

CITY OF INDUSTRY

CITY COUNCIL REGULAR MEETING AGENDA

MARCH 14, 2019
9:00 AM



Mayor Mark Radecki
Mayor Pro Tem Cory Moss
Council Member Abraham Cruz
Council Member Catherine Marcucci
Council Member Newell Ruggles

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California 91744

Addressing the City Council:

- ▶ **Agenda Items:** Members of the public may address the City Council on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the City Council.
- ▶ **Public Comments (Non-Agenda Items):** Anyone wishing to address the City Council on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the City Council from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the City Council.

Americans with Disabilities Act:

- ▶ In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

Agendas and other writings:

- ▶ In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

5.1 Consideration of the Register of Demands for March 14, 2019

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

5.2 Consideration of the minutes of October 12, 2017 regular meeting, May 24, 2018 regular meeting, July 26, 2018 regular meeting, August 10, 2018 special meeting, September 27, 2018 regular meeting, and February 28, 2019 regular meeting.

RECOMMENDED ACTION: Approve as submitted.

6. **ACTION ITEMS**

6.1 Consideration of a Covenant and Agreement to Hold Property as One Parcel, affecting parcels located at 15495 Valley Boulevard (JN-9302)

RECOMMENDED ACTION: Approve the Covenant and Agreement to Hold Property as One Parcel.

6.2 Consideration of a Property Purchase Agreement with New Venture Properties in the amount of \$13,700 for right of way acquisition (MP 12-16/CITY-1442)

RECOMMENDED ACTION: Approve the Agreement.

6.3 Consideration of Amendment No. 3 to the License Agreement with Downtown Apex Motors, LLC, for Access to Assessor's Parcel No. 8264-012-925 located at the southeast corner of South Hatcher Avenue and Gale Avenue, as a Temporary Overflow Parking Area for Vehicle Inventory

RECOMMENDED ACTION: Approve the Amendment.

- 6.4 Consideration of Amendment No. 2 to the Professional Services Agreement with CASC Engineering and Consulting, Inc., for National Pollutant Discharge Elimination System Consulting Services, increasing the compensation by \$240,000.00 and extending the term to June 30, 2023. (JN-7446)

RECOMMENDED ACTION: Approve the Amendment.

7. **CLOSED SESSION**

- 7.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8:

Property: 17351 Gale Avenue, City of Industry, CA, also known as Assessor Parcel Numbers 8264-001-943, 8264-001-947, 8264-001-948, 8264-001-949.
17405-17435 Gale Avenue, City of Industry, CA also known as Assessor Parcel Numbers 8264-001-112, 8264-001-128.
17245-17475 Gale Avenue, City of Industry, CA, also known as Assessor Parcel Numbers 8264-001-136, 8264-001-137.

Agency Negotiators: Troy Helling, City Manager
James M. Casso, City Attorney
Negotiating Parties: Robert Yu, R.Y. Properties, Inc.
Under Negotiation: Price and terms of payment

8. **CITY COUNCIL COMMITTEE REPORTS**

9. **AB 1234 REPORTS**

10. **CITY COUNCIL COMMUNICATIONS**

11. Adjournment. The next regular City Council Meeting will be Thursday, March 28, 2019 at 9:00 a.m.

CITY COUNCIL

ITEM NO. 5.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF MARCH 14, 2019**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	3,003,725.89
103	PROP A FUND	4,014.50
120	CAPITAL IMPROVEMENT FUND	226,870.25
TOTAL ALL FUNDS		3,234,610.64

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNTS	-
PROP/A	PROP A - CKING ACCOUNT	4,014.50
REF	REFUSE - CKING ACCOUNT	1,245,323.69
WFBK	WELLS FARGO - CKING ACCOUNT	1,985,272.45
TOTAL ALL BANKS		3,234,610.64

APPROVED PER CITY MANAGER

CITY OF INDUSTRY

PROP A

March 14, 2019

Check	Date	Payee Name	Check Amount
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PROPA.CHK - Prop A Checking

Check	Date	Payee Name	Check Amount
90052	03/05/2019	SO CALIFORNIA EDISON COMPANY	\$386.72
	Invoice		Amount
	2019-00001194	2/20/18-2/21/19 SVC-600 S BREA CYN B	\$386.72
90053	03/14/2019	INDUSTRY SECURITY SERVICES	\$3,627.78
	Invoice		Amount
	14-23698	03/01/2019 SECURITY SVC-METROLINK	\$1,729.73
	14-23668	02/22/2019 SECURITY SVC-METROLINK	\$1,898.05

Checks	Status	Count	Transaction Amount
	Total	2	\$4,014.50

**CITY OF INDUSTRY
WELLS FARGO REFUSE
March 14, 2019**

Check	Date		Payee Name	Check Amount
REFUSE - Refuse Account				
WT259	03/05/2019		CITY OF INDUSTRY DISPOSAL CO.	\$1,245,323.69
	Invoice	Date	Description	Amount
	3528278	03/05/2019	REFUSE SVC 2/1-2/28/19	\$1,245,323.69
80077	2/8/2018		SHWE TUN COMPANY	(\$87.96)
	Invoice	Date	Description	Amount
	01/09/18	01/09/2018	VOIDED-INCORRECT ADDRESS	(\$87.96)
80121	02/28/2019		SHWE TUN COMPANY	\$87.96
	Invoice	Date	Description	Amount
	01/09/18	01/09/2018	REFUND-CID ACCOUNT #079753	\$87.96

Checks	Status	Count	Transaction Amount
	Total	3	\$1,245,323.69

CITY OF INDUSTRY
WELLS FARGO WIRE TRANSFER
March 14, 2019

Check	Date	Payee Name	Check Amount
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CITY.WF.CHK - City General Wells Fargo

WT10006	03/14/2019		SCHLICHTING, DIANE	\$10,365.35
	Invoice	Date	Description	Amount
	3/1-3/31/19	03/06/2019	PER SETTLEMENT AGRMT DATED 8/22/18	\$10,365.35

Check	Status	Count	Transaction Amount
	Total	1	\$10,365.35

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70711	02/27/2019		INDUSTRY PUBLIC UTILITY	\$58.44
	Invoice	Date	Description	Amount
	2019-00001131	02/15/2019	01/10-02/10/19 SVC - 370 GRAND AVE SOUTH	\$58.44
70712	02/27/2019		SAN GABRIEL VALLEY WATER CO.	\$1,783.01
	Invoice	Date	Description	Amount
	2019-00001132	02/12/2019	01/12-02/11/19 SVC - 132 IRRIG PUENTE	\$748.86
	2019-00001133	02/12/2019	01/12-02/11/19 SVC - 123 IRRIG WORKMAN MILL	\$231.40
	2019-00001134	02/12/2019	01/12-02/11/19 SVC - 13756 VALLEY	\$178.53
	2019-00001135	02/14/2019	01/15-02/13/19 SVC - 14329 VALLEY	\$624.22
70713	02/27/2019		SO CALIFORNIA EDISON COMPANY	\$11,908.13
	Invoice	Date	Description	Amount
	2019-00001136	02/09/2019	12/12-02/06/19 SVC - VALLEY BLVD U-VARIOUS SITES	\$999.50
	2019-00001137	02/12/2019	01/10-02/11/19 SVC - 490 7TH U	\$59.38
	2019-00001139	02/15/2019	01/15-02/14/19 SVC - PECK RD S/O PELLISSIER	\$50.88
	2019-00001140	02/15/2019	01/15-02/14/19 SVC - 1341 FULLERTON RD	\$87.34
	2019-00001141	02/15/2019	01/15-02/14/19 SVC - 17635 GALE	\$904.72
	2019-00001142	02/16/2019	01/15-02/14/19 SVC - VARIOUS SITES	\$95.72
	2019-00001144	02/16/2019	01/16-02/15/19 SVC - 900 NOGALES U	\$45.89
	2019-00001145	02/16/2019	01/15-02/14/19 SVC - VARIOUS SITES	\$4,972.92
	2019-00001146	02/16/2019	01/10-02/14/19 SVC - VARIOUS SITES	\$1,452.71
	2019-00001147	02/16/2019	01/15-02/14/19 SVC - VARIOUS SITES	\$3,239.07
70714	02/27/2019		SO CALIFORNIA EDISON COMPANY	\$567.41
	Invoice	Date	Description	Amount
	2019-00001138	02/15/2019	12/14-01/15/19 SVC - 19001 TONNER CANYON RD	\$343.10

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2019-00001143	02/16/2019	01/15-02/14/19 SVC - 19001 TONNER CANYON RD	\$224.31
70715	02/27/2019		VERIZON BUSINESS	\$183.30
	Invoice	Date	Description	Amount
	07357387	02/10/2019	01/01-01/31/19 SVC - VARIOUS SITES	\$136.46
	07357386	02/10/2019	01/01-01/31/19 SVC - VARIOUS SITES	\$46.84
70716	02/27/2019		WALNUT VALLEY WATER DISTRICT	\$675.84
	Invoice	Date	Description	Amount
	3244030	02/05/2019	12/31-01/31/19 SVC - BAKER PKWY METER #1	\$111.28
	3244038	02/05/2019	01/01-01/31/19 SVC - GRAND AVE CROSSING	\$79.84
	3244037	02/05/2019	01/01-01/31/19 SVC - GRAND AVE CROSSING	\$79.84
	3244040	02/05/2019	01/01-01/31/19 SVC - 22002 VALLEY BLVD	\$25.88
	3244101	02/05/2019	01/01-01/31/19 SVC - 21627 GRAND CROSSING PKWY	\$79.84
	3244102	02/05/2019	01/01-01/31/19 SVC - 21627 GRAND CROSSING PKWY	\$177.72
	3244031	02/05/2019	01/01-01/31/19 SVC - BAKER PKWY METER #2	\$95.56
	3251718	02/07/2019	01/03-01/30/19 SVC - PUMP STN N/W CHERYL	\$25.88
70717	02/28/2019		CASSO & SPARKS, LLP	\$279,676.90
	Invoice	Date	Description	Amount
	20317	02/26/2019	COI-LEGAL SVC FOR NOV/DEC 2018	\$144,263.25
	20319	02/27/2019	COI-LEGAL SVC FOR SEP/OCT 2018	\$128,350.00
	20318	02/26/2019	SA-LEGAL SVC FOR NOV/DEC 2018	\$7,063.65
70718	02/28/2019		HUMANA INSURANCE COMPANY	\$5,339.30
	Invoice	Date	Description	Amount
	389690378	02/13/2019	DENTAL PREMIUM FOR MARCH 2019	\$5,339.30

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70719	02/28/2019		MUTUAL OF OMAHA	\$5,275.17
	Invoice	Date	Description	Amount
	879060636	03/01/2019	LIFE INSURANCE PREMIUM FOR MARCH 2019	\$5,275.17
70720	02/28/2019		UNUM LIFE INSURANCE COMPANY	\$4,807.60
	Invoice	Date	Description	Amount
	3/1-3/31/19	02/18/2019	LOGN TERM CARE PREMIUM FOR MARCH 2019	\$4,807.60
70721	02/28/2019		EL ENCANTO HEALTHCARE	\$297,249.22
	Invoice	Date	Description	Amount
	2/28/19	02/28/2019	FINANCIAL ASSISTANCE-EL ENCANTO	\$297,249.22
70722	03/05/2019		FIDELITY SECURITY LIFE	\$1,131.23
	Invoice	Date	Description	Amount
	163817423	03/01/2019	VISION PREMIUM FOR MARCH 2019	\$1,131.23
70723	03/05/2019		L A COUNTY REGISTRAR-	\$2,354.75
	Invoice	Date	Description	Amount
	DP 17-14-A	03/01/2019	FEE-NOTICE OF DETERMINATION FOR DP 17-14	\$2,354.75
70724	03/05/2019		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	DP 17-14	03/01/2019	FEE-NOTICE OF DETERMINATION FOR DP 17-14	\$75.00
70725	03/05/2019		AT & T	\$471.63
	Invoice	Date	Description	Amount
	2019-00001158	02/17/2019	02/17-03/16/19 SVC - TONNER CYN-GUARD SHACK	\$233.40

