

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
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., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 717 023 540#.

**FLAG SALUTE**

The flag salute was led by Mayor Cory C. 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: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; Jamie M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Robles, City Clerk.

**PRESENTATION** – Mayor Moss introduced and recognized Kaylee Law, an individual who contributes greatly to our community. Her achievements include graduating from the Elite Foundations Institute with a 4.78 GPA, along with three AA degrees from Mount San Antonio College in Political Science, History and English. She volunteers for The Purist Group and is a youth tutor and volunteers as a cafe worker in special events. She interns at James Wang Law as a Legal Administrator and still manages to participate on a local swim team. Mayor Moss presented her with a Proclamation, City Pin, and flowers. Pictures were taken with the Council Members.

**PUBLIC COMMENTS**

Mike Greenspan and Armando Herman each spoke about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. They spoke about their opposition to government policies/leadership and provided documents for the record.

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
PAGE 2

---

**CONSENT CALENDAR**

Mike Greenspan and Armando Herman each spoke for three minutes in opposition of the Consent Calendar.

Council Member Ruggles asked for a staff report on Consent Calendar Items 6.5 and 6.7.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JUNE 23, 2022**

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

**6.2 CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH NOBEL SYSTEMS, INC., FOR SUBSCRIPTION SERVICES FOR ONLINE HOSTING OF GEOVIEWER, EXTENDING THE TERM THROUGH JUNE 30, 2023, AND INCREASING COMPENSATION BY \$22,220**

*RECOMMENDED ACTION:* *Approve Amendment No. 3 to the Professional Services Agreement with Nobel Systems, Inc.*

Assistant City Manager Bing Hyun announced for the record that this item needs a correction to the agenda as follows; The term should read through June 30, 2024 (not 2023) and the increased compensation should read \$44, 440.00 (not \$22,220.00). The staff report is correct.

**6.3 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES, FOR PROPERTY AND CASUALTY CLAIMS ADMINISTRATION SERVICES, IN THE AMOUNT OF \$150,000.00, THROUGH JUNE 30, 2025**

*RECOMMENDED ACTION:* *Approve the Professional Services Agreement with Keenan & Associates for Property and Casualty Claims Administration Services, Subject to the Approval of the Insurance Provisions by the City Manager and City Attorney.*

**6.4 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES, FOR BROKER OF RECORD DESIGNATION SERVICES, IN THE AMOUNT OF \$140,800.00, THROUGH JUNE 30, 2025**

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
PAGE 3

---

*RECOMMENDED ACTION:* *Approve the Professional Services Agreement with Keenan & Associates for Broker of Records Designation Services, Subject to the Approval of the Insurance Provisions by the City Manager and City Attorney.*

**6.5 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH INDUSTRY SECURITY SERVICES, INC., FOR SECURITY SERVICES AT VARIOUS LOCATIONS THROUGHOUT THE CITY, EXTENDING THE TERM THROUGH JUNE 30, 2024, INCREASING COMPENSATION BY \$3,671,250.46, UPDATING THE ADDRESSES OF THE CITY AND CONSULTANT, AND UPDATING THE RATE SCHEDULE**

*RECOMMENDED ACTION:* *Approve Amendment No. 1 to the Professional Services Agreement with Industry Security Services, Inc.*

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

**6.6 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS, INC. FOR HOUSING ELEMENT SERVICES, EXTENDING THE TERM TO JUNE 30, 2024, AMENDING THE SCOPE OF WORK AND RATE SCHEDULE, ADDING INDEMNITY LANGUAGE SPECIFIC TO INDEPENDENT CONTRACTORS, AND UPDATING THE ADDRESSES OF THE CITY AND CITY ATTORNEY'S OFFICE**

*RECOMMENDED ACTION:* *Approve Amendment No. 1 to the Professional Services Agreement with PlaceWorks, Inc.*

**6.7 CONSIDERATION OF RESOLUTION NO. CC 2022-25 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S FISCAL YEAR 2022-23 OPERATING BUDGET AND FISCAL YEAR 2022-23 CAPITAL IMPROVEMENT PROGRAM BUDGET**

*RECOMMENDED ACTION:* *Adopt Resolution No. CC 2022-25.*

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

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
PAGE 4

---

**6.8 CONSIDERATION OF RESOLUTION NO CC 2022-26, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AUTHORIZING THE CREATION OF A CITY OPERATING RESERVE FUND, SPECIAL REVENUE OPERATING RESERVE, ENTERPRISE FUND OPERATING RESERVE, AND A CITY CAPITAL IMPROVEMENT RESERVE FUND, AND AUTHORIZING CERTAIN APPROPRIATIONS TO THE VARIOUS FUNDS**

*RECOMMENDED ACTION:*  
26.

*Adopt Resolution No.CC 2022-*

**6.9 CONSIDERATION OF RESOLUTION NO. CC 2022-24 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, RESCINDING RESOLUTION NO. CC 2021-58 AND ADOPTING SALARY RANGE SCHEDULES FOR CITY EMPLOYEES AND CITY ELECTED AND APPOINTED OFFICIALS FOR FISCAL YEAR 2022-2023**

*RECOMMENDED ACTION:*  
26.

