
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 24, 2020
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CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 9:00 a.m., telephonically using Conference Call Number, 657-204-3264, Conference ID: 878 510 002#.

FLAG SALUTE

The flag salute was led by Mayor Cory Moss.

ROLL CALL

PRESENT: Cory C. Moss, Mayor
Cathy Marcucci, Mayor Pro Tem
Michael Greubel, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Josh Nelson, Director of Public Works/City Engineer/Assistant City Manager; James M. Casso, City Attorney; and Julie Robles, City Clerk.

PUBLIC COMMENTS

Emily Ramey, Director of Business Development for the Ygrene Energy Fund, spoke to the Council regarding their Property Assessed Clean Energy (PACE) Financing Program. Ygrene is actively working in neighboring cities and would like to provide more information to the City and possibly get on an upcoming agenda.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR SEPTEMBER 24, 2020

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

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5.2 CONSIDERATION OF THE MINUTES OF THE MARCH 26, 2020 REGULAR MEETING, JUNE 11, 2020 REGULAR MEETING AND SEPTEMBER 10, 2020 REGULAR MEETING

RECOMMENDED ACTION:

Approve as submitted.

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

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

ACTION ITEMS

6.1 CONSIDERATION OF RESOLUTION NO. CC 2020-32 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE CITY OF HOPE IN THE AMOUNT OF \$10,000.00 FOR THE WALK FOR HOPE ANNUAL 2K AND 5K WALK AND RUN

RECOMMENDED ACTION:
32.

Adopt Resolution No. CC 2020-

Public Affairs Manager, Sam Pedroza provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RADECKI TO ADOPT RESOLUTION NO. CC 2020-32 MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

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6.2 CONSIDERATION OF DEVELOPMENT PLAN 19-13, TO ALLOW FOR THE DEMOLITION OF A 52,182 SQUARE FOOT EXISTING INDUSTRIAL BUILDING, AND CONSTRUCTION OF A NEW INDUSTRIAL BUILDING OF APPROXIMATELY 76,856 SQUARE FEET LOCATED AT 13055 TEMPLE AVENUE

Consultant Associate Planner, Dina Lomeli provided a staff report and was available to answer any questions.

a. CONSIDERATION OF RESOLUTION NO. CC 2020-33 – 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. 19-13, TO ALLOW THE DEMOLITION OF A 52,182 EXISTING INDUSTRIAL BUILDING, AND DEVELOPMENT OF A 76,856 SQUARE FOOT TILT UP INDUSTRIAL BUILDING LOCATED AT 13055 TEMPLE AVENUE IN THE CITY OF INDUSTRY, WITHIN THE “M” INDUSTRIAL ZONE

RECOMMENDED ACTION:
33.

Adopt Resolution No. CC 2020-

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER GREUBEL TO ADOPT RESOLUTION NO. CC 2020-33. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

b. CONSIDERATION OF RESOLUTION NO. CC 2020-34 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 19-13 FOR THE DEMOLITION OF A 52,182 EXISTING INDUSTRIAL BUILDING, AND CONSTRUCTION OF A NEW 76,856 SQUARE FOOT TILT UP INDUSTRIAL WAREHOUSE BUILDING, LOCATED AT 13055 TEMPLE AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION:
34.

Adopt Resolution No. CC 2020-

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MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO ADOPT RESOLUTION NO. CC 2020-34. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

6.3 CONSIDERATION OF RESOLUTION NO. CC 2020-35 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 20-03, FOR THE CONSTRUCTION OF A SHALLOW ZONE - SOUTH INTERIM REMEDIATION SYSTEM, FOR THE PROPERTY LOCATED AT 111 HUDSON AVENUE, CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: *Adopt Resolution No. CC 2020-35.*

Consultant Associate Planner, Dina Lomeli provided a staff report and was available to answer any questions.