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

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CITY.WF.CHK - City General Wells Fargo				
	2019-00001159	02/17/2019	02/17-03/16/19 SVC - TONNER CYN-RADIO	\$238.23
70726	03/05/2019		CITY OF CHINO HILL UTILITY	\$189.76
	Invoice	Date	Description	Amount
	2019-00001160	02/14/2019	01/16-02/13/19 SVC - 1550 RANCHO HILLS DR	\$189.76
70727	03/05/2019		FRONTIER	\$311.22
	Invoice	Date	Description	Amount
	2019-00001161	02/19/2019	02/19-03/18/19 SVC - FOLLOW'S CAMP GUARD	\$67.26
	2019-00001162	02/16/2019	02/16-03/15/19 SVC - BREA CYN PUMP STN	\$70.59
	2019-00001163	02/16/2019	02/16-03/15/19 SVC - PH AUTO PLAZA	\$173.37
70728	03/05/2019		INDUSTRY PUBLIC UTILITIES	\$177.51
	Invoice	Date	Description	Amount
	2019-00001181	02/15/2019	12/17-02/15/19 SVC - HANDORF LOOP RD-IRRIGATION	\$113.70
	2019-00001182	02/15/2019	12/17-02/15/19 SVC - HANDORF LOOP RD-IRRIGATION-	\$63.81
70729	03/05/2019		LA PUENTE VALLEY COUNTY	\$874.80
	Invoice	Date	Description	Amount
	2019-00001183	02/15/2019	12/17-02/15/19 SVC - 15625 STAFFORD ST	\$72.13
	2019-00001184	02/15/2019	12/17-02/15/19 SVC - 15625 STAFFORD ST	\$153.25
	2019-00001185	02/15/2019	12/17-02/15/19 SVC - 15414 DON JULIAN RD	\$174.49
	2019-00001186	02/15/2019	12/17-02/15/19 SVC - 15414 DON JULIAN RD (IRRI)	\$252.35
	15660STAFF-FEB19	02/15/2019	12/17-02/15/19 SVC - 15660 STAFFORD ST	\$222.58
70730	03/05/2019		SAN GABRIEL VALLEY WATER CO.	\$44.79
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2019-00001164	02/15/2019	01/16-02/14/19 SVC - 336 EL ENCANTO	\$44.79
70731	03/05/2019		SO CALIFORNIA EDISON COMPANY	\$50,075.36
	Invoice	Date	Description	Amount
	2019-00001165	02/16/2019	12/27-02/14/19 SVC - VARIOUS SITES	\$2,470.45
	2019-00001166	02/16/2019	01/01/16-02/01/19 SVC - VARIOUS SITES	\$41,164.42
	2019-00001167	02/16/2019	01/01-02/01/19 SVC - VARIOUS SITES	\$4,300.67
	2019-00001168	02/22/2019	01/22-02/21/19 SVC - 1007 LAWSON ST TC1	\$46.54
	2019-00001169	02/22/2019	01/22-02/21/19 SVC - 21380 VALLEY PED	\$24.18
	2019-00001170	02/22/2019	01/22-02/21/19 SVC - 575 BREA CYN RD	\$24.88
	2019-00001171	02/22/2019	01/22-02/21/19 SVC - 580 BREA CYN RD	\$24.73
	2019-00001172	02/23/2019	01/18-02/20/19 SVC - 1015 NOGALES ST	\$834.51
	2019-00001173	02/23/2019	01/01-02/01/19 SVC - GALE AVE / L STREET	\$35.50
	2019-00001187	02/26/2019	01/24-02/25/19 SVC - 17378 GALE AVE B	\$438.89
	2019-00001188	02/26/2019	01/24-02/25/19 SVC - 745 ANAHEIM PUENTE RD CP	\$109.14
	2019-00001189	02/26/2019	01/01-02/01/19 SVC - NOGALES ST / SAN JOSE AVE	\$464.36
	2019-00001190	02/26/2019	01/18-02/20/19 SVC - 14661 & 14911 CLARK AVE U	\$137.09
70732	03/05/2019		SO CALIFORNIA EDISON COMPANY	\$149.50
	Invoice	Date	Description	Amount
	2019-00001174	02/23/2019	01/23-02/22/19 SVC - 5010 ENGLISH RD	\$149.50
70733	03/05/2019		SOCALGAS	\$29.09
	Invoice	Date	Description	Amount
	2019-00001175	02/19/2019	01/16-02/14/19 SVC - 610 S BREA CYN RD	\$14.30
	2019-00001191	02/25/2019	01/22-02/21/19 SVC - 13756 VALLEY BLVD	\$14.79

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70734	03/06/2019		SO CALIFORNIA EDISON COMPANY	\$841.67
	Invoice	Date	Description	Amount
	342675	03/06/2019	METER & SERVICE CHANGE FOR TRAIL LIGHTING AT	\$841.67
70735	03/14/2019		ADVANCED DISCOVERY, INC.	\$1,738.35
	Invoice	Date	Description	Amount
	AD68368	01/31/2019	DOCUMENT MGMT-JAN 2019	\$1,738.35
70736	03/14/2019		ANNEALTA GROUP	\$32,622.70
	Invoice	Date	Description	Amount
	1345	02/06/2019	STORMWATER COMPLIANCE-JAN 2019	\$22,614.00
	1348	02/06/2019	17835 GALE AVE	\$8,122.50
	1349	02/06/2019	18009 GALE AVE	\$404.20
	1346	02/06/2019	120 HACIENDA BLVD	\$282.00
	1353	02/06/2019	ARENTH AVE CIP	\$1,200.00
70737	03/14/2019		AVANT-GARDE, INC	\$380.00
	Invoice	Date	Description	Amount
	5290	02/01/2019	PROJECT MGMT-CITYWIDE BRIDGES	\$380.00
70738	03/14/2019		BESS TESTLAB, INC.	\$20,000.00
	Invoice	Date	Description	Amount
	38292	02/20/2019	POTHOLING SVC-NELSON AVE/SUNSET AVE	\$10,000.00
	38293	02/20/2019	POTHOLING SVC-NELSON AVE/PUENTE AVE	\$10,000.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70739	03/14/2019		BIGGS CARDOSA ASSOCIATES, INC.	\$1,735.32
	Invoice	Date	Description	Amount
	72285	08/05/2017	REPAINTING OF AZUSA AVE BRIDGE	\$1,735.32
70740	03/14/2019		BRYAN PRESS	\$1,022.17
	Invoice	Date	Description	Amount
	0080979	02/12/2019	BUSINESS CARD MASTERS	\$977.84
	0081000	02/14/2019	BUSINESS CARDS-C. BURKHARDT	\$44.33
70741	03/14/2019		CALIFORNIA ASSOCIATION OF	\$390.00
	Invoice	Date	Description	Amount
	02/06/2019	02/06/2019	MEMBERSHIP DUES 3/1/19-2/28/20	\$390.00
70742	03/14/2019		CARLSON, CALLADINE & PETERSON,	\$56,921.50
	Invoice	Date	Description	Amount
	20892	02/25/2019	LEGAL SVC-JAN 2019	\$56,921.50
70743	03/14/2019		CHAD'S PROFESSIONAL CLEANING	\$875.00
	Invoice	Date	Description	Amount
	105	02/16/2019	CARPET CLEANING-15559 RAUSCH RD	\$875.00
70744	03/14/2019		CHEM PRO LABORATORY, INC	\$283.00
	Invoice	Date	Description	Amount
	644107	02/22/2019	WATER TREATMENT-JAN 2019	\$283.00
70745	03/14/2019		CINTAS CORPORATION LOC 693	\$381.56
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	4017193101	02/25/2019	DOOR MATS	\$270.36
	693189697	02/18/2019	DOOR MATS	\$55.60
	693191717	02/25/2019	DOOR MATS	\$55.60
70746	03/14/2019		CITY OF INDUSTRY	\$5,483.29
	Invoice	Date	Description	Amount
	2019-00000046	01/31/2019	IH FUEL PUMP-CITY HALL VEHICLES	\$962.54
	2019-00000044	01/31/2019	IH FUEL PUMP-SECURITY VEHICLES	\$1,816.44
	2019-00000039	12/31/2018	IH FUEL PUMP-CITY HALL VEHICLES	\$899.69
	2019-00000037	12/31/2018	IH FUEL PUMP-SECURITY VEHICLES	\$1,804.62
70747	03/14/2019		CITY OF INDUSTRY-PAYROLL ACCT	\$120,000.00
	Invoice	Date	Description	Amount
	P/R PE 2/22/19	02/28/2019	REIMBURSE FOR PAYROLL PE 2/22/19	\$120,000.00
70748	03/14/2019		CNC ENGINEERING	\$65,699.66
	Invoice	Date	Description	Amount
	458182	02/28/2019	DESIGN BUILD SVC FOR ELECTRIC VEHICLE	\$95.00
	458188	02/28/2019	EL ENCANTO CARPET IMPROVEMENTS	\$1,650.00
	458212	02/28/2019	NPDES STORM WATER	\$2,123.82
	458215	02/28/2019	CHINO RANCH DAM RENOVATION-TRES HERMANOS	\$2,417.50
	458216	02/28/2019	VARIOUS CITY PAID EXPENSES-TRES HERMANOS	\$3,465.00
	458218	02/28/2019	CITY HALL MAINT	\$4,917.50
	458219	02/28/2019	HOMESTEAD MUSEUM IMPROVEMENTS	\$1,405.00
	458220	02/28/2019	SAFETY UPGRADES-RAILROAD CROSSINGS	\$92.50
	458223	02/28/2019	SAN JOSE AVE RECONSTRUCTION	\$4,155.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
458224	02/28/2019	TRAFFIC SIGNAL AT NELSON/SUNSET	\$740.00
458226	02/28/2019	HIGHWAY BRIDGE PROGRAM-AZUSA AVE	\$2,406.25
458227	02/28/2019	FISCAL YEAR BUDGET	\$6,210.00
458228	02/28/2019	ROWLAND ST RECONSTRUCTION	\$1,650.00
458229	02/28/2019	BUSINESS PKY PCC PAVEMENT	\$2,234.59
458230	02/28/2019	FOLLOW'S CAMP PROPERTY	\$2,310.00
458231	02/28/2019	VARIOUS ASSIGNMENTS RELATED TO SA	\$1,762.50
458232	02/28/2019	NELSON AVE/PUENTE AVE WIDENING	\$865.00
458233	02/28/2019	ARENTH AVE ST LIGHT PROJECT	\$1,110.00
458234	02/28/2019	VALLEY BLVD RECONSTRUCTION	\$555.00
458235	02/28/2019	CARTEGRAPH MGMT	\$18,270.00
458236	02/28/2019	EAST END DEV-GRAND AVE BRIDGE WIDENING	\$3,272.50
458237	02/28/2019	FULLERTON RD GRADE SEPARATION	\$82.50
458238	02/28/2019	ALAMEDA CORRIDOR-PUENTE AVE GRADE	\$117.50
458239	02/28/2019	FAIRWAY DR GRADE SEPARATION	\$2,497.50
458241	02/28/2019	CITY ST LIGHT PURCHASE	\$925.00
458221	02/28/2019	STIMSON AVE CROSSING AT LA SUBDIVISION	\$370.00
70749	03/14/2019	CNC ENGINEERING	\$166,052.79
Invoice	Date	Description	Amount
458180	02/28/2019	EMERGENCY STANDBY POWER GENERATOR	\$3,400.00
458181	02/28/2019	ELECTRIC VEHICLE CHARGING STATION	\$277.50
458183	02/28/2019	RESURFACING DESIGN EXPO CENTER	\$19,700.00
458184	02/28/2019	EXPO CENTER MAINT GATE	\$6,340.00
458185	02/28/2019	METROLINK STATION VIDEO SECURITY SYSTEM	\$833.75
458186	02/28/2019	CITYWIDE SIGNAGE UPDATE	\$2,075.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
458187	02/28/2019	SITE PLAN FOR SHERIFF TRAILER	\$155.00
458189	02/28/2019	FOUR GRADE SEPARATION PUMP STATIONS	\$185.00
458190	02/28/2019	INDUSTRY HILLS TRAIL GRADING	\$2,600.00
458191	02/28/2019	INDUSTRY HILLS TRAILS LIGHTING	\$832.50
458192	02/28/2019	INDUSTRY HILLS GRAND ARENA PAINTING	\$815.00
458193	02/28/2019	CATCH BASIN RETROFITS	\$398.75
458194	02/28/2019	KELLA AVE STORM DRAIN	\$1,562.50
458195	02/28/2019	SEWER DESIGN EXPO CENTER	\$3,642.50
458196	02/28/2019	FULLERTON RD PCC	\$1,762.50
458197	02/28/2019	ANNUAL SLURRY SEAL	\$990.00
458198	02/28/2019	RESURFACING OF DON JULIAN	\$3,145.00
458199	02/28/2019	PRELIMINARY DESIGN OF BICYCLE PATH	\$185.00
458200	02/28/2019	ADA BUS STOP IMPROVEMENTS	\$185.00
458201	02/28/2019	STARHILL LANE/3RD AVE WATERLINE	\$9,950.00
458202	02/28/2019	4TH AVE AND TRAILSIDE WATERLINE	\$1,000.00
458203	02/28/2019	DON JULIAN AND BASETDALE WATERLINE	\$80.00
458204	02/28/2019	GENERAL ENGINEERING-PLAN APPROVAL	\$2,845.00
458205	02/28/2019	GENERAL ENGINEERING-TRAFFIC	\$16,992.50
458206	02/28/2019	GENERAL ENGINEERING-COUNTER SVC	\$2,440.00
458207	02/28/2019	GENERAL ENGINEERING-PERMITS	\$19,938.75
458208	02/28/2019	WALNUT DR SOUTH WIDENING	\$2,095.00
458209	02/28/2019	ARENTH AVE RECONSTRUCTION	\$1,247.50
458210	02/28/2019	205 HUDSON AVE BLDG	\$1,945.00
458211	02/28/2019	GENERAL ENGINEERING 2/11-2/24/19	\$53,636.54
458213	02/28/2019	TONNER CYN PROPERTY	\$410.00
458214	02/28/2019	EXPO CENTER STANDARDS OF FACILITY MAINT	\$3,480.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	458225	02/28/2019	INDUSTRY HILLS FUEL TANK DISPENSING	\$907.50
70750	03/14/2019		CREATIVE IMAGE PRODUCTS	\$16.43
	Invoice	Date	Description	Amount
	1529	02/14/2019	NAMEPLATE	\$16.43
70751	03/14/2019		DAPEER, ROSENBLIT, AND LITVAK,	\$9,124.90
	Invoice	Date	Description	Amount
	15485	01/31/2019	LEGAL SVC-CODE ENFORCEMENT	\$2,141.30
	15486	01/31/2019	SPECIALIZED LEGAL SVC-JAN 2019	\$4,070.80
	15487	01/31/2019	SPECIALIZED LEGAL SVC-JAN 2019	\$2,912.80
70752	03/14/2019		DEPT OF ANIMAL CARE & CONTROL	\$4,769.25
	Invoice	Date	Description	Amount
	02/15/19	02/15/2019	SHELTER COST-JAN 2019	\$4,769.25
70753	03/14/2019		DFM ASSOCIATES	\$57.11
	Invoice	Date	Description	Amount
	43951	02/15/2019	2019 CALIF ELECTION CODE BOOK	\$57.11
70754	03/14/2019		ELECTRA-MEDIA, INC	\$1,763.00
	Invoice	Date	Description	Amount
	8431	02/15/2019	PUENTE HILLS AUTO DISPLAY-MAR 2019	\$1,763.00
70755	03/14/2019		FUEL PROS, INC.	\$626.25
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	41036	02/18/2019	IH FUEL STATION MAINT	\$476.25
	41166	02/27/2019	IH FUEL STATION MAINT	\$150.00
70756	03/14/2019		GOLDEN GATE CONSTRUCTION	\$54,443.34
	Invoice	Date	Description	Amount
	#9CITY-1441	03/01/2019	PHASE 1 HUDSON (YAL) BLDG IMPROVEMENTS	\$57,308.79
70757	03/14/2019		GONSALVES & SON, JOE A.	\$10,045.00
	Invoice	Date	Description	Amount
	157231	02/20/2019	LEGISLATIVE SVC-FEB 2019	\$10,045.00
70758	03/14/2019		GOVERNMENT FINANCE OFFICERS	\$160.00
	Invoice	Date	Description	Amount
	0123002-B	02/21/2019	MEMBERSHIP-YAMINI PATHAK	\$160.00
70759	03/14/2019		GREATER LOS ANGELES AREA	\$3,069.84
	Invoice	Date	Description	Amount
	01-2019	01/31/2019	TONNER CYN WATER CHARGES-JAN 2019	\$3,069.84
70760	03/14/2019		HAYWARD ENVIRONMENTAL	\$2,400.00
	Invoice	Date	Description	Amount
	10977	02/10/2019	DOT TRAINING FOR PERSONNEL-HATCHER AVE	\$2,400.00
70761	03/14/2019		HEWETI, INC.	\$2,900.00
	Invoice	Date	Description	Amount
	PPVDTGD001	02/22/2019	VOLUNTEER APPRECIATION DINNER-HOMESTEAD	\$2,900.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date			Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo					
70762	03/14/2019			HISTORICAL RESOURCES, INC.	\$95,334.44
	Invoice	Date	Description	Amount	
		02/28/19	02/28/2019	AGRMT REIMBURSEMENT-FEB/MAR 2019	\$92,389.26
		02/28/19-A	02/28/2019	REIMBURSE FOR OFFICE SUPPLIES	\$41.37
		02/28/19-B	02/28/2019	REIMBURSE FOR F&M CREDIT CARD	\$2,903.81
70763	03/14/2019			INDUSTRY BUSINESS COUNCIL	\$64,001.82
	Invoice	Date	Description	Amount	
		DECEMBER 2018	02/22/2019	EXPENSE REIMBURSEMENT-DEC 2018	\$64,001.82
70764	03/14/2019			INDUSTRY SECURITY SERVICES	\$9,000.96
	Invoice	Date	Description	Amount	
		14-23694	03/01/2019	SECURITY SVC-VARIOUS SITES	\$4,374.24
		14-23664	02/22/2019	SECURITY SVC-VARIOUS SITES	\$4,626.72
70765	03/14/2019			INDUSTRY SECURITY SERVICES	\$24,265.82
	Invoice	Date	Description	Amount	
		14-23689	03/01/2019	SECURITY SVC 2/22-2/28/19	\$11,674.01
		14-23659	02/22/2019	SECURITY SVC 2/15-2/21/19	\$12,591.81
70766	03/14/2019			KLINE'S PLUMBING, INC.	\$3,477.48
	Invoice	Date	Description	Amount	
		11014	03/01/2019	REPLACE PUMP FOR POND-HOMESTEAD	\$2,602.48
		10983	01/24/2019	EMERGENCY WATER HEATER REPLACEMENT-132	\$875.00
70767	03/14/2019			LA PUENTE VALLEY COUNTY	\$8,137.51

