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CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 25, 2021  
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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: 661 98 4588#.

**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.

**PRESENTATION – EXECUTIVE DIRECTOR, ERICA FRAUSTO WITH THE AMERICAN RED CROSS TO PRESENT MARCH AS AMERICAN RED CROSS MONTH.**

Christina Sanchez with the American Red Cross made a presentation and thanked the City for their support.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 25, 2021**

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

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**6.2 CONSIDERATION OF THE MINUTES OF THE JANUARY 28, 2021 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**6.3 CONSIDERATION OF CHANGE ORDER NOS. 2, 3, AND 4 IN THE AMOUNT OF \$93,455.18, FOR CONTRACT NO. CITY-1456, SITE PLAN FOR SHERIFF'S TRAILER**

*RECOMMENDED ACTION:* *Approve Change Order Nos. 2, 3 & 4 and authorize the Mayor to execute the Change Order.*

**6.4 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ENTERPRISE MAPS LLC, TO PROVIDE ADDITIONAL TECHNICAL SUPPORT SERVICES FOR THE DEPLOYMENT OF AMAZON WEB SERVICES INFRASTRUCTURE FOR ARCGIS ENTERPRISE, EXTENDING THE TERM THROUGH JUNE 30, 2023, REVISING THE RATE SCHEDULE, REVISING THE INDEMNITY PROVISIONS, AND INCREASING COMPENSATION BY \$161,500.00 (MP 16-06)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

**6.5 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH NINYO & MOORE GEOTECHNICAL AND ENVIRONMENTAL SERVICES CONSULTANTS, FOR ON-CALL GEOTECHNICAL ENGINEERING SERVICES, EXTENDING THE TERM THROUGH DECEMBER 30, 2022, REVISING THE INDEMNITY PROVISIONS, AND INCREASING COMPENSATION BY \$150,000.00**

*RECOMMENDED ACTION:* *Approve the Amendment.*

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER GREUBEL TO APPROVE THE CONSENT CALENDAR. 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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Council Member Ruggles recused himself from Action Item No. 7.1 due to a potential conflict of interest and left the meeting at 9:09 a.m.

**ACTION ITEMS**

**7.1 CONSIDERATION OF DEVELOPMENT PLAN NO. 20-8, FOR THE CONSTRUCTION OF A NEW INDUSTRIAL BUILDING WITH A TOTAL BUILDING AREA OF 33,740 SQUARE-FEET, ON AN APPROXIMATE 6.62-ACRE SITE, LOCATED AT 15120 VALLEY BOULEVARD, AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION REGARDING THE SAME**

**a. Consideration of Resolution No. CC 2021-07 - 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. 20-8, TO ALLOW THE DEMOLITION OF 25,052 SQUARE-FEET OF BUILDING AREA AND THE DEVELOPMENT OF A 33,740 SQUARE-FOOT INDUSTRIAL BUILDING LOCATED AT 15120 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA WITHIN THE INDUSTRIAL ZONE**

*RECOMMENDED ACTION:*  
07.

*Adopt Resolution No. CC 2021-*

Consultant Assistant Planner II, Nathalie Vasquez 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 2021-07. MOTION CARRIED 4-0, WITH COUNCIL MEMBER RUGGLES ABSTAINING, BY THE FOLLOWING VOTE:

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

**b. CONSIDERATION OF RESOLUTION NO. CC 2021-08 - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 20-8, FOR THE CONSTRUCTION OF A NEW INDUSTRIAL BUILDING WITH A TOTAL BUILDING AREA OF 33,740 SQUARE-**

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**FEET ON AN APPROXIMATE 6.62-ACRE SITE, LOCATED AT 15120 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA**

*RECOMMENDED ACTION:*  
08.

*Adopt Resolution No. CC 2021-*

Consultant Assistant Planner II, Nathalie Vasquez provided a staff report and was available to answer any questions.

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER GREUBEL TO ADOPT RESOLUTION NO. CC 2021-08. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**Council Member Ruggles returned to the meeting at 9:16 a.m.**

**7.2 CONSIDERATION OF RESOLUTION NO. CC 2021-09 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, CANCELLING THE JUNE 8, 2021, GENERAL MUNICIPAL ELECTION AND PROVIDING FOR THE APPOINTMENT TO THE OFFICE OF COUNCIL MEMBER**

*RECOMMENDED ACTION:*  
09.

