON BEHALF OF THE CITY OF INDUSTRY**

*RECOMMENDED ACTION:*  
2024-33.

*Adopt Resolution No. CC*

Engineering Manager, Mat Hudson, provided a staff report on Resolution No. CC 2024-33, stating that Caltrans requires the City Council to approve a resolution that authorizes City staff to execute agreements on behalf of the City. This resolution is intended to provide Caltrans with those who are authorized to sign the agreements.

**6.4 CONSIDERATION OF RESOLUTION NO. CC 2024-34 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT TONNER CANYON, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE, AND ADOPTING A NOTICE OF COMPLETION FOR THE PROJECT**

*RECOMMENDED ACTION:*  
2024-34.

*Adopt Resolution No. CC*

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Engineering Manager, Mat Hudson, provided a staff report, along with slides, regarding confirming the continued existence of an emergency condition at Tonner Canyon, and declaring that the public interest and necessity require certain work to be performed without competitive bidding. Mat Hudson was available to answer any questions.

**6.5 CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH WKE, INC., FOR STRUCTURAL ENGINEERING SERVICES ON THE GRAND AVENUE BRIDGE OVER SAN JOSE CREEK PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2027, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, INCREASING COMPENSATION BY \$50,000.00, AND UPDATING THE ADDRESS FOR WKE**

*RECOMMENDED ACTION:*

*Approve the Amendment.*

Director of Engineering James Cramsie, from CNC Engineering, provided the background of the project and a staff report regarding the amendment revising the scope of services. James Cramsie was available to answer any questions.

Mayor Moss asked if anyone from the public had comments regarding the Consent Calendar, there were none.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

|         |                  |   |
|---------|------------------|---|
| AYES:   | COUNCIL MEMBERS: | MARUCCCI, RADECKI, RUGGLES,<br>MPT/GREUBEL,<br>M/MOSS |
| NOES:   | COUNCIL MEMBERS: | NONE  |
| ABSENT  | COUNCIL MEMBERS: | NONE  |
| ABSTAIN | COUNCIL MEMBERS: | NONE  |

**ACTION ITEMS**

There were none.

**PUBLIC HEARINGS – NONE**

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**CLOSED SESSION**

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

There were no public comments.

9.1 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

9.2 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

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

Negotiating Parties: Puente Hills Ford LLC

Under Negotiation: Price and terms of payment

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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<br>James M. Casso, City Attorney                          |
| Negotiating Parties: | 1600 Azusa SB One LLC, 1552 Azusa<br>LLC, 1552 Azusa Two LLC, 1552 Azusa<br>Three LLC |
| Under Negotiation:   | Price and terms of payment  |

Mayor Moss, recessed the meeting into Closed Session at 9:19 a.m.

Mayor Moss reconvened the meeting at 12:14 p.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present.

With regard to Closed Session Item Nos. 9.1 and 9.2, direction was given to Agency and City Negotiators.

With regard to Closed Session Item No. 9.3, direction was given to the Agency Negotiators.

No final action taken on any of these items.

**CITY MANAGER REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

**CITY COUNCIL COMMUNICATIONS**

There were none.

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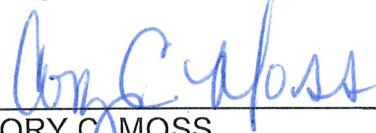
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**PUBLIC COMMENTS**

Happy Birthday to Bing Hyun!

**ADJOURNMENT**

There being no further business, the City Council adjourned at 12:16 p.m.

  
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CORY C. MOSS  
MAYOR

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