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
Invoice	Date	Description	Amount
BS;02/19	02/20/2019	WATER MONITORING-BOY SCOUTS RESERVOIR	\$286.63
2019-00001215	02/15/2019	12/17-02/15/19 SVC - PARRIOTT & DON JULIAN RD (I)	\$156.17
2019-00001216	02/15/2019	12/17-02/15/19 SVC - DON JULIAN RD	\$1,079.02
2019-00001217	02/15/2019	12/17-02/15/19 SVC - 15415 DON JULIAN RD (IRRI)	\$522.75
2019-00001218	02/15/2019	12/17-02/15/19 SVC - VALLEY BLVD (IRRI)	\$64.44
2019-00001219	02/15/2019	12/17-02/15/19 SVC - 15414 DON JULIAN RD	\$168.65
2019-00001220	02/15/2019	12/17-02/15/19 SVC - 201 STAFFORD ST (IRRI)	\$673.08
2019-00001221	02/15/2019	12/17-02/15/19 SVC - 15415 DON JULIAN RD (IRRI)	\$809.00
2019-00001222	02/15/2019	12/17-02/15/19 SVC - 15414 DON JULIAN RD (IRRI)	\$398.91
2019-00001223	02/15/2019	12/17-02/15/19 SVC - PROCTOR & EL ENCANTO (I)	\$220.29
2019-00001224	02/15/2019	12/17-02/15/19 SVC - HACIENDA BLVD (IRRI)	\$121.69
2019-00001225	02/15/2019	12/17-02/15/19 SVC - ALONG RAILROAD TRACK (I)	\$268.38
2019-00001226	02/15/2019	12/17-02/15/19 SVC - STAFFORD & OLD VALLEY (I)	\$591.27
2019-00001227	02/15/2019	12/17-02/15/19 SVC - RAUSCH RD (IRRI)	\$98.79
2019-00001228	02/15/2019	12/17-02/15/19 SVC - RAUSCH RD (IRRI)	\$101.08
2019-00001229	02/15/2019	12/17-02/15/19 SVC - SOTRO ST (IRRI)	\$254.64
2019-00001230	02/15/2019	12/17-02/15/19 SVC - 15651 STAFFORD ST	\$476.77
2019-00001231	02/15/2019	12/17-02/15/19 SVC - 220 HACIENDA BLVD (IRRI)	\$220.29
2019-00001232	02/15/2019	12/17-02/15/19 SVC - NELSON AVE (IRRI)	\$584.40
2019-00001233	02/15/2019	12/17-02/15/19 SVC - STAFFORD ST (IRRI)	\$156.17
2019-00001234	02/15/2019	12/17-02/15/19 SVC - HUDSON AVE (IRRI)	\$288.99
2019-00001235	02/15/2019	12/17-02/15/19 SVC - HACIENDA & STAFFORD (IRRI)	\$156.17
2019-00001236	02/15/2019	12/17-02/15/19 SVC - 211 HACIENDA BLVD (IRRI)	\$57.57
2019-00001237	02/15/2019	12/17-02/15/19 SVC - HACIENDA & STAFFORD ST (I)	\$156.17
2019-00001238	02/15/2019	12/17-02/15/19 SVC - 285 HACIENDA BLVD (IRRI)	\$57.57

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2019-00001239	02/15/2019	12/17-02/15/19 SVC - 1 AZUSA WAY (IRRI)	\$168.62
70768	03/14/2019		LEGEND PUMP AND WELL SERVICE,	\$784.00
	Invoice	Date	Description	Amount
	55380	02/12/2019	PREVENTIVE MAINT-BAKER SLOPES	\$784.00
70769	03/14/2019		LOCKE LORD LLP	\$117,866.45
	Invoice	Date	Description	Amount
	1475901	02/12/2019	LEGAL SVC-DEC 2018/JAN 2019	\$95,549.80
	1475905	02/12/2019	LEGAL SVC-JAN 2019	\$22,316.65
70770	03/14/2019		MARISOL LOPEZ	\$85.00
	Invoice	Date	Description	Amount
	2/20/2019	02/20/2019	REFUND DUE TO DOUBLE PAYMENT-ID143190	\$85.00
70771	03/14/2019		MERCURY PLASTICS, INC.	\$2,608.75
	Invoice	Date	Description	Amount
	2/28/2019	02/28/2019	REFUND DUE TO PROJECT WITHDRAWAL-DP 17-11	\$2,608.75
70772	03/14/2019		MOUNTAIN VIEW SCHOOL DISTRICT	\$100.00
	Invoice	Date	Description	Amount
	1819JTTTLE1	02/19/2019	BUS FUNDING STIPEND-HOMESTEAD	\$100.00
70773	03/14/2019		MR PLANT & INTERIOR BOTANICAL	\$720.00
	Invoice	Date	Description	Amount
	MAR 10724	03/01/2019	PLANT MAINT-MAR 2019	\$720.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70774	03/14/2019		NATALIE MEYER	\$300.00
	Invoice	Date	Description	Amount
	PPNMFV2019	02/28/2019	WORKSHOP ON 3/23/19-HOMESTEAD	\$300.00
70775	03/14/2019		NINYO & MOORE GEOTECHNICAL	\$2,514.93
	Invoice	Date	Description	Amount
	225623	02/21/2019	ABATEMENT MONITORING-205 HUDSON AVE	\$2,514.93
70776	03/14/2019		OLMOS PROFESSIONAL SERVICES	\$8,782.00
	Invoice	Date	Description	Amount
	313-A	02/28/2019	JANITORIAL SVC-IBC BLDG	\$1,467.00
	314-A	02/28/2019	JANITORIAL SVC-15660 STAFFORD (YAL)	\$1,815.00
	312-A	02/28/2019	JANITORIAL SVC-CITY HALL	\$5,500.00
70777	03/14/2019		PARS	\$600.00
	Invoice	Date	Description	Amount
	42245	02/11/2019	PARS ARE FEES-DEC 2018	\$300.00
	42302	02/12/2019	REP FEES-DEC 2018	\$300.00
70778	03/14/2019		PLACEWORKS	\$993.23
	Invoice	Date	Description	Amount
	67912	01/31/2019	333 HACIENDA BLVD WAREHOUSE	\$128.78
	67913	01/31/2019	13530 NELSON AVE	\$864.45
70779	03/14/2019		PRICE, POSTEL & PARMA, LLP	\$268.00
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	159718	02/13/2019	LEGAL SVC-REAL ESTATE MATTERS	\$268.00
70780	03/14/2019		REGIONAL CHAMBER OF	\$195.00
	Invoice	Date	Description	Amount
	5247	02/20/2019	SALUTE TO HEROES-REGISTRATION	\$195.00
70781	03/14/2019		RESERVE ACCOUNT	\$400.00
	Invoice	Date	Description	Amount
	03/05/19	03/05/2019	POSTAGE FOR ACCOUNT #15775679	\$400.00
70782	03/14/2019		RICOH USA, INC.	\$116.20
	Invoice	Date	Description	Amount
	5055928097	02/15/2019	METER READING-HR COPIER	\$77.70
	5055914273	02/12/2019	METER READING-TREASURY COPIER	\$38.50
70783	03/14/2019		ROWLAND WATER DISTRICT	\$1,241.08
	Invoice	Date	Description	Amount
	2019-00001247	02/27/2019	01/14-02/13/19 SVC 1123 HATCHER ST STE C	\$87.80
	2019-00001248	02/27/2019	01/14-02/13/19 SVC - 1135 HATCHER AVE	\$46.85
	2019-00001249	02/27/2019	01/14-02/13/19 SVC - 1123 HATCHER ST STE D	\$56.30
	2019-00001250	02/27/2019	01/14-02/13/19 SVC - AZUSA AVE - RC	\$55.19
	2019-00001251	02/27/2019	01/14-02/13/19 SVC - 755 NOGALES AT - RC	\$221.34
	2019-00001252	02/27/2019	01/14-02/13/19 SVC - 17217 & 17229 CHESTNUT - IRR	\$41.38
	2019-00001253	02/27/2019	01/16-02/14/19 SVC - 909 U NOGALES ST - IRR	\$220.10
	2019-00001254	02/27/2019	01/22-02/14/19 SVC - 1015 NOGALES ST - PUMP	\$305.70
	2019-00001255	02/27/2019	01/16-02/14/19 SVC - 1023 NOGALES ST - IRR	\$40.55
	2019-00001256	02/27/2019	01/16-02/14/19 SVC - 1100 S AZUSA AVE	\$165.87

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70784	03/14/2019		SAGE ENVIRONMENTAL GROUP	\$32,280.00
	Invoice	Date	Description	Amount
	763	02/14/2019	BIOLOGICAL MONITORING-VARIOUS SITES	\$32,280.00
70785	03/14/2019		SATSUMA LANDSCAPE & MAINT.	\$110,309.85
	Invoice	Date	Description	Amount
	0219CH	02/26/2019	LANDSCAPE SVC-CIVIC FINANCIAL CENTER	\$25,912.46
	029XROADS	02/26/2019	LANDSCAPE SVC-CROSSROADS PKY NORTH &	\$27,625.92
	0219TA	02/26/2019	LANDSCAPE SVC-TEMPLE & AZUSA	\$32,889.54
	0219CH-1	02/26/2019	LANDSCAPE SVC-VARIOUS AGENCY SITES	\$23,881.93
70786	03/14/2019		SCS FIELD SERVICES	\$12,661.29
	Invoice	Date	Description	Amount
	0343573	01/31/2019	IH MAINT-LANDFILL GAS SYSTEM 1/1-1/11/19	\$4,400.00
	0343574	01/31/2019	IH MAINT-LANDFILL GAS SYSTEM 1/12-1/31/19	\$8,261.29
70787	03/14/2019		SPARKLETTS	\$169.95
	Invoice	Date	Description	Amount
	16916898 021519	02/15/2019	WATER DELIVERY	\$119.92
	17165913 021519	02/15/2019	WATER DELIVERY	\$50.03
70788	03/14/2019		SQUARE ROOT GOLF & LANDSCAPE,	\$173,320.67
	Invoice	Date	Description	Amount
	1408H-2	02/27/2019	GRAFFITI REMOVAL	\$730.46
	1405ELHM	02/27/2019	LANDSCAPE SVC-HOMESTEAD	\$25,684.02
	1404ELHM	02/27/2019	LANDSCAPE SVC-EL ENCANTO	\$10,004.80
	1403ELHM	02/27/2019	LANDSCAPE SVC-VARIOUS CITY SITES	\$6,940.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	1406H	02/27/2019	LANDSCAPE SVC-VARIOUS CITY SITES	\$129,389.88
	1407H-1	02/27/2019	STREET SIGN REPAIR/INSTALLATION	\$571.51
70789	03/14/2019		STAPLES BUSINESS ADVANTAGE	\$1,069.92
	Invoice	Date	Description	Amount
	8053227159	02/09/2019	OFFICE SUPPLIES	\$1,367.35
	8053310929	02/16/2019	CREDIT FOR INV 3404836516	(\$297.43)
70790	03/14/2019		STATE COMPENSATION INS. FUND	\$3,544.33
	Invoice	Date	Description	Amount
	MARCH 2019	03/01/2019	WORKMANS COMP PREMIUM FOR MARCH 2019	\$3,544.33
70791	03/14/2019		SUNRISE ROOFING	\$700.00
	Invoice	Date	Description	Amount
	02/28/2019	02/28/2019	REPAIR ROOF-HOMESTEAD	\$700.00
70792	03/14/2019		THE TECHNOLOGY DEPOT	\$2,941.25
	Invoice	Date	Description	Amount
	10087	02/15/2019	NETWORK MAINT-TICKET #11371	\$82.50
	10089	02/15/2019	NETWORK MAINT-TICKET #11401	\$910.00
	10090	02/15/2019	NETWORK MAINT-TICKET #11424	\$291.25
	10091	02/15/2019	NETWORK MAINT-TICKET #11435	\$538.75
	10144	02/21/2019	NETWORK MAINT-TICKET #11407	\$82.50
	10145	02/21/2019	NETWORK MAINT-TICKET #11492	\$41.25
	10146	02/21/2019	NETWORK MAINT-TICKET #11498	\$538.75
	10147	02/21/2019	NETWORK MAINT-TICKET #11522	\$456.25

