
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 1

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: 579 244 488#.

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

There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 12, 2020

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

5.2 CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 24, 2020 REGULAR MEETING, OCTOBER 8, 2020 REGULAR MEETING, AND THE OCTOBER 22, 2020 REGULAR MEETING

RECOMMENDED ACTION: Approve as submitted.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 2

5.3 SECOND READING AND ADOPTION OF ORDINANCE NO. 812 OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA AMENDING SECTION 17.16.010 (PERMITTED USES) AND SECTION 17.16.025 (USES PERMITTED WITH A CONDITIONAL USE PERMIT) OF CHAPTER 17.16 (INDUSTRIAL ZONE), OF TITLE 17 (ZONING), OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO IMPOSE A CONDITIONAL USE PERMIT REQUIREMENT FOR AUTOMOBILE AND TRUCK TOWING YARDS IN THE CITY

RECOMMENDED ACTION:

Adopt Ordinance No. 812.

5.4 SECOND READING AND ADOPTION OF ORDINANCE NO. 813 OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA AMENDING SECTION 17.282060 (MAP-ADOPTED) OF CHAPTER 17.28 (ZONED DISTRICTS) OF TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE TO CHANGE THE EXISTING ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 15246 VALLEY BOULEVARD AND 15252 VALLEY BOULEVARD FROM “C” – COMMERCIAL TO “M” – INDUSTRIAL

RECOMMENDED ACTION:

Adopt Ordinance No. 813.

5.5 CONSIDERATION OF AMENDMENT NO. 1 TO THE MAINTENANCE SERVICES AGREEMENT WITH PACIFIC UTILITY INSTALLATION, INC. FOR THE OPERATION AND MAINTENANCE OF CITYWIDE STREETLIGHT SYSTEM AND OTHER PARKING LOTS FOR CITY FACILITIES, EXTENDING THE TERM THROUGH JUNE 30, 2022, AND INCREASING COMPENSATION BY \$350,000.00

RECOMMENDED ACTION:

Approve the Amendment.

Council Member Radecki recused himself from voting on check number 74704 for item 1 (Register of Demands) due to a potential or actual financial conflict of interest due to he is currently employed by Square Root Golf and Landscape.

Council Member Ruggles recused himself from voting on check number 74665 for Item 1 (Register of Demands) due to a potential or actual financial conflict of interest due to he is employed by Haddick’s Auto Body.

Council Member Michael Greuble recused himself from Item Nos. 5.3 and 5.4, due to living within 500 feet from the property.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 3

Council Member Newell Ruggles recused himself from Item Nos. 5.3 and 5.4, due to a family conflict of interest and being that he is employed by Haddick's Auto Body.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER GREUBEL THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 74704 ON ITEM 1 (REGISTER OF DEMANDS), AND COUNCIL MEMBER RUGGLES RECUSING HIMSELF FROM CHECK NUMBER 74665 ON ITEM 1 (REGISTER OF DEMANDS), AND WITH COUNCIL MEMBERS GREUBEL AND RUGGLES RECUSING THEMSELVES FROM ITEM NOS. 5.3 AND 5.4, DUE TO A CONFLICT OF INTEREST. 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 2020-41 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, TO CONDUCT TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING AND ADOPTION OF A RESOLUTION APPROVING THE ISSUANCE OF \$50,000,000 OF CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY REVENUE BONDS FOR THE BENEFIT OF LOS ANGELES REGIONAL FOOD BANK AND/OR A RELATED OR SUCCESSOR ENTITY

RECOMMENDED ACTION:
41.

Adopt Resolution No. CC 2020-

Assistant City Manager, Bing Hyun, provided a staff report and was available to answer any questions. Jessica Shaham, Bond Counsel with Kutakrock, asked for the record, we open and close the public hearing for this project. Mayor Moss opened the hearing at 9:08 a.m. and asked if anyone wanted to speak on this matter. Seeing none, Mayor Moss closed the public hearing at 9:08 a.m.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 4

MOTION BY MAYOR MOSS, AND SECOND BY MAYOR PRO TEM MARCUCCI TO ADOPT RESOLUTION NO. CC 2020-41. 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

6.2 CONSIDERATION OF RESOLUTION NO. CC 2020-46 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING THE EMPLOYER’S CONTRIBUTION FOR ALL ELIGIBLE EMPLOYEES FROM 6.5% TO 7.5% FOR THE DEFINED CONTRIBUTION PLAN WITH THE PUBLIC AGENCY RETIREMENT SYSTEM (“PARS”)

RECOMMENDED ACTION: *Adopt Resolution No. CC 2020-46.*

Director of Finance, Yamini Pathak provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO ADOPT RESOLUTION NO. CC 2020-46. 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 A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF INDUSTRY, THE INDUSTRY PUBLIC UTILITIES AND WESTERN POWER PROJECT ADVISORS LLC FOR ENGINEERING SERVICES FOR A CITYWIDE WIRELESS COMMUNICATION NETWORK FOR AN AMOUNT NOT-TO-EXCEED \$120,000.00 THROUGH JUNE 30, 2022 (MP 02-05 #16)

RECOMMENDED ACTION: *Approve the Agreement.*

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 5

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER GREUBEL 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

6.4 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC., TO PROVIDE URBAN FORESTRY TREE MAINTENANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$1,200,000.00, THROUGH NOVEMBER 12, 2022

RECOMMENDED ACTION: Approve the Agreement.