*Adopt Resolution No.CC 2022-*

**6.10 CONSIDERATION OF AMENDMENT NO. 2 TO THE MAINTENANCE SERVICES AGREEMENT WITH PACIFIC UTILITY INSTALLATION, INC., FOR THE OPERATION AND MAINTENANCE OF CITYWIDE STREETLIGHT SYSTEM AND CITY PARKING LOT FACILITIES, EXTENDING THE TERM THROUGH JUNE 30, 2025, INCREASING COMPENSATION BY \$600,000.00, REVISING THE RATE SCHEDULE, AND UPDATING THE ADDRESS OF THE CITY (MP 02 05 #6)**

*RECOMMENDED ACTION:*

*Approve Amendment No. 2 to the*

*Professional Services Agreement with Pacific Utility Installation, Inc.*

**6.11 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY**

*RECOMMENDED ACTION:*

*Approve the Investment Policy.*

In regard to the Consent Calendar, Council Member Ruggles, recused himself from voting on check number 78408 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.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER GREUBEL THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
PAGE 5

---

ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RUGGLES RECUSING HIMSELF FROM CHECK NUMBER 78408 ON ITEM 1 (REGISTER OF DEMANDS), AND A CORRECTION TO THE AGENDA REGARDING TERMS AND COST ON ITEM 6.2. 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**

Mike Greenspan and Armando Herman each spoke for three minutes in opposition of Action Item 7.1.

**7.1 CONSIDERATION OF THE APPOINTMENT OF TWO (2) SEATS ON THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (CRIA)**

*RECOMMENDED ACTION: Discuss and make appointments to the Civic-Recreational-industrial Authority and/or provide additional direction to Staff.*

Assistant City Manager Bing Hyun announced that we received two applications who are the two incumbents for the CRIA Authority.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER GREUBEL TO APPOINT RONALD WHITTEMORE AND SEAN LEE TO THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY. 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  
JUNE 23, 2022  
PAGE 6

---

**CITY MANAGER REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

**CITY COUNCIL COMMUNICATIONS**

Mayor Moss asked to adjourn the meeting in memory of fallen El Monte police officers Corporal Parades and Officer Santana. Both paid the ultimate sacrifice while in performance of a noble profession, serving the community they loved.

Also, in memory of Frank Tripepi, a leader in local government and a big ally of the City of Industry. Frank sadly passed away on Sunday, June 19<sup>th</sup> at the age of 74. Frank was widely regarded for his local government expertise and professional contributions to the San Gabriel Valley and greater Southern California, but especially for us here in Industry.

**CLOSED SESSION**

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

Mike Greenspan and Armando Herman each spoke for three minutes in opposition of Closed Session.

Chair Moss recessed the meeting into Closed Session at 9:45 a.m.

- 11.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of litigation pursuant to Government Code Section 54956.9(d)(2): one potential case
  
- 11.2 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Case: *City of Industry v. San Gabriel Valley Water & Power, et al.*, and related cross actions  
Superior Court of California, County of Los Angeles  
Case No. 19STCV10150

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
PAGE 7

---

11.3 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

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

Case: *Cabanlit v. Con-Way Freight, Inc., et al.*

Superior Court of California, County of Los Angeles

Case No. BC656364

11.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property: Assessor Parcel Numbers 8262-015-900 and 8262-015-901

Agency Negotiators: Josh Nelson, City Manager

James M. Casso, City Attorney

Negotiating Parties: Beach Street Development LLC

Under Negotiation: Price and terms of payment

11.5 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property: 1560, 1576, 1580, 1590, 1600, 1620, and 1630 S. Azusa Ave., City of Industry, CA, 91744 also known as Assessor Parcel Numbers 8254-004-040, 8254-004-041, 8254-004-118, 8254-004-120, and 8254-004-121

Agency Negotiator: Josh Nelson, City Manager

Negotiating Party: Newage PHM, LLC

Under Negotiation: Price and Terms of Payment

Council Member Greubel left the Council Chamber at 12:20 p.m. and participated remotely for the remainder of the meeting.

Chair Moss reconvened the meeting at 12:24 p.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present except Council Member Greubel who participated remotely.

With regard to Closed Session Items 11.1, 11.2, 11.3, 11.4 and 11.5, no reportable action. Nothing further to report at this time.

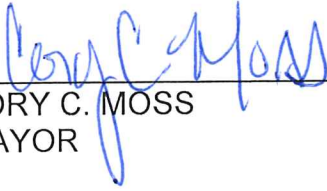
---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 23, 2022  
PAGE 8

---

**ADJOURNMENT**

There being no further business, the City Council adjourned at 12:52 p.m. 

  
\_\_\_\_\_  
CORY C. MOSS  
MAYOR

  
\_\_\_\_\_  
JULIE ROBLES  
CITY CLERK