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
70793	03/14/2019		TRANSPORTATION & ENERGY	\$12,103.63
	Invoice	Date	Description	Amount
	COI-003-02-07-19	02/07/2019	LED STREET LIGHT CONVERSION	\$4,340.00
	COI-002-02-07-19	02/07/2019	TRAFFIC ENG-FULLERTON RD GRADE SEPARATION	\$387.50
	COI-001-02-07-19	02/07/2019	TRAFFIC ENGINEERING SVC	\$4,121.13
	COI-004-02-07-19	02/07/2019	TRUNBULL CYN REVIEW	\$3,255.00
70794	03/14/2019		TRINITY FENCE	\$51,066.58
	Invoice	Date	Description	Amount
	#4CIP-EXPO18008B	03/01/2019	EXPO CENTER MAIN GATE IMPROVEMENTS	\$53,754.30
70795	03/14/2019		USC PRICE EXECUTIVE EDUCATION	\$990.00
	Invoice	Date	Description	Amount
	20195	02/20/2019	USC PRICE EXEC EDUCATION, FRANK V ZERUNYAN,	\$990.00
70796	03/14/2019		WALNUT VALLEY GLASS & MIRROR	\$3,408.87
	Invoice	Date	Description	Amount
	16629	01/21/2019	INSTALL NEW FLOOR CLOSER-HOMESTEAD	\$3,408.87
70797	03/14/2019		WEATHERITE SERVICE	\$333.00
	Invoice	Date	Description	Amount
	L181044	02/06/2019	A/C MAINT-CITY HALL	\$333.00
70798	03/14/2019		WEI-CHUAN USA INC.	\$754.00
	Invoice	Date	Description	Amount
	02/25/2019	02/25/2019	CORRECTED FEE FOR GRADING PERMIT	\$754.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 14, 2019**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			

70799	03/14/2019		
		WILLDAN ENGINEERING	\$250.00
	Invoice	Date	Description
	00617266	02/12/2019	ENGINEERING SVC-NELSON/PUENTE AVE
			Amount
			\$250.00

Checks	Status	Count	Transaction Amount
	Total	89	\$1,974,907.10

CITY COUNCIL

ITEM NO. 5.2

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
OCTOBER 12, 2017
PAGE 1

CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Mark D. Radecki at 9:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark D. Radecki.

ROLL CALL

PRESENT: Mark D. Radecki, Mayor
Cory C. Moss, Mayor Pro Tem
Abraham N. Cruz, Council Member
Catherine Marcucci, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Paul J. Philips, City Manager; James M. Casso, City Attorney; Diane M. Schlichting, Chief Deputy City Clerk; and Alex Gonzalez, Director of Development Services and Administration.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

Council Member Ruggles made a request regarding check number 67285 for item 1 (Register of Demands), that the Cordoba bills be spelled out in the future with a breakdown of what is being billed.

Council Member Ruggles recused himself from check number 67291 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Haddick's Auto Body.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER RUGGLES THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RUGGLES

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RECUSING FROM CHECK NUMBER 67291 ON ITEM 1 (REGISTER OF DEMANDS).
MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

1. CONSIDERATION OF REGISTER OF DEMANDS FOR OCTOBER 12, 2017

APPROVED THE REGISTER OF DEMANDS AND AUTHORIZED THE
APPROPRIATE CITY OFFICIAL TO PAY THE BILLS.

**2. RATIFICATION OF THE MASTER GROUND LEASE WITH SAN GABRIEL
VALLEY WATER AND POWER AND AMENDMENT NOS. 1-4**

THIS ITEM WAS ASKED TO BE PULLED BY COUNCIL MEMBER RUGGLES
FOR FURTHER DISCUSSION.

**3. CONSIDERATION OF THE MINUTES OF THE APRIL 14, 2016 REGULAR
MEETING; APRIL 28, 2016 REGULAR MEETING; MAY 10, 2016 SPECIAL
MEETING; MAY 19, 2016 SPECIAL MEETING; MAY 26, 2016 REGULAR
MEETING; JUNE 9, 2016 REGULAR MEETING; JUNE 23, 2016 REGULAR
MEETING; JUNE 23, 2016 SPECIAL MEETING, JULY 14, 2016 REGULAR
MEETING; JULY 28, 2016 REGULAR MEETING; AND AUGUST 11, 2016
REGULAR MEETING**

THIS ITEM WAS PULLED TO THE NEXT MEETING BY CHIEF DEPUTY CITY
CLERK SCHLICHTING.

**RATIFICATION OF THE MASTER GROUND LEASE WITH SAN GABRIEL VALLEY
WATER AND POWER AND AMENDMENT NOS. 1-4**

Attorney Casso opened by saying the City received a letter from the city of Diamond Bar alleging that the approval for this master lease and the amendments were done through the direction of the City Manager during Closed Session and it should have been done in Open Session. Therefore in front of you today is the need to ratify the master lease and amendments with the Councils prior direction along with the efforts to work with San Gabriel Valley Water and Power. Attorney Casso offered to answer any questions.

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Council Member Ruggles brings up that this lease has been ongoing for over a year and he personally has not received any update on the scope of the work from city staff; no, plans, renderings, layouts, cost analysis. The only mention is needing more money; 20 million dollars of tax payers dollars. Why is the city staff keeping us in the dark? I hear more from the newspapers than I do from the City Council meetings.

City Attorney Casso - My understanding SGVWP are exploring all available options for potential uses compliant with the deed restrictions that were imposed by the Oversight Board on the Tres Hermanos property.

Those plans are still in draft form and not shared with city staff other than in a very preliminary fashion. This is taking quite a bit of time and given the options that are being explored, there is no preliminary data at this time. The plans are still in draft form and not shared with the city staff.

City Manager Philips said the billings are justified and going through the Council.

Attorney Casso said there have been requests from various entities and records have been disclosed. Finance has requested additional information, drilling down invoices, and have been provided any and all information to insure expenditures are compliant. Billings have been approved through Finance and due diligence is being done in paying the bills. The billings are being justified and records of expenditures are compliant.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY MAYOR RADECKI TO RATIFY THE MASTER GROUND LEASE WITH SAN GABRIEL VALLEY WATER AND POWER AND AMENDMENT NOS. 1-4. MOTION CARRIED 4-0, WITH RUGGLES ABSTAINING, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	RUGGLES

DISCUSSION AND CONSIDERATION OF APPOINTMENTS TO THE CITY OF INDUSTRY PLANNING COMMISSION

Mayor Radecki made comment that he felt Commissioner Devers and Commissioner Welch are both doing a fine job and made motion to re-appoint their positions with the Planning Commission.

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MOTION BY MAYOR RADECKI, AND SECOND BY MAYOR PRO TEM MOSS TO RE-APPOINT DEVERS AND WELCH APPOINTMENTS. MOTION CARRIED 4-0, WITH MARCUCCI ABSTAINING, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RUGGLES, MOSS, RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: MARCUCCI

CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF INDUSTRY AND THE CITY OF LA PUENTE FOR THE VALLEY BOULEVARD STREET AND RELATED IMPROVEMENTS

Staff Report was presented by Attorney Casso. The Council will recall that in October of 2015, the City of Industry loaned the city of La Puente 5.925 million dollars for purposes of a solid wall to try and reduce noise impact and other various improvements on Valley Boulevard in La Puente. This Memorandum of Understanding is to issue a RFP to get a geotechnical report for the roadway itself. This will have no effect in increasing the loan at this point. Next month the city of La Puente will begin to pay back the loan.

Alex Gonzalez, Director of Development Services and Administration commented that the city will come back before final design is completed, in case that this exceeds the loan amount, and to make sure the project is feasible and at the lowest cost possible.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY MAYOR RUGGLES TO APPROVE THE MEMORANDUM OF UNDERSTANDING. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF AWARD OF CONTRACT NO. 2017-1004, DESIGN-BUILD SERVICES FOR EMERGENCY STANDBY POWER GENERATOR AT CITY OF INDUSTRY CITY HALL TO MASTEK, INC., IN AN AMOUNT NOT-TO-EXCEED \$361,930.00

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Project Manager Michael Cruz from the Cordoba Corporation provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES TO AWARD THE CONTRACT TO MASTEK, INC., IN THE AMOUNT OF \$361,930.00. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1435, CITYWIDE BASIN RETROFITS – PHASE 1, TO UNITED STORM WATER, INC., IN AN AMOUNT NOT TO-EXCEED \$199,836.80

Alex Gonzalez, Director of Development Services and Administration commented that these are devices within the catch basins that are required by the city, as part of the Requirements by the Regional Water Quality Control Board.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER RUGGLES TO AWARD THE CONTRACT TO UNITED STORM WATER, INC., IN THE AMOUNT OF \$199,836.80. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF AWARD OF CONTRACT NO. CITY-1425, 2016 CLEANOUT OF STORM WATER TREATMENT DEVICES TO UNITED STORM WATER, INC., IN AN AMOUNT NOT-TO-EXCEED \$85,838.50

Alex Gonzalez, Director of Development Services and Administration was available to answer any questions.

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MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER CRUZ TO AWARD THE CONTRACT TO UNITED STORM WATER, INC., IN THE AMOUNT OF \$85,838.50. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF THE REQUEST TO PUBLISH AND RECEIVE PROPOSALS, CONTRACT NO. 2017-1036, DESIGN-BUILD FOR SOLAR ROOFTOP AND CARPORT CANOPY POWER GENERATION SYSTEM FOR THE CITY OF INDUSTRY

Senior Project Manager Lary Atherton from the Cordoba Corporation provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE RELEASE OF THE RFP. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CITY COUNCIL COMMITTEE REPORTS

There were none.

AB1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

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Chief Deputy City Clerk Schlichting announced there was a need for Closed Session as follows:

- 10.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1):
Case: City of Industry v. Burke Williams & Sorensen, LLP, et al.
Los Angeles Superior Court
Case No. KC068777

There were no public comments on the Closed Session item.

Mayor Radecki recessed the meeting into Closed Session.

RECONVENE CITY COUNCIL MEETING

Mayor Radecki reconvened the meeting. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 10.1, there was a payment for damages and attorney's fees pursuant to statute for just under \$26,500.00. This matter is resolved and dismissed with prejudices in the court.

THE CITY COUNCIL WILL RECESS PURSUANT TO GOVERNMENT CODE SECTION 54954(B)(2) AND THE CITY COUNCIL WILL INSPECT HACIENDA-LA PUENTE UNIFIED SCHOOL DISTRICT'S WILLOW CAMPUS, 14101 EAST NELSON AVENUE, LA PUENTE

Mayor Radecki announced that this will take place at Willow Campus, 14101 East Nelson Avenue in La Puente for a tour and luncheon.

Adjournment will follow the inspection.

ADJOURNMENT

There being no further business, the City Council adjourned.

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MARK D. RADECKI
MAYOR

DIANE M. SCHLICHTING
CHIEF DEPUTY CITY CLERK

CITY COUNCIL REGULAR MEETING MINUTES
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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 Mark D. Radecki at 9:01 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark D. Radecki.

ROLL CALL

PRESENT: Mark D. Radecki, Mayor
Cory C. Moss, Mayor Pro Tem
Abraham N. Cruz, Council Member
Catherine Marcucci, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Jamie M. Casso, Legal Counsel; Joshua Nelson, Contract City Engineer; and Diane M. Schlichting, City Clerk.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

1. **CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 24, 2018**

APPROVED THE REGISTER OF DEMANDS AND AUTHORIZED THE APPROPRIATE CITY OFFICIALS TO PAY THE BILLS.

2. **CONSIDERATION OF AMENDMENT NO. 1 TO THE MAINTENANCE SERVICES AGREEMENT WITH SAN GABRIEL VALLEY CONSERVATION CORP, INCREASING COMPENSATION UNDER THE ORIGINAL AMOUNT BY \$700,000.00**

APPROVED THE AMENDMENT.

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Mayor Radecki recused himself from check number 68835 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf and Landscape.

Council Member Cruz recused himself from check number 68835 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf & Landscape.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH MAYOR RADECKI AND COUNCIL MEMBER CRUZ BOTH RECUSING THEMSELVES FROM CHECK NUMBER 68835 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, HABER, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	NONE
ABSTAIN	COUNCIL MEMBERS:	NONE

ACTION ITEMS

CONSIDERATION OF RESOLUTION NO. CC 2018-15 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, NAMING THE ARENTH AVENUE RECONSTRUCTION PROJECT AS AN SB1 PROJECT FOR FISCAL YEAR 2018-2019

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE RESOLUTION NO. CC 2018-15. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

CITY COUNCIL REGULAR MEETING MINUTES
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**CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH SURE
TECK INDUSTRIAL AND COMMERCIAL SERVICES, INC., FOR ON-CALL
MAINTENANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$250,000.00 FROM
MAY 24, 2018 TO MAY 23, 2019**

Administrative Analyst Kristen Weger provided a staff report to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

**CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES
AGREEMENT WITH THE PUN GROUP, EXTENDING THE AGREEMENT THROUGH
JUNE 30, 2018, AND INCREASING TOTAL COMPENSATION UNDER THE
AGREEMENT TO \$434,528.00**

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

**CONSIDERATION OF CHANGE ORDER NOS. 1 AND 2, AND NOTICE OF
COMPLETION FOR BALDWIN PARK BOULEVARD AND AMAR ROAD GUARDRAIL
AND INTERSECTION IMPROVEMENTS, WITH ALL AMERICAN ASPHALT.
(CONTRACT NO. CITY-1444, PROJECT NO. CIP-ST-18-029-B)**

Contract City Engineer Josh Nelson provided a staff report to the Council and was available to answer any questions.