Director of Public Works/City Engineer/Assistant City Manager, Josh Nelson provided a staff report and was available to answer any questions.

MOTION BY MAYOR MOSS, 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

6.5 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH GAA ARCHITECTS, INC., FOR ARCHITECTURAL DESIGN SERVICES FOR PROPOSED RECREATION CENTER BUILDING, IN THE AMOUNT OF \$63,000.00 THROUGH JUNE 30, 2021

RECOMMENDED ACTION: Approve the Agreement.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 6

Assistant City Manager, Bing Hyun, provided a staff report and was available to answer any questions. Mr. Hyun added that the contractor has some minor issues with the language in the contract and suggested that a form, approved by the City Attorney be executed. If approved today, this would allow us to continue moving forward with these services. City Attorney Casso added in addition to approving the agreement with approved language changes that we should include the authority of the City Manager to execute this project.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE AGREEMENT WITH THE APPROVED LANGUAGE CHANGES AND TO GIVE AUTHORITY TO THE CITY MANAGER TO EXECUTE THE PROJECT. 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 PROFESSIONAL SERVICES AGREEMENT WITH JJAB DESIGN, INC., FOR ARCHITECTURAL DESIGN SERVICES FOR THE BUILDING LOCATED AT 15710 - 15724 RAUSCH ROAD, IN THE AMOUNT OF \$11,400.00 THROUGH JUNE 30, 2021

RECOMMENDED ACTION: *Approve the Agreement.*

Assistant City Manager, Bing Hyun, provided a staff report and was available to answer any questions. Council Member Ruggles asked for more information and Mayor Moss introduced Lisa Price from Priceless Pets to speak about her non-profit, no-kill pet rescue organization for which this building would be designed for.

MOTION BY MAYOR MOSS, 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

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 7

6.7 CONSIDERATION OF A PROPERTY PURCHASE AGREEMENT WITH THE GAYTAN GROUP, LLC IN THE AMOUNT OF \$10,450,000 FOR PROPERTY ACQUISITION

RECOMMENDED ACTION:

Approve the Agreement.

Development Services Manager, Kathy Tai provided a staff report and was available to answer any questions. Conversation ensued regarding the responsibilities for repairs in the future. Council Member Ruggles and Radecki both expressed concerns. It was agreed upon that City Attorney Casso would work out the details with staff and the representative of the seller and include any changes to the agreement for the items discussed today.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER GREUBEL 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

6.8 CONSIDERATION OF ASSIGNMENT OF AGREEMENT TO THE PURCHASE AGREEMENT WITH STRAWBERRY FIELD, LLC

RECOMMENDED ACTION:

Approve the Agreement.

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

City Attorney, James M. Casso, mentioned that in the underlying Purchase and Sales Agreement at paragraph 2.4.11, a typo was made and for the record it should say "Buyer" instead of "Seller". The Quick Claim Deed related to the billboard is properly written out but not on the agreement.

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

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 8

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

6.9 CONSIDERATION OF AMENDMENT NO. 1 TO THE LICENSE AGREEMENT WITH ROWLAND WATER DISTRICT FOR ACCESS TO ASSESSOR'S PARCEL NO. 8264-004-908 LOCATED AT 1123 SOUTH HATCHER AVENUE, FOR TEMPORARY STAGING OF CONSTRUCTION MATERIALS AND EQUIPMENT

RECOMMENDED ACTION: Approve the Amendment.

Management Analyst, Yvette Padilla, provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE AMENDMENT. 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

6.10 DISCUSSION AND CONSIDERATION OF RENAMING SOTRO STREET

RECOMMENDED ACTION: Rename Sotro Street to Mayor Dave Perez Place or discuss other street naming opportunities.

All Council Members agreed that more research should be done regarding the change of street names and how it would affect the Sotro family who is still in the area. Different possibilities were discussed including adding the Perez name near the new gymnasium at the YAL. It was agreed upon that more research was needed from staff and to bring back the item at a later day. No vote was taken or necessary.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 9

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Mayor Cory C. Moss mentioned that yesterday the Land of the Free Golf Tournament was very successful. She stated one million dollars were raised for the Veterans with a focus on the homeless. Majestic did a great job and once again it was a fabulous event.

CLOSED SESSION

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

- 10.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d)(2);
One Case

Mayor Moss recessed the meeting into Closed Session at 10:23 a.m.

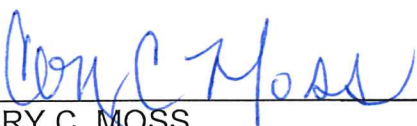
Mayor Moss reconvened the meeting at 10:51 a.m. All members of the City Council were present.

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 and to staff. No final action was taken, nothing further to report at this time.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:52 a.m.



CORY C. MOSS
MAYOR

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 12, 2020
PAGE 10



JULIE ROBLES
CITY CLERK