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RADECKI TO ADOPT RESOLUTION NO. CC 2020-35. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

6.4 CONSIDERATION OF RESOLUTION NO. CC 2020-36 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, SUMMARILY VACATING A ROADWAY SLOPE EASEMENT ON GALE AVENUE EAST OF ITS INTERSECTION WITH AZUSA AVENUE, IN THE CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: *Adopt Resolution No. CC 2020-36.*

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Project Manager, Mat Hudson, from CNC Engineering provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER GREUBEL TO ADOPT RESOLUTION NO. CC 2020-36. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

6.5 CONSIDERATION OF THE PLACEMENT OF ADVERTISEMENTS WITH CIVIC PUBLICATIONS, INC., IN THE AMOUNT OF \$85,636.00, IN ITS PUBLICATIONS IN THE UPCOMING FISCAL YEAR

RECOMMENDED ACTION: *Approve advertising with Civic Publications Inc.*

Public Affairs Manager, Sam Pedroza provided a staff report and was available to answer any questions.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY MAYOR PRO TEM MARCUCCI TO APPROVE ADVERTISING WITH CIVIC PUBLICATIONS INC. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

6.6 CONSIDERATION OF A TRANSFER AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE TRANSFER AND ACCEPTANCE OF MUNICIPAL FUNDS FROM THE SAFE, CLEAN WATER PROGRAM THROUGH JUNE 30, 2024

RECOMMENDED ACTION: *Approve the Agreement.*

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Senior Project Manager James Cramsie, from CNC Engineering provided a staff report and was available to answer any questions.

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

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

6.7 DISCUSSION AND CONSIDERATION OF ONE APPOINTMENT TO SERVE ON THE CITY'S PLANNING COMMISSION

RECOMMENDED ACTION: *Discuss and make the appointment to the Planning Commission and/or provide additional direction to Staff.*

Mayor Moss recused herself from item 6.7, due to a common law conflict of interest and left the meeting at 9:40 a.m.

City Manager Troy Helling mentioned the recent resignation of Michael Greubel on the Planning Commission, due to his nomination on the City Council, and that this left one seat open with a 30-day notice given on August 19, 2020. There are two applicants, Jacob Cortez and Manuel Perez.

Council Member Radecki said that this position requires a special quality and having a long history with the City he thought Manuel Perez would be a great asset to the Planning Commission. Council Member Radecki nominated Manuel Perez to serve on the City's Planning Commission and there was no second motion.

Council Member Greubel stated he would like to nominate Jacob Cortez.

MOTION BY COUNCIL MEMBER GREUBEL, AND SECOND BY COUNCIL MEMBER RUGGLES TO NOMINATE JACOB CORTEZ TO SERVE ON THE CITY'S PLANNING COMMISSION. MOTION CARRIED 3-1, WITH ONE MEMBER ABSENT BY THE FOLLOWING VOTE:

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

Mayor Moss returned to the meeting at 9:47 a.m.

CITY MANAGER REPORTS

City Manager, Troy Helling, reported on the two COVID-19 programs that the City is providing to local businesses. 1) Testing; there are a total of 17 applications with 3 in process totaling \$59,000.00, 2) Outdoor dining; there are 16 applications, all of which are in process, although currently no funds have been distributed.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Mayor Cory Moss informed the Council that although the Expo Center is closed for public events, the center has provided the Sheriffs' Department the space for training sessions for the Mental Evaluation Team, with room for social distancing. There are 5 more events scheduled for the remainder of the year and 12 more dates have been scheduled for 2021. The Council and staff are all welcome to come and observe.

Mayor Pro Tem Marcucci mentioned that the Megan Wing's Virtual Run is this weekend through October 2nd.

CLOSED SESSION

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

- 10.1 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)
(Per City Manager's Employment Agreement)
TITLE: CITY MANAGER

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- 10.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (one potential case)
- 10.3 Conference with real property negotiators pursuant to Government Code Section 54956.8:
- Property: 334 El Encanto Road, City of Industry, CA also known as Assessor's Parcel Number 8208-027-014
- Agency Negotiators: Troy Helling, City Manager
Bing Hyun, Assistant City Manager
- Negotiating Parties: Gaytan Group LLC
- 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 Industry v. San Gabriel Valley Water and Power, LLC, et al.
Superior Court of California, County of Los Angeles
Case No.: 19STCV10150

Mayor Moss recessed the meeting into Closed Session at 9:53 a.m.

Mayor Moss reconvened the meeting at 11:29 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, direction was given to the City Attorney's office. No final action was taken.

With regard to Closed Session items 10.2, direction was given to the City Attorney's office and to the Special Counsel. No final action was taken.


With regard to Closed Session items 10.3, direction was given to the Agency Negotiators. No final action was taken.

With regard to Closed Session items 10.4, direction was given to the City Attorney's office. No final action was taken. Nothing further to report at this time.

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ADJOURNMENT

There being no further business, the City Council adjourned at 11:30 a.m.



CORY C. MOSS
MAYOR



JULIE ROBLES
CITY CLERK