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MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE CHANGE ORDER NOS. 1 AND 2, AUTHORIZE THE MAYOR TO EXECUTE THE CHANGE ORDER, APPROVE THE NOTICE OF COMPLETION AND AUTHORIZE THE CITY ENGINEER TO EXECUTE AND THE CITY CLERK TO FILE SAME. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF APPLICATIONS FROM THE FOLLOWING ORGANIZATIONS TO SELL SAFE AND SANE FIREWORKS IN THE CITY: A PLACE OF HOPE, CORY LIDLE FOUNDATION, ELAN YOUTH ARTS, HACIENDA HEIGHTS BAPTIST CHURCH, IGLESIA JESUS ES AMOR, KIWANIS OF HACIENDA HEIGHTS, KNIGHTS OF COLUMBUS, LA PUENTE HIGH SCHOOL ATHLETICS, LOS ALTOS HIGH SCHOOL QUARTERBACK CLUB, LYLE OLSEN MEMORIAL FOUNDATION, NORTHVIEW HIGH SCHOOL BASEBALL BOOSTERS, ROWLAND HIGH SCHOOL RAIDERS HUDDLE CLUB, SAN GABRIEL VALLEY YMCA, SGV PUNISHERS FOOTBALL CHEER, SHINNING LIGHT MINISTRIES, THE JENNIFER LENIHAN MEMORIAL SCHOLARSHIP FOUNDATION, WALNUT VALLEY ROTARY FOUNDATION, WILSON HIGH SCHOOL ATHLETIC BOOSTERS, WORKMAN HIGH SCHOOL ATHLETIC BOOSTERS, AND WORKMAN HIGH SCHOOL BAND BOOSTERS

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE THE LIST OF APPLICANTS TO SELL SAFE AND SANE FIREWORKS BEGINNING JUNE 28, 2018 AND ENDING JULY 5, 2018. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CITY COUNCIL COMMITTEE REPORTS

There were none.

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AB1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

CLOSED SESSION

City Clerk Schlichting announced there was a need for Closed Session as follows:

- 10.1 CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002718-CU-WM-GDS

- 10.2 CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002719-CU-WM-GDS

- 10.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry, City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171295

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- 10.4 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. City of Industry, City of Industry City Council;
Successor Agency to the Industry Urban-Development Agency; Board of
Directors of the Successor Agency to the Industry Urban-Development
Agency; Oversight Board of the Successor Agency to the Industry Urban-
Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171398
- 10.5 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry; Successor Agency to the
Industry Urban-Development Agency; Oversight Board of the Successor
Agency to the Industry Urban- Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS173224
- 10.6 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: city of chino hills v. city of industry, *et al.*
Superior Court of California, County of Los Angeles
Case no. BS172995

There were no public comments on the Closed Session item.

Mayor Radecki recessed the meeting into Closed Session at 9:30 a.m.

RECONVENE CITY COUNCIL MEETING

Mayor Radecki reconvened the meeting at 10:10 a.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 10.1, 10.2, 10.3, 10.4, 10.5, and 10.6, direction was given to the City Attorney, no further action was taken. Nothing further to report.

CITY COUNCIL REGULAR MEETING MINUTES
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ADJOURNMENT

There being no further business, the City Council adjourned at 10:11 p.m.

MARK D. RADECKI
MAYOR

DIANE M. SCHLICHTING
CITY CLERK

CITY COUNCIL REGULAR MEETING MINUTES
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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 Mark D. Radecki at 9:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark D. Radecki.

ROLL CALL

PRESENT: Mark D. Radecki, Mayor
Cory C. Moss, Mayor Pro Tem
Abraham N. Cruz, Council Member
Catherine Marcucci, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Troy Helling, Acting City Manager; Jamie M. Casso, City Attorney; Joshua Nelson, Contract City Engineer; and Diane M. Schlichting, City Clerk.

PUBLIC COMMENTS

There was none.

CONSENT CALENDAR

1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR JULY 26, 2018

APPROVED AS SUBMITTED

2. CONSIDERATION OF THE MINUTES OF THE JANUARY 26, 2018 REGULAR MEETING AND FEBRUARY 9, 2017 REGULAR MEETING

APPROVED AS SUBMITTED

3. CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY

APPROVED AS SUBMIT

CITY COUNCIL REGULAR MEETING MINUTES
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Mayor Radecki recused himself from check number 69266 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf and Landscape.

Council Member Cruz recused himself from check number 69266 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf & Landscape.

Council Member Ruggles recused himself from check number 69232 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Haddick's Auto Body.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH MAYOR RADECKI AND COUNCIL MEMBER CRUZ BOTH RECUSING THEMSELVES FROM CHECK NUMBER 69266 ON ITEM 1 (REGISTER OF DEMANDS), AND WITH COUNCIL MEMBER RUGGLES RECUSING HIMSELF FROM CHECK NUMBER 69232 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, HABER, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	NONE
ABSTAIN	COUNCIL MEMBERS:	NONE

CONSIDERATION OF RESOLUTION NO. CC 2018-35 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, BLANKET PURCHASE ORDERS (“BPOS”) FOR VENDORS TOTALING \$10,000 AND OVER FOR FY 2018-2019

Account II, Yamini Pathak presented a staff report to the Council and was available to answer any questions.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2018-35. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. CC 2018-36 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING THE CITY’S EMPLOYEE HANDBOOK TO ADD A POLICY REGARDING THE APPOINTMENT OF ACTING POSITIONS, AND AMENDING THE PROVISIONS CONCERNING EDUCATION/TUITION ALLOWANCE, AND AUTO ALLOWANCE

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO ADOPT RESOLUTION NO. CC 2018-36. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. CC 2018-37 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, RESCINDING RESOLUTION NO. CC 2018-31 AND ADOPTING A SALARY RANGE SCHEDULE FOR CITY EMPLOYEES AND CITY ELECTED OFFICIALS FOR FISCAL YEAR 2018-2019

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2018-37. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

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CONSIDERATION OF A BAILMENT AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE USE OF A VEHICLE BY THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT FOR THE INDUSTRY STATION'S YOUTH ATHLETIC LEAGUE FROM JULY 26, 2018 TO JULY 25, 2024

Acting City Manager Helling presented a staff report to the Council and was available to answer any questions.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY MAYOR PRO TEM MOSS TO APPROVE THE BAILMENT AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF AMENDMENT NO. 2 TO THE LICENSE AGREEMENT WITH DOWNTOWN APEX MOTORS, LLC FOR ACCESS TO ASSESSOR'S PARCEL NO. 8264-012-925 LOCATED AT 17300 EAST GALE AVENUE AS A TEMPORARY OVERFLOW PARKING AREA FOR VEHICLE INVENTORY

Acting City Manager Helling presented a staff report to the Council and was available to answer any questions.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS, INC., TO PROVIDE AN INITIAL STUDY/NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION FOR A DEVELOPMENT PROJECT AT 333 HACIENDA BOULEVARD, INCREASING

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COMPENSATION UNDER THE ORIGINAL AGREEMENT TO \$3,000.00 (PROJECT NO. PL-JN-18-002-DD)

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF CHANGE ORDER NO. 1, FOR DESIGN-BUILD SERVICES FOR EMERGENCY STANDBY POWER GENERATOR AT CITY HALL (PROJECT NO. CIP-CC-18-003-B) WITH MASTEK, INC. (CONTRACT NO. 2017-1004)

Contract City Engineer Nelson presented a staff report and was available to answer any questions by the City Council.

MOTION BY MAYOR RADECKI, AND SECOND BY MAYOR PRO TEM MOSS TO APPROVE CHANGE ORDER NO. 1, AND AUTHORIZE THE MAYOR TO EXECUTE THE CHANGE ORDER. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

PRESENTATION, DISCUSSION AND DIRECTION REGARDING LOCATION OF EXERCISE EQUIPMENT AT THE SOUTHWEST CORNER OF TEMPLE AVENUE AND AZUSA AVENUE (CONTRACT NO. DS-18-039-B, PROJECT NO. CIP-IH-18-006-B)

Contract City Engineer Nelson presented a staff report and was available to answer any questions by the City Council.

MOTION BY MAYOR RADECKI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE OPTION A. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

PRESENTATION AND DISCUSSION REGARDING THE DESIGN-BUILD FOR SOLAR CARPORT CANOPY POWER GENERATION SYSTEM AT CITY HALL (CONTRACT NO. 2017-1036)

Mr. Paul Carey from Sky Bridge made a presentation. There was no vote at this time.

PUBLIC HEARING ITEM

PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 18-01 AND DEVELOPMENT PLAN NO. 18-04 SUBMITTED BY SMARTLINK ON BEHALF OF T-MOBILE FOR THE CONSTRUCTION OF A NEW STEALTH WIRELESS TELECOMMUNICATION FACILITY WITH AN EQUIPMENT AREA OF 488 SQUARE FEET LOCATED AT 17980 CASTLETON STREET IN THE CITY OF INDUSTRY

CONSIDERATION OF RESOLUTION NO. CC 2018-34 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AND APPROVING DEVELOPMENT PLAN NO. 18-04 AND CONDITIONAL USE PERMIT NO. 18-01 FOR THE CONSTRUCTION AND OPERATION OF A STEALTH WIERELESS TELECOMMUNICATIONS FACILITY WITHIN AN EXISTING SHOPPING CENTER LOCATED AT 17980 CASTLETON STREET IN THE CITY OF INDUSTRY, CALIFORNIA

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY MAYOR PRO TEM MOSS TO ADOPT RESOLUTION NO. CC 2018-34. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

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CITY COUNCIL COMMITTEE REPORTS

There were none.

AB1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

CLOSED SESSION

City Clerk Schlichting announced there was a need for Closed Session as follows:

- 11.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): (1 Potential Case)

- 11.2 CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002718-CU-WM-GDS

- 11.3 CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002719-CU-WM-GDS

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- 11.4 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry, City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171295
- 11.5 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. City of Industry, City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171398
- 11.6 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry; Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS173224
- 11.7 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. City of Industry, et al.
Superior Court of California, County of Los Angeles
Case No. BS172995

There were no public comments on the Closed Session item.

Mayor Radecki recessed the meeting into Closed Session at 9:55 a.m.

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RECONVENE CITY COUNCIL MEETING

Mayor Radecki reconvened the meeting at 10:41 a.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, and 11.7, direction was given to the City Attorney's office and the City Manager, no final action was taken.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:42 a.m.

MARK D. RADECKI
MAYOR

DIANE M. SCHLICHTING
CITY CLERK

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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 Mark Radecki at 9:19 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark Radecki

ROLL CALL

PRESENT: Mark Radecki, Mayor
Cory Moss, Mayor Pro Tem
Abraham Cruz, Council Member
Catherine Marcucci, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Troy Helling, Acting City Manager; Bing Hyun, Assistant City Manager; Jamie M. Casso, City Attorney; Josh Nelson, Contract City Engineer; and Diane M. Schlichting, City Clerk.

PUBLIC COMMENTS

Mayor Radecki mentioned the passing of Ruben Cardenas from the Expo Center and would like to adjourn the meeting in his memory.

Mayor Pro Tem Moss said Ruben was a 30 year employee at the Expo Center, a loyal, trusted colleague and he would be deeply missed.

CONSENT CALENDAR

Mayor Radecki recused himself from check number 69367 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf and Landscape.

Council Member Cruz recused himself from check number 69367 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Square Root Golf & Landscape.

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Council Member Ruggles recused himself from check number 69330 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Haddick's Auto Body.

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY COUNCIL MEMBER CRUZ THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH MAYOR RADECKI AND COUNCIL MEMBER CRUZ BOTH RECUSING THEMSELVES FROM CHECK NUMBER 69367 ON ITEM 1 (REGISTER OF DEMANDS), AND WITH COUNCIL MEMBER RUGGLES RECUSING HIMSELF FROM CHECK NUMBER 69330 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, MOSS, RUGGLES, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

ACTION ITEMS

6.1 CONSIDERATION OF AUTHORIZATION TO SOLICIT PUBLIC BIDS FOR CONTRACT NO. CITY-1433, ARENTH AVENUE RECONSTRUCTION FROM ANAHEIM-PUENTE ROAD TO PHILLIPS DRIVE, FOR AN ESTIMATED COST OF \$2,350,000.00

Contract City Engineer Josh Nelson provided a staff report to the Council and was available to answer any questions.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE THE ADVERTISING AND RECEIPT OF ELECTRONIC BIDS. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, MOSS, RUGGLES, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

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6.2 CONSIDERATION OF RESTRUCTURING THE EXISTING LOAN FOR THE INDUSTRY CONVALESCENT HOSPITAL, DBA EL ENCANTO HEALTHCARE & HABILITATION CENTER, FOR THE NEXT 18 TO 24 MONTHS

Ken Calvo gave a presentation and went into detail with the Council as to the need for help in getting to the next phase of development for the El Encanto Healthcare & Habilitation Center. This would include ramping up staff and licensing to include a Respiratory Specialist and a Registered Nurse on staff at all times. El Encanto also has a huge deficit of beds and there is a need for a larger capacity of oxygen and back up, as well as other upgrades.

Attorney Casso suggested considering a revision to the current loan which was entered in 1990, with the need to upgrade with best practices across the board. The loan needs improvements by revising and restating the loan. This could be brought back at the August 23rd meeting to consider how to formulate a plan and put timelines on the upgrades.