*Adopt Resolution No. CC 2021-*

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY MAYOR MOSS TO ADOPT RESOLUTION NO. CC 2021-09. 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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**7.3 CONSIDERATION OF REVISED GROUND LEASE BY AND BETWEEN THE CITY OF INDUSTRY AND P.T. ENTERPRISES, LLC, FOR PROPERTY AT 17647 GALE AVENUE, CITY OF INDUSTRY**

*RECOMMENDED ACTION:* *Approve Revised Ground Lease with P.T. Enterprises, LLC.*

City Manager, Troy Helling provided a staff report and was available to answer any questions.

MOTION BY COUNCIL MEMBER GREUBEL, AND SECOND BY MAYOR PRO TEM MARCUCCI TO APPROVE REVISED GROUND LEASE WITH P.T. ENTERPRISES, LLC. 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

**7.4 CONSIDERATION OF PURCHASE ORDER REQUEST FOR AMAZON WEB SERVICES (MP 16-06)**

*RECOMMENDED ACTION:* *Approve the Purchase.*

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 PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE PURCHASE. 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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**7.5 CONSIDERATION OF THE RATIFICATION OF A LICENSE AGREEMENT WITH DOUG MARTIN CONTRACTING COMPANY, INC., FOR ACCESS TO ASSESSOR'S PARCEL NO. 8208-025-943, LOCATED AT THE NORTHEAST CORNER OF STAFFORD STREET AND SOTRO STREET, FOR TEMPORARY STAGING OF CONSTRUCTION MATERIALS AND EQUIPMENT**

*RECOMMENDED ACTION:* *Ratify the License Agreement with Doug Martin Contracting, Inc., dated March 4, 2021.*

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

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES TO RATIFY THE LICENSE AGREEMENT WITH DOUG MARTIN CONTRACTING, INC., DATED MARCH 4, 2021. 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

**7.6 CONSIDERATION OF A STANDARD AGREEMENT (AGREEMENT NUMBER 20-LEAP-15814) FOR LOCAL EARLY ACTION PLANNING GRANT FUNDS WITH THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

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

Development Services Manager, Kathy Tai 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 STANDARD AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**7.7 CONSIDERATION OF A LICENSE AGREEMENT WITH LOS ANGELES HISTORIC THEATRE FOUNDATION FOR ACCESS TO 1123 SOUTH HATCHER AVENUE, FOR USE AS A STORAGE AREA**

*RECOMMENDED ACTION: Approve the License Agreement.*

Development Services Manager, Kathy Tai 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 LICENSE 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

**7.8 DISCUSSION AND CONSIDERATION OF THE HOUSING ELEMENT ANNUAL PROGRESS REPORT**

*RECOMMENDED ACTION: Provide Direction to Staff.*

Development Services Manager, Kathy Tai provided a staff report and was available to answer any questions.

MOTION BY MAYOR MOSS, AND SECOND BY MAYOR PRO TEM MARCUCCI TO PREPARE AND FILE REPORT APPROPRIATELY. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: COUNCIL MEMBERS: GREUBEL, RADECKI, RUGGLES,  
MPT/MARCUCCI, M/MOSS

NOES: COUNCIL MEMBERS: NONE

ABSENT COUNCIL MEMBERS: NONE

ABSTAIN COUNCIL MEMBERS: NONE

### **7.9 DISCUSSION AND DIRECTION REGARDING COVID-19 BUSINESS ASSISTANCE PROGRAMS**

*RECOMMENDED ACTION: Provide Direction to Staff.*

Assistant City Manager Bing Hyun provided a staff report and asked for direction to expand the City of Industry Grant Program in allowing help to local businesses in vaccinating their employees. Conversation ensued and it was agreed by the Council to work on expanding the program. Bing Hyun said he would bring back a revised document for consideration at the next regular meeting.

### **CITY MANAGER REPORTS**

City Manager Troy Helling reported that Josh Nelson and Bing Hyun were putting together different plans for re-opening in person Council Meetings and staff returning full time to the office. They are having individual meetings with each staff member and suggestions will be brought to the April 8<sup>th</sup> Council meeting.

### **AB 1234 REPORTS**

There were none.

### **CITY COUNCIL COMMUNICATIONS**

There were none.

### **ADJOURNMENT**

There being no further business, the City Council adjourned at 9:44 a.m.




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JULIE ROBLES  
CITY CLERK



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CORY C. MOSS  
MAYOR