Council member Marcucci brought up adding a member from the City to the El Encanto Board which became a topic of conversation. Attorney Casso suggested bringing this up at a later meeting to get more feedback and direction from members of the Council and to insure there is no conflict of interest. This would also need to get the approval from El Encanto.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE WITH THE RECOMMENDATIONS STATED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, MOSS, RUGGLES, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

6.3 DISCUSSION AND APPOINTMENT OF A DELEGATE AND ALTERNATE TO THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS BOARD AND THE CAPITAL PROJECTS AND CONSTRUCTION COMMITTEE

Contract City Engineer Josh Nelson relayed that the meetings are on the 4th Monday of each month and described the necessity of these appointments.

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Mayor Radecki nominated Mayor Pro Tem Moss as the Delegate and Council Member Marcucci as the Alternate.

MOTION BY MAYOR RADECKI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPOINT MAYOR PRO TEM MOSS AS A DELEGATE AND COUNCIL MEMBER MARCUCCI AS THE ALTERNATE TO THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS BOARD AND THE CAPITAL PROJECTS AND CONSTRUCTION COMMITTEE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, MOSS, RUGGLES, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

CITY COUNCIL COMMITTEE REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Council Member Marcucci asked that the Council bring back at a future meeting, the consideration to expand the Industry Property and Housing Management Authority to 5 members instead of the current 3 members.

Acting City Manager Helling introduced the new Assistant City Manager, Bing Hyun who came to us from the City of Norwalk where he served 23 years.

CLOSED SESSION

City Clerk Schlichting announced there was a need for Closed Session as follows:

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10.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): (One Potential Case)

10.2 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: Southeast corner of Workman Mill Road and Crossroads Parkway North, City of Industry, CA, also known as Assessor Parcel Number 8120-027-270

City Negotiators: Troy Helling, Acting City Manager
James M. Casso, City Attorney

Negotiating Parties: San Gabriel Valley Water Company
Under Negotiation: Price and terms of payment

10.3 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: Assessor Parcel Numbers 8208-025-940

Agency Negotiators: Troy Helling, Acting City Manager
James M. Casso, City Attorney

Negotiating Parties: Los Angeles County Sheriff's Department
Under Negotiation: Price and terms of payment

10.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Case: City of Diamond Bar v. City of Industry, Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.

Superior Court of California, County of Sacramento

Case No. 34-2017-80002718-CU-WM-GDS

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- 10.5 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002719-CU-WM-GDS
- 10.6 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry; City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171295
- 10.7 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. City of Industry, City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171398
- 10.8 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry; Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS173224

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10.9 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Case: City of Chino Hills v. City of Industry, et al.

Superior Court of California, County of Los Angeles

Case No. BS172995

10.10 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Case: San Gabriel Valley Water and Power, LLC v. City of Industry, et al.

Superior Court of California, County of Los Angeles

Case No. BS174700

There were no public comments on the Closed Session items.

Mayor Radecki recessed the meeting into Closed Session at 10:00 a.m.

RECONVENE CITY COUNCIL MEETING

Mayor Radecki reconvened the meeting at 11:17 a.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session item 10.1 direction was given to the City Attorney's Office and the City Manager, no further action was taken.

With regard to Closed Session item 10.2, a vote was taken, 5-0. Direction was given to the City Negotiators, no further action was taken.

With regard to Closed Session item 10.3, direction was given to the City Negotiators, no further action was taken.

With regard to Closed Session items 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, and 10.10, direction was given to City Attorney's Office, no further action was taken.

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ADJOURNMENT

There being no further business, the City Council adjourned at 11:19 a.m.

MARK D. RADECKI
MAYOR

DIANE M. SCHLICHTING
CITY CLERK

CITY COUNCIL REGULAR MEETING MINUTES
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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 Mark Radecki at 9:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark Radecki

ROLL CALL

PRESENT: Mark Radecki, Mayor
Cory Moss, Mayor Pro Tem
Abraham Cruz, Council Member
Catherine Marcucci, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Troy Helling, Acting City Manager; Bing Hyun, Assistant City Manager; Jamie M. Casso, Legal Counsel; Josh Nelson, Contract City Engineer; and Julie Gutierrez-Robles, Deputy City Clerk.

PUBLIC COMMENTS

Larry Hartmann spoke on the upcoming Rodeo and thanked everyone for there participation.

CONSENT CALENDAR

1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR SEPTEMBER 27, 2018

APPROVED THE REGISTER OF DEMANDS AND AUTHORIZED THE APPROPRIATE CITY OFFICIALS TO PAY THE BILLS.

2. CONSIDERATION OF THE MINUTES OF SEPTEMBER 13, 2018 REGULAR MEETING

APPROVED AS SUBMITTED.

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ACTION ITEMS

CONSIDERATION OF THE NOTICE OF COMPLETION FOR EL ENCANTO PARKING ELECTRICAL REPAIRS, WITH QUALITY LIGHT AND ELECTRICAL. (CONTRACT NO. CIP-FAC-18-010-B, AGREEMENT NO. DS-18-049-A)

Contract City Engineer Nelson provided a staff report to the City Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE NOTICE OF COMPLETION AND AUTHORIZE THE CONTRACT CITY ENGINEER TO EXECUTE AND THE DEPUTY CITY CLERK TO FILE SAME. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, MOSS, RUGGLES, RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF THE NOTICE OF COMPLETION FOR AUTO MALL ALLEY SAFETY IMPROVEMENTS, WITH FS CONTRACTORS, INC. (CONTRACT NO. CIP-ST-18-022-B, AGREEMENT NO. DS-18-025-B)

Contract City Engineer Nelson provided a staff report to the City Council and was available to answer any questions.

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE THE NOTICE OF COMPLETION AND AUTHORIZE THE CONTRACT CITY ENGINEER TO EXECUTE AND THE DEPUTY CITY CLERK TO FILE SAME. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, MOSS, RUGGLES, RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

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CONSIDERATION OF CHANGE ORDER NOS. 1 AND 2, AND NOTICE OF COMPLETION FOR PAVEMENT & CURB MARKINGS, WITH WJG ENTERPRISES, INC. DBA PCI (CONTRACT NO. CITY-1436)

Contract City Engineer Nelson provided a staff report to the City Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE CHANGE ORDER NOS. 1 AND 2, AND AUTHORIZE THE MAYOR TO EXECUTE THE CHANGE ORDERS, APPROVE THE NOTICE OF COMPLETION AND AUTHORIZE THE CONTRACT CITY ENGINEER TO EXECUTE AND THE DEPUTY CITY CLERK TO FILE SAME. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, MOSS, RUGGLES,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

PRESENTATION AND DISCUSSION REGARDING THE SIZE AND THE FUNDING METHODOLOGY FOR THE SOLAR PANEL CARPORTS AT THE CITY HALL PARKING LOT BY SKYBRIDGE RENEWABLES

MOTION BY MAYOR RADECKI, AND SECOND BY MAYOR PRO TEM MOSS TO SELECT OPTION NO. 4 FOR THE SIZE OF THE SYSTEM AND SELECT A PREPAID AGREEMENT AS THE FUNDING METHODOLOGY.

MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, MOSS, RUGGLES,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. CC 2018-45 APPROVING A CONTRIBUTION OF \$20,000.00 TO THE LAND OF THE FREE VETERANS DAY GOLF CLASSIC TO BE HELD ON NOVEMBER 12, 2018

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MOTION BY MAYOR RADECKI, AND SECOND BY MAYOR PRO TEM MOSS TO ADOPT RESOLUTION NO. CC 2018-45. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, MOSS, RUGGLES,
RADECKI

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

CITY COUNCIL COMMITTEE REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Contract City Engineer Nelson mentioned that an announcement would be coming out soon regarding a Ribbon Cutting Ceremony at Lemon and Grand Avenue in Mid-October.

There were none.

CLOSED SESSION

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

- 10.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): Four potential cases
- 10.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(4): Six potential cases

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- 10.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry, Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002718-CU-WM-GDS
- 10.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. Oversight Board of the Successor Agency to the Industry Urban-Development Agency; Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Sacramento
Case No. 34-2017-80002719-CU-WM-GDS
- 10.5 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry; City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171295
- 10.6 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. City of Industry, City of Industry City Council; Successor Agency to the Industry Urban-Development Agency; Board of Directors of the Successor Agency to the Industry Urban-Development Agency; Oversight Board of the Successor Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS171398

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- 10.7 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Diamond Bar v. City of Industry; Successor Agency to the
Industry Urban-Development Agency; Oversight Board of the Successor
Agency to the Industry Urban-Development Agency; et al.
Superior Court of California, County of Los Angeles
Case No. BS173224
- 10.8 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Chino Hills v. City of Industry, et al.
Superior Court of California, County of Los Angeles
Case No. BS172995
- 10.9 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: San Gabriel Valley Water and Power, LLC v. City of Industry, et al.
Superior Court of California, County of Los Angeles

There were no public comments on the Closed Session items.

Mayor Radecki recessed the meeting into Closed Session at 9:34 a.m.

RECONVENE CITY COUNCIL MEETING

Mayor Radecki reconvened the meeting at 9:35 a.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session item 10.1 through 10.9, direction was given to the City Attorney's Office, no further action was taken. Nothing further to report at this time.

ADJOURNMENT

There being no further business, the City Council adjourned at 9:36 a.m.

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MARK D. RADECKI
MAYOR

JULIE GUTIERREZ-ROBLES
DEPUTY CITY CLERK

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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 Mark Radecki at 9:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Mark Radecki

ROLL CALL

PRESENT: Mark Radecki, Mayor
Cory Moss, Mayor Pro Tem
Abraham Cruz, Council Member
Catherine Marcucci, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Jamie M. Casso, City Attorney; Josh Nelson, Contract City Engineer; and Julie Robles, Deputy City Clerk.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 28, 2019

APPROVED THE REGISTER OF DEMANDS AND AUTHORIZED THE APPROPRIATE CITY OFFICIALS TO PAY THE BILLS.

2. CONSIDERATION OF THE MINUTES OF AUGUST 23, 2018 REGULAR MEETING, FEBRUARY 5, 2019 JOINT SPECIAL MEETING, FEBRUARY 6, 2019 JOINT SPECIAL MEETING, AND FEBRUARY 14, 2019 REGULAR MEETING

APPROVED AS SUBMITTED.

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Council Member Ruggles recused himself from check number 70665 for item 1 (Register of Demands) because he had a potential or actual financial conflict of interest in that he is employed by Haddick's Auto Body.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RUGGLES RECUSING HIMSELF FROM CHECK NUMBER 70665 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI

NOES: COUNCIL MEMBERS: NONE

ABSENT COUNCIL MEMBERS: NONE

ABSTAIN COUNCIL MEMBERS: NONE

ACTION ITEMS

CONSIDERATION OF DEVELOPMENT PLAN 17-14, TO ALLOW FOR THE CONSTRUCTION OF A 38,441 SQUARE FOOT TILT UP INDUSTRIAL WAREHOUSE BUILDING CONSISTING OF 36,265 SQUARE FEET OF WAREHOUSE SPACE AND APPROXIMATELY 1,394 SQUARE FEET OF OFFICE SPACE LOCATED AT 13530 NELSON AVENUE

CONSIDERATION OF RESOLUTION NO. CC 2019-08 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR DEVELOPMENT PLAN NO. 17- 14 TO ALLOW THE DEVELOPMENT OF A 38,441 SQUARE FOOT TILT UP INDUSTRIAL BUILDING LOCATED AT 13530 NELSON AVENUE IN THE CITY OF INDUSTRY, WITHIN THE "I" INDUSTRIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

Consultant Associate Planner, Dina Lomeli gave a presentation to the Council and was available to answer any questions.

Council Member Ruggles mentioned a mistake on the second page of the staff report and Planner Lomeli said she would replace that one page with the correction of the street name (Nelson Avenue) under "Landscaping".

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MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2019-08. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI

NOES: COUNCIL MEMBERS: NONE

ABSENT COUNCIL MEMBERS: NONE

ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. CC 2019-07 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 17-14 TO ALLOW FOR THE DEVELOPMENT OF A 38,441 SQUARE FOOT TILT UP INDUSTRIAL BUILDING LOCATED AT 13530 NELSON AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA

Consultant Associate Planner, Dina Lomeli gave a presentation to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2019-07. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI

NOES: COUNCIL MEMBERS: NONE

ABSENT COUNCIL MEMBERS: NONE

ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. CC 2019-09 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE INDUSTRY BUSINESS COUNCIL & CHAMBER OF COMMERCE IN AN AMOUNT UP TO TWENTY-ONE THOUSAND DOLLARS (\$21,000.00) FOR THE THIRD ANNUAL TASTE OF THE TOWN EVENT

Assistant City Manager Bing Hyun provided a staff report to the Council and was available to answer any questions.

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MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO ADOPT RESOLUTION NO. CC 2019-09. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. CC 2019-10 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ESTABLISHING POLICIES AND PROCEDURES TO ENSURE THAT MEETING MINUTES FOR THE CITY’S GOVERNING BODIES ARE PROMPTLY TRANSCRIBED, REVIEWED, APPROVED AND POSTED ON THE CITY’S WEBSITE

City Manager Troy Helling provided a staff report and mentioned that this also would satisfy the State Controller’s Office based on their recent Audit. Council stated they would like a status update in three months.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO ADOPT RESOLUTION NO. CC 2019-10, APPROVING POLICIES AND PROCEDURES FOR COMPLETING AND POSTING MEETINGS MINUTES AND TO BRING THIS ITEM BACK IN THREE MONTHS TO REVIEW THE PROGRESS. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CARTEGRAPH SYSTEMS, INC. FOR WORK ORDER GEOGRAPHIC INFORMATION SYSTEM SOFTWARE IN THE AMOUNT OF \$123,446.75 THROUGH MARCH 21, 2022 (MP 16-06)

JOSH NELSON PULLED THIS ITEM TO ANOTHER MEETING.

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CONSIDERATION OF CHANGE ORDER NO. 1 FOR INDUSTRY HILLS TRAIL GRADING RESTORATION PHASE B (PROJECT NO. CIP-IH-18-006-B) WITH DELT BUILDERS INC., (CONTRACT NO. DS-18-039-B)

Mayor Pro Tem Moss questioned this change order and thought the exercise equipment portion should be pulled from this project due to the potential liability to the city. Discussion ensued and the Council agreed to maintain the stairways and bring in more trash cans. The benches could possibly go to the Expo Center and possible the exercise equipment could go to the Homestead Museum.

MOTION BY MAYOR RADECKI, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE CHANGE ORDER NO. 1, AND AUTHORIZE THE MAYOR TO EXECUTE THE CHANGE ORDER WITH THE REVISION TO EXCLUDE THE EXERCISE EQUIPMENT AND MOVE TO ANOTHER LOCATION ALONG WITH THE BENCHES. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, MARCUCCI, RUGGLES, MOSS, RADECKI
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	NONE
ABSTAIN	COUNCIL MEMBERS:	NONE

CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH INTERIOR IMAGES, INC. FOR INTERIOR DESIGN SERVICES AT THE EL ENCANTO HEALTHCARE AND HABILITATION CENTER IN AN AMOUNT NOT-TO-EXCEED \$58,885

City Manager Helling provide a staff report and indicated that the design would include; flooring, carpet, furniture, wall décor, window treatment, cabinetry, lighting, signage with art and accessories.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH MARIPOSA LANDSCAPES, INC. FOR PRUNING TREES AT EL ENCANTO HEALTHCARE FACILITY IN AN AMOUNT NOT-TO-EXCEED \$29,800.00 FROM FEBRUARY 28, 2019 THROUGH FEBRUARY 28, 2020

City Manager Helling presented a staff report and was available to answer any questions.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF AN ADVANCE OF \$600,000 AS PART OF THE EXISTING LOAN TO THE INDUSTRY CONVALESCENT HOSPITAL DBA EL ENCANTO HEALTHCARE & HABILITATION CENTER

City Manager Helling mentioned that this advance would be up to \$600,000.00. The money would be used for Licensing fees and Operational Cost. The process for licensing takes between 18 to 24 months and we are currently through 8 months.

MOTION BY COUNCIL MEMBER MARCUCCI, AND SECOND BY MAYOR PRO TEM MOSS TO APPROVE AN ADVANCE UP TO \$600,000, AS PART OF THE EXISTING LOAN TO THE INDUSTRY CONVALESCENT HOSPITAL DBA EL ENCANTO HEALTHCARE & HABILITATION CENTER. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF A LICENSE AGREEMENT WITH ROWLAND WATER DISTRICT, FOR ACCESS TO ASSESSOR'S PARCEL NO. 8264-026-902 LOCATED AT THE NORTHEAST CORNER OF ANAHEIM-PUENTE ROAD AND ARENTH AVENUE FOR TEMPORARY STAGING OF CONSTRUCTION MATERIALS AND EQUIPMENT

Assistant City Manager Hyun indicated the period of time would be 4 months, starting in September and the charge would be \$150.00 per month. Assistant City Manager Hyun was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH PRINCE GLOBAL SOLUTIONS, LLC, FOR LOBBYING SERVICES AT THE FEDERAL LEVEL

Assistant City Manager Hyun indicated a trip to Washington D.C. was important and that the City of Industry is to bring ideas and items that are important to the city. He also mentioned this is the same company that is used by the city of Diamond Bar and he was available to answer any questions.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

CONSIDERATION OF THE PLACEMENT OF A COMMUNITY PROMOTION WITHIN THE 2019 EDITION OF COMMUNITY PROFILES, PUBLISHED BY CIVIC PUBLICATIONS, INC., IN AN AMOUNT OF \$38,068

Assistant City Manager Hyun provided a staff report to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM MOSS, AND SECOND BY COUNCIL MEMBER MARCUCCI TO APPROVE THE COMMUNITY PROMOTION MATERIALS. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

DISCUSSION AND CONSIDERATION OF ONE APPOINTMENT TO SERVE ON THE CITY OF INDUSTRY PLANNING COMMISSION

The City of Industry received one application for the position of Planning Commissioner. The City Council agreed to appoint the one applicant Ms. Sandra Divers as the new Planning Commissioner to the Planning Commission.

MOTION BY MAYOR RADECKI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPOINT SANDRA DIVERS AS THE NEW PLANNING COMMISSIONER TO THE PLANNING COMMISSION. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,
RADECKI
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

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DISCUSSION AND CONSIDERATION OF TWO CITY COUNCIL APPOINTMENTS TO SERVE ON THE CITY'S AUDIT COMMITTEE

Mayor Radecki nominated both Newell Ruggles and Catherine Marcucci to serve on the City's Audit Committee. With all in agreement, no vote was necessary.

CLOSED SESSION

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

- 7.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code section 54956.9(d)(1)
Case: San Gabriel Valley Water and Power, LLC v. City of Chino Hills; et al
Superior Court of California, County of San Bernardino
Case No.: CIVDS 1904434

- 7.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO
GOVERNMENT CODE SECTION 54957(b)(1) (PER STATE
CONTROLLERS RECOMMENDATION FOR ANNUAL REVIEWS)
TITLE: City Treasurer

There were no public comments on the Closed Session item.

Mayor Radecki recessed the meeting into Closed Session at 9:48 a.m.

RECONVENE CITY COUNCIL MEETING

Mayor Radecki reconvened the meeting at 10:49 a.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 7.1, direction was given to the City Attorney, no final action taken.

Regarding Closed Session item 7.2, direction was given to the City Manager, no final action taken.

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CITY COUNCIL COMMITTEE REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:50 a.m.

MARK D. RADECKI
MAYOR

JULIE ROBLES
DEPUTY CITY CLERK

CITY COUNCIL

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Radecki and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, Contract City Engineer, CNC Engineering *JN*
Mathew Hudson, Project Manager, CNC Engineering *M.H.*

DATE: March 14, 2019

SUBJECT: Consideration of a Covenant and Agreement to Hold Property as One parcel, affecting parcels located at 15495 Valley Boulevard (JN-9302)

Background:

On December 14, 2017 the City Council approved Development Plan 17-9 and Conditional Use Permit 17-6 to construct a new 2,161 square foot commercial building with a 225 square foot outdoor patio in conjunction with a fast food restaurant known as "Chipotle Mexican Grill", submitted by Nadel Studio One on behalf of Aurbach Hacienda Valley, LLC. Grading plans and a Low Impact Development plan were submitted to the City of Industry Public Works Department for plan check. During the plan checking process, it was discovered that cross lot drainage would occur during a rain event, which is not allowed per Section 16.10.040 of the Industry Municipal Code.

Discussion:

A solution for cross lot drainage is to do a Covenant and Agreement to Hold Property as One Parcel. Aurbach owns the parcel where "Chipotle Mexican Grill" will be constructed along with the adjacent parcel to the west where the cross lot drainage will occur. To minimize the amount of grading needed to solve cross lot drainage, Aurbach has elected to hold their two parcels together as one which will create a single site therefore eliminating cross lot drainage. The covenant and agreement will be recorded against the land and shall run with the land unless otherwise released by authority of the City Engineer.

Fiscal Impact:

There is no fiscal impact.

Recommendation:

Staff recommends approval of the Covenant and Agreement to Hold Property as One Parcel and authorize the execution of the document.

Exhibit:

A. Covenant and Agreement to Hold as One Parcel

TH/JN/MH:jv

EXHIBIT A

Covenant and Agreement to Hold as One Parcel

[Attached]

RECORDED AT THE REQUEST OF AND
MAIL TO:

City of Industry
P.O. Box 3366
City of Industry, CA 91744
Attention: Joshua Nelson

APN: 8208-022-039 & 8208-022-041

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owner(s) of real property located in the City of Industry, County of Los Angeles, State of California described as follows:

Parcels 4 and 6, in the City of Industry, as shown on Map No. 103, filed in Book 78, Page 34 of Parcel Maps, in the office of the County recorder of said County.

This property is located at and is known by the following assessor's parcel numbers:

8208-022-039 and 8208-022-041

We hereby agree and covenant with said City that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating one parcel as regulated by Section 16.12.040 of the Industry Municipal Code and to solve cross lot drainage as regulated by Section 16.10.040 of said code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, and their respective successors, heirs or assignees and shall continue in effect until such a time that the Industry Municipal Code unconditionally permits the use or purpose herein referred to or unless otherwise released by authority of the City Engineer of the City of Industry.

Dated this 1st day of February, 2019.

OWNER:

AUERBACH HACIENDA VALLEY, LLC,
a Delaware limited liability company

By: Auerbach Shopping Centers, LLC,
a New Mexico limited liability company,
its sole member

By: Auerbach Centers Management,
Inc., a Delaware corporation,
its managing member

By: Lorna M. Auerbach
Lorna M. Auerbach,
President

CITY OF INDUSTRY:

Mark D. Radecki – Mayor

Date

Julie Gutierrez-Robles – Deputy City Clerk

Date

NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On FEBRUARY 1, 2019, before me, JEFFREY H. STURGES,
a Notary Public, personally appeared LORNA M. AUERBACH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

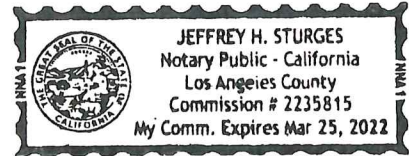
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Seal)



NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On _____, 2019, before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

CITY COUNCIL

ITEM NO. 6.2



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Radecki and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, Contract City Engineer, CNC Engineering *JN*
Sean Calvillo, Project Manager, CNC Engineering *SC*

DATE: March 14, 2019

SUBJECT: Consideration of a Property Purchase Agreement with New Venture Properties in the amount of \$13,700 for right of way acquisition (MP 12-16/CITY-1442)

Background:

As part of the upcoming project at the intersection of Puente Avenue and Nelson Avenue, a portion of corner property must be acquired by the City. The acquisition of this right of way will allow the curb return to be widened, which will facilitate larger trucks to turn right from northbound Puente Avenue onto eastbound Nelson Avenue. An appraisal was prepared by Kiley Company Real Estate Appraisers and thereafter a City offer letter presenting the appraised value of \$13,700 was presented to and signed by the owner, New Venture Properties.

Discussion:

A Property Purchase Agreement has been prepared by the City Attorney. The Agreement has been approved and signed by New Venture Properties. Upon approval by the Council, the City Manager will execute the Agreement and the Easement Grant Deed will then be recorded.

Fiscal Impact:

An appropriation of \$13,700 is required (Account No. 100-900-9030). An escrow account has been created by First American Title holding the \$13,700 to be paid by the City.

Recommendation:

Staff recommends that the City Council approve the Property Purchase Agreement.

Exhibit:

A. Property Purchase Agreement with New Venture Properties

TH/JN/SC:jv

EXHIBIT A

Property Purchase Agreement

[Attached]

PROPERTY PURCHASE AGREEMENT

In consideration of the terms and conditions set forth in this Property Purchase Agreement (the "Agreement") **NEW VENTURE PROPERTIES** (GRANTOR) shall deposit in an escrow designated by the **CITY OF INDUSTRY** (CITY), a Grant Deed, suitable for recordation and conveying from GRANTOR to CITY as indicated in Exhibits "A" and "B," respectively, incorporated herein by this reference.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. CITY shall

- A. Pay the sum of THIRTEEN THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$13,700.00) for the property identified in Exhibits "A" and "B" for the Acquisition in Fee, and attached hereto and made a part hereof, to the following title company: First American Title, for the account of the GRANTOR, Escrow No. 5850916 conditioned upon the property vesting in CITY free and clear of all liens, leases, encumbrances, recorded or unrecorded, assessments and taxes except any exceptions to title which are acceptable to CITY as said exceptions are identified in the title report relating to the subject property issued by the above Title Company bearing the escrow number shown in Clause 1A and dated 12-27-2018 and updates thereof. Clearing of any title exceptions not acceptable to CITY is the responsibility of GRANTOR.
- B. Pay all escrow, recording and title insurance charges, if any, incurred in this transaction.
- C. Have the authority to deduct and pay from the amount shown in Clause 1A above any amount necessary to satisfy any liens, bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non delinquent assessments, which may have become a lien at the close of escrow. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code if unpaid at the close of escrow. Close of escrow for this transaction shall be contingent upon the title company receiving deeds of reconveyance from any deed of trust or mortgage holder trustees and beneficiaries.
- D. The consideration set forth in Clause 1A herein shall include payment in full for the following improvements: All buildings, structures and other improvements affixed to the land which is owned by you as owners or tenants of the real property proposed to be acquired will also be conveyed unless other disposition of these improvements has been made.

2. **CITY's Indemnification**

CITY shall indemnify, defend, and hold harmless GRANTOR from and against all claims, causes of action, damages, liabilities, cost and expenses (including reasonable attorney fees and cost), arising from or related to CITY'S use of the property acquired in fee, and exercise of CITY'S right under this Agreement. Said indemnification includes damages to any electrical equipment on remaining property due to accidental utility power outage caused by construction of the Project. The obligations of CITY under this paragraph shall not be applicable to the extent of GRANTOR'S negligence or willful misconduct.

3. **Payment of Deed of Trust**

If this property is secured by a mortgage(s) or deed(s) of trust, GRANTOR is responsible for payment of any demand under authority of said mortgage or deed of trust out of GRANTOR'S proceeds. Such amounts may include, but not be limited to, payments of unpaid principal and interest.

4. **Escrow Instructions**

GRANTOR hereby authorizes CITY to prepare and file escrow instructions in accordance with this Agreement on behalf of both parties.

5. **Hazardous Wastes**

The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of hazardous waste which requires mitigation under Federal or State law, the CITY may elect to recover its clean-up costs from those who caused or contributed to the contamination. GRANTOR shall further indemnify, defend, save and hold harmless the CITY from any and all claims, costs and liability, including reasonable attorney's fees, for any damage, injury or death to persons or property arising directly or indirectly from or connected with the existence of toxic or hazardous material on the property, save and except claims, costs or litigation arising through the sole willful misconduct of the CITY, its agents or employees.

6. **Right of Possession and Use**

It is agreed and confirmed by the parties hereto that, notwithstanding the other provisions in this Agreement, the right of possession and use of the subject property by CITY, and/or its designees or assignees including the right to remove and dispose of improvements, and install and connect utilities shall commence at close of escrow, whichever occurs first, and that the amount shown in Clause 1A herein includes, but is not limited to, full payment for such possession and use, including interest and damages if any, from said date.

7. **Binding on Successors and Assigns**

This Agreement shall be binding on and inure to the benefit of the respective heirs, successors and assigns of the parties to this Agreement.

8. **No Leases**

GRANTOR warrants that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and GRANTOR further agrees to hold CITY harmless and reimburse CITY for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month.

9. **Quitclaim Deeds**

If any lessee interests are identified herein, as a condition precedent to approval of this Agreement by the CITY Council, Quitclaim Deeds or similar releases sufficient to clear any possessory rights from the subject property will be required. GRANTOR agrees to assist CITY in securing said Quitclaim Deeds or releases.

10. **Release of All Claims**

This is intended as a full and complete release of all or any claims that either party has against the other and is in full settlement of any and all such claims and intends to and does hereby release all of said persons, firms, associations and corporations of and from any and all liability of any nature whatsoever for all claims or causes of action including those for all consequences, effects and results of any loss, injury or damage, whether the same are now known or unknown to the undersigned, expected or unexpected by the undersigned, or have already appeared or developed or may now be latent or may in the future appear or develop.

The parties acknowledge that they each have been informed of and are familiar with the provisions of California Civil Code Section 1542 which provides:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with any debtor."

Further, the parties mutually waive the provisions of California Civil Code Section 1542, and further waive any right they might have to voice said provisions now or in the future with respect to the releases set out in this Compromise and Release. The parties recognize and acknowledge that factors which have induced them to enter into this Compromise and Release may turn out to be incorrect or different to what they have previously anticipated, and the parties expressly assume the risks and further expressly assume the risk of this waiver of California Civil Code section 1542.

11. **Approval of CITY**

GRANTOR understands that this Agreement is subject to the approval of CITY. Further, that this Agreement shall have no force or effect unless and until said CITY approval has been obtained.

12. **Authority to Sign**

GRANTOR and the signatories represent and warrant that the signatories to this Agreement are authorized to enter into this Agreement to convey real property and that no other authorizations are required to implement this Agreement on behalf of GRANTOR.

13. **Entire Agreement**

The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for the Permanent Easement Deed and Temporary Construction Easement and shall relieve CITY of all further obligations or claims on this account or on account of the location, grade, construction or operation of the proposed public improvement.

14. **Specific Performance**

In the event of a breach of this Agreement by GRANTOR, CITY shall be entitled to pursue any and all remedies available to it against GRANTOR, including, without limitation, claims for all damages attributable to GRANTOR'S breach, and specific performance of this Agreement.

15. **Counterparts Signature**

This Agreement may be executed in counterparts, each of which shall be an original, but all counterparts shall constitute one agreement.

(As used above, the term, "GRANTOR" shall include the plural as well as the singular number.)

SIGNATURES ARE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written herein below.

CITY OF INDUSTRY,
A MUNICIPAL CORPORATION

GRANTOR:
NEW VENTURE PROPERTIES

By: _____
Troy Helling, City Manager

By:  _____
Che Chin Tsai, Managing Member

Date: _____

Date: 2-13-2019

Attest:

By: _____
Julie Gutierrez-Robles, Deputy City Clerk

Date: _____

Approved as to form:

By: _____
James M. Casso, City Attorney

Date: _____

EXHIBIT "A"

Legal Description
Portion of A.P.N. 8201-028-013
Commonly known as 250 Puente Avenue, City of Industry

That portion of Parcel 1 of Parcel Map No. 241, in the City of Industry, County of Los Angeles, State of California, as per map filed in Book 198, Page 11 of Parcel Maps, Records of said County, lying northerly of the following described line:

Beginning at a point on the northeasterly line of said Parcel 1, distant thereon South 51°29'59" East, 23.00 feet from the northwesterly terminus of said northeasterly line, also being a point of cusp of a tangent curve concave southerly and having a radius of 48.00 feet; thence westerly along said curve an arc length of 75.39 feet through a central angle of 89°59'31" to a point of tangency with the northwesterly line of said Parcel 1, being the end of the described line.

Contains 360 square feet, more or less.

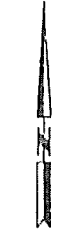
As shown on Exhibit "B" attached hereto and by this reference made a part hereof

Prepared under my supervision:

David O. Knell 6-9-2016
David O. Knell PLS 5301 Date



EXHIBIT "B"



SCALE: 1"=20'



PUENTE AVENUE

NELSON AVENUE


$D=89^{\circ}59'31''$
 $L=39.27'$
 $R=25.00'$
 $S38^{\circ}30'30''W$
 $23.00'$
 $D=89^{\circ}59'31''$
 $L=75.39'$
 $R=48.00'$
 $S51^{\circ}29'59''E$
 $23.00'$

POB

APN 8201-028-013

PARCEL 1

P.M. NO. 241
 P.M.B. 198 / 11

 AREA = 360 SQ. FT.



13191 CROSSROADS PARKWAY NORTH, SUITE 405
 INDUSTRY, CA 91748-3487
 (562) 908-8200

SCALE:	1"=30'	DATE:	6-9-2016
DRAWN BY:	SCB	CHECKED BY:	DOK

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

F:\MAPS\LA\PUENTE\NELSON\01 EXHIBIT B 30-B-EX11.DWG

CITY COUNCIL

ITEM NO. 6.3



CITY OF INDUSTRY

MEMORANDUM

To: Honorable Mayor Radecki and Members of the City Council

From: Troy Helling, City Manager *TH*

Staff: Bing Hyun, Assistant City Manager

Date: March 14, 2019 *BH*

SUBJECT: Consideration of Amendment No. 3 to the License Agreement with Downtown Apex Motors, LLC, for Access to Assessor's Parcel No. 8264-012-925 located at the southeast corner of South Hatcher Avenue and Gale Avenue, as a Temporary Overflow Parking Area for Vehicle Inventory

Background:

On June 23, 2016, City Council approved a license agreement with Downtown Apex Motors, LLC for the temporary use of the property located at the southeast corner of South Hatcher Avenue and Gale Avenue as an overflow parking area for vehicle inventory. At that time the license agreement was for a term of one year, terminating on June 23, 2017 with a lease rate of \$100 per month payable to the City of Industry.

On June 22, 2017, City Council approved Amendment No. 1 to the license agreement that extended the lease an additional year and implemented a new lease rate of \$538.00 per month due to the size of the lot. Amendment No. 2 to the license agreement was approved to extend the term for six (6) months on July 26, 2018.

Discussion:

Downtown Apex Motors, LLC which owns the newly opened Puente Hills Maserati dealership in the City has requested to extend the term for an additional year, so that it may continue to use the lot for overflow parking of its vehicle inventory. Staff recommends extending the license agreement for one (1) year.

Fiscal Impact:

Downtown Apex Motors, LLC will be leasing 0.538 of one (1) acre at a lease rate of \$1,000 per acre per month. Payment of \$538.00 per month shall be payable to the City of Industry in advance on the first day of each month during the term of the Agreement.

Recommendation:

- 1.) City staff recommends that City Council approve Amendment No. 3 to the License Agreement with Downtown Apex Motors, LLC dated March 14, 2019

Exhibit:

- A. Amendment No. 3 to the License Agreement with Downtown Apex Motors, LLC, dated March 14, 2019

TH/BH:yp

EXHIBIT A

Amendment No. 3 to the License Agreement with Downtown Apex Motors, LLC, dated
March 14, 2019

[Attached]

**AMENDMENT NO. 3
TO THE LICENSE AGREEMENT**

This Amendment No. 3 to the License Agreement (“Agreement”), is made and entered into this 14th day of March, 2019, by and between the City of Industry, a California municipal corporation (“Licensor/City”) and Downtown Apex Motors, LLC, a California Limited Liability Company (“Licensee”). Licensor and Licensee are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, on or about June 23, 2016, the Agreement was entered into and executed between the Licensor and Licensee to allow Licensee to use a portion of City owned property located at APN: 8264-012-925(“Premises”); and

WHEREAS, on or about June 22, 2017, City Council approved Amendment No. 1 to the License Agreement extending the term for one year, and increasing the license fee to \$538.00 per month; and

WHEREAS, on or about July 26, 2018, City Council approved Amendment No. 2 to the License Agreement extending the term for six months; and

WHEREAS, pursuant to the terms of the Agreement, the License terminated on January 26, 2019, however the Licensee desires to continue utilizing the Property for an additional year, and has requested an extension; and

WHEREAS, Staff recommends that term of the Agreement be extended to January 26, 2020; and

WHEREAS, for the reasons set forth herein, the City and Licensee desire to enter into this Amendment No. 3, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

Section 10. Term, Termination and Remedies.

The first sentence of Section 10 is hereby amended to read in its entirety as follows:

The License shall commence as of January 26, 2019 and shall automatically terminate on January 26, 2020.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 3 to the Agreement as of the Effective Date.

“CITY”
City of Industry

“LICENSEE”
Downtown Apex Motors, LLC

By: _____
Troy Helling, City Manager

By: _____
Dennis Lin, Manager

Attest:

By: _____
Julie Gutierrez-Robles, Deputy City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

CITY COUNCIL

ITEM NO. 6.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Radecki and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Bing Hyun, Assistant City Manager *BH*

DATE: March 14, 2019

SUBJECT: Consideration of Amendment No. 2 to the Professional Services Agreement with CASC Engineering and Consulting, Inc., for National Pollutant Discharge Elimination System Consulting Services, increasing the compensation by \$240,000.00 and extending the term to June 30, 2023 (JN-7446)

Background:

On April 28, 2016, the City Council approved a Professional Services Agreement ("Agreement") with CASC Engineering and Consulting, Inc. ("CASC"), for National Pollutant Discharge Elimination System ("NPDES") consulting services in an amount not to exceed \$100,000 through April 28, 2017. On December 14, 2017, the City Council approved Amendment No. 1 extending the Agreement's term to December 31, 2018 and increasing the compensation by \$100,000 to continue services.

The Agreement and its amendment are part of the City's NPDES efforts to maintain compliance with the 2012 Los Angeles Regional Water Quality Control Board's Municipal Separate Storm Sewer System ("MS4") NPDES Permit, Order No. R4-2012-0175.

CNC Engineering, Inc. manages the City's NPDES operations and oversees CASC's services including preparation of Notices of Violations and Notices of Terminations, performance of complex inspections, assistance with preparation of the MS4 Permit annual report, and attendance at local and regional NPDES and stormwater meetings.

Discussion:

City staff requests City Council authorization to extend the Agreement with CASC to continue providing NPDES consulting services through June 30, 2023. The anticipated costs of extending the Agreement is \$240,000. The total compensation including prior year's expenditures and the proposed amendment would be \$440,000.

Table 1 – Summary of Agreement's Costs

Professional Services Agreement with CASC	\$100,000
Amendment No. 1	\$100,000
Amendment No. 2 (proposed)	\$240,000
Total	\$440,000

Fiscal Impact:

Appropriate \$240,000 to General Fund – Financial Center Expenses – Professional Services (100-625-5120.01) for Amendment No. 2 to the Professional Services Agreement with CASC Engineering and Consulting, Inc.

Recommendation:

- 1.) Approve Amendment No. 2 to the Professional Services Agreement with CASC Engineering and Consulting, Inc., in an amount not to exceed \$440,000 from April 29, 2017 to June 30, 2023; and
- 2.) Appropriate \$240,000 to the General Fund – Financial Center Expenses – Professional Services (100-625-5120.01) for National Pollutant Discharge Elimination System Consulting Services.

Exhibits:

- A. Amendment No. 2 to the Professional Services Agreement with CASC Engineering and Consulting, Inc., dated March 14, 2019

TH/BH:kt

EXHIBIT A

Amendment No. 2 to the Professional Services Agreement with CASC Engineering and Consulting, Inc., dated March 14, 2019

[Attached]

**AMENDMENT NO. 2
TO PROFESSIONAL SERVICES AGREEMENT
WITH CASC ENGINEERING AND CONSULTING, INC.**

This Amendment No. 2 to the Agreement for Consulting Services (“Agreement”), is made and entered into this 14th day of March, 2019, (“Effective Date”) by and between the City of Industry, a California municipal corporation (“City”) and CASC Engineering and Consulting, Inc., a California S-corporation (“Consultant”). The City and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, on or about April 28, 2016, the City Council approved a Professional Services Agreement with the Consultant to provide National Pollutant Discharge Elimination System (“NPDES”) consulting services for the City; and

WHEREAS, on or about December 14, 2017, the City Council approved Amendment No. 1 to the Professional Services Agreement with the Consultant to continue providing NPDES consulting services for the City; and

WHEREAS, the Parties desire to amend the Agreement to extend the term of the Agreement through June 30, 2023 and increase the compensation of the Agreement by \$240,000.00 to allow Consultant to continuing providing NPDES consulting services; and

WHEREAS, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 2, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement and Amendment No. 1 shall remain in full force and effect except as otherwise hereinafter provided:

Section 1. Term

The Agreement shall commence as of April 29, 2017, and shall continue in effect until tasks described herein are completed, but in no event later than June 30, 2023, unless sooner terminated pursuant to the provisions of this Agreement.

Section 4. Payment

The second sentence of Section 4(a) is hereby amended to read in its entirety as follows:

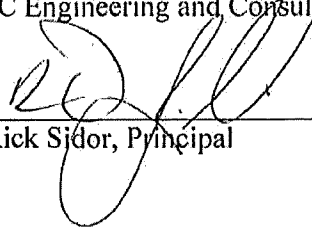
This amount shall not exceed Four Hundred Forty Thousand dollars (\$440,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 to the Agreement as of the Effective Date.

"CITY"
City of Industry

"CONSULTANT"
CASC Engineering and Consulting, Inc.

By: _____
Troy Helling, City Manager

By:  _____
Rick Sidor, Principal

Attest:

By: _____
Julie Gutierrez-Robles, Deputy City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney