

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
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: 792 407 962#.

**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, James M. Casso, City Attorney; and Julie Gutierrez-Robles, City Clerk.

**PRESENTATION** – Christina Monzer with The Robert Group and Rodrigo Rodarte with Studio-MLA provided a Power Point Presentation with an Update on the development of the Puente Hills Landfill Park.

**PUBLIC COMMENTS**

Mike Greenspan spoke for three minutes about his first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. He spoke about his opposition to government policies/leadership and provided documents for the record.

Mayor Moss asked if anyone else was on the line for public comments regarding items not listed on the agenda. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

**CONSENT CALENDAR**

City Manager Josh Nelson asked the Council to pull items 6.4, 6.5, 6.6, and 6.7 from the Consent Calendar. The back-up material is not ready for review.

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 2

---

Council Member Ruggles asked for a Staff Report on Item No. 6.10.

Mike Greenspan spoke for three minutes in opposition of the Consent Calendar.

Mayor Moss asked if anyone else was on the line for public comments regarding the Consent Calendar. If so, press \*5 to raise your hand and the City Clerk can unmute you. There was none.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JANUARY 26, 2023**

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

**6.2 CONSIDERATION OF RESOLUTION NO. CC 2023-03 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY CALLING FOR THE HOLDING OF AN ALL MAIL BALLOT ELECTION TO BE HELD ON JUNE 6, 2023, FOR THE ELECTION OF CERTAIN CITY COUNCIL MEMBERS, IN ACCORDANCE WITH THE PROVISIONS OF STATE LAW, THE CITY’S CHARTER AND THE CITY’S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CC 2023-03.*

**6.3 CONSIDERATION OF RESOLUTION NO. CC 2023-04 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, JUNE 6, 2023**

*RECOMMENDED ACTION:* *Adopt Resolution No. CC 2023-04.*

**6.4 CONSIDERATION OF THE ANNUAL AUDITED BASIC FINANCIAL STATEMENTS FOR THE YEAR ENDING JUNE 30, 2022 WITH INDEPENDENT AUDITORS’ REPORT**

*RECOMMENDING ACTION:* *Approve the Annual Audited Financial Statements for FY 21-22.*

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 3

---

---

**6.5 CONSIDERATION OF THE INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS FOR THE YEAR ENDING JUNE 30, 2022**

*RECOMMENDING ACTION:* *Approve the Independent Auditor's Report for FY 21-22.*

**6.6 CONSIDERATION OF THE AUDITOR'S COMMUNICATIONS WITH THE CITY COUNCIL FOR THE YEAR ENDING JUNE 30, 2022**

*RECOMMENDING ACTION:* *Approve the Auditor's Communication Report for FY 21-22.*

**6.7 CONSIDERATION OF THE INDEPENDENT AUDITOR'S REPORT ON AGREED-UPON PROCEDURES APPLIED TO THE APPROPRIATIONS LIMIT WORKSHEETS FOR THE YEAR ENDING JUNE 30, 2022**

*RECOMMENDING ACTION:* *Approve the Appropriations Limit Worksheet for FY 21-22.*

**6.8 CONSIDERATION OF CHANGE ORDER NO. 1 FOR CONTRACT NO. CITY-1485, ROWLAND STREET RECONSTRUCTION FROM HATCHER AVENUE TO LAWSON STREET**

*RECOMMENDED ACTION:* *Approve the Change Order.*

**6.9 CONSIDERATION OF CHANGE ORDER NOS. 1 AND 2 FOR THE 2021-2022 CLEANOUT OF STORMWATER TREATMENT DEVICES, CONTRACT NO. CITY-1483 (INFORMAL) WITH UNITED STORM WATER, INC.**

*RECOMMENDED ACTION:* *Approve the Change Orders.*

**6.10 CONSIDERATION OF CHARGE READY CHARGING INFRASTRUCTURE AND REBATE PARTICIPATION AGREEMENTS WITH SOUTHERN CALIFORNIA EDISON FOR INSTALLATION OF ELECTRIC VEHICLE CHARGERS AT CITY HALL AND IBC BUILDING PARKING LOTS UNDER THE CHARGE READY PROGRAM, AND ADOPTION OF A NOTICE OF EXEMPTION REGARDING SAME (MP 03-24#9)**

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 4

---

---

*RECOMMENDED ACTION: Approve the Charge Ready Charging Infrastructure and Rebate Participation Agreements with Southern California Edison and adopt a Notice of Exemption regarding same*

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

With regards to the Consent Calendar, Council Member Radecki recused himself from voting on check number 79827 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.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, EXCEPT FOR PULLED ITEM NOS. 6.4, 6.5, 6.6, AND 6.7, AND WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 79827 ON ITEM 1 (REGISTER OF DEMANDS). 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**

**7.1 CONSIDERATION OF ORDINANCE NO. 822, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 2.08.070 (POWERS AND DUTIES) OF CHAPTER 2.08 (CITY MANAGER) OF TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME**

*RECOMMENDED ACTION: Staff recommends that the City Council (1) Waive reading of Ordinance No. 822 and read by title only; and (2) introduce Ordinance No. 822, an Ordinance of the City Council of the City of Industry, California, amending Section 2.08.070 (Powers and Duties) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the City of Industry Municipal Code, and adopting a Notice of Exemption regarding same*

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 5

---

---

City Attorney James M. Casso provided a staff report and was available to answer any questions.

Mike Greenspan spoke for three minutes in opposition to Item No. 7.1.

Mayor Moss asked if anyone else was on the line for public comments regarding Item No. 7.1. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RADECKI TO WAIVE READING OF ORDINANCE NO. 822 AND READ BY TITLE ONLY. 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

MOTION BY MAYOR MOSS, AND SECOND BY MAYOR PRO TEM MARCUCCI TO INTRODUCE ORDINANCE NO. 822, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 2.08.070 (POWERS AND DUTIES) OF CHAPTER 2.08 (CITY MANAGER) OF TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME. 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

**7.2 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MUSEUM MANAGEMENT CONSULTANTS FOR MUSEUM STRATEGY PLANNING SERVICES; AND PRESENTATION, DISCUSSION, AND DIRECTION REGARDING THE HOMESTEAD MUSEUM STRATEGIC PLAN**

*RECOMMENDED ACTION:*  
*provide direction to Staff.*

*Approve the Amendment and*

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 6

---

---

Development Services Manager, Kathy Tai provided a staff report. During the visioning phase, Staff requested MMC prepare and present a "Governance 101" workshop and hold additional meetings with Staff. Due to unanticipated costs, staff is requesting additional time and funds to complete the plan. The amendment increases compensation by \$8,000.00 and extends the term to May 31, 2023.

Assistant City Manager, Sam Pedroza explained the general information about museum governance and is now seeking the City Council's input and direction on researching and pursuing the possibility of changing the governance of the museum from Government-run to Public-Private Partnership. Council Member Ruggles asked why this was the preferred method of the three options. Sam Pedroza explained the differences and with this workshop we can confirm with Council, that we are going in the right direction.

Mayor Moss said if we agree to this amendment today, Staff and Consultant could take a hard look at this model, with details, and return to the City Council for approval.

Mike Greenspan spoke for three minutes in opposition to Item No. 7.2.

Mayor Moss asked if anyone else was on the line for public comments regarding Item No. 7.2. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY MAYOR PRO TEM MARCUCCI TO APPROVE THE AMENDMENT AND PROCEED WITH STAFF RECOMMENDED DIRECTION. 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

**CLOSED SESSION**

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

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 7

---

---

- 8.1 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 Negotiators: | Joshua Nelson, City Manager, James M. Casso, City Attorney  |
| Negotiating Party:  | Newage PHM, LLC   |
| Under Negotiation:  | Price and Terms of Payment  |

Mike Greenspan spoke for three minutes in opposition to Closed Session Item No. 8.1.

Mayor Moss asked if anyone was on the line for public comments regarding Closed Session Item No. 8.1. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

Mayor Cory C. Moss recessed the meeting into Closed Session at 9:40 a.m.

Mayor Moss reconvened the meeting at 10:18 a.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present.

With regard to Closed Session Item No. 8.1, direction was given to the Agency Negotiators, no final action taken. Nothing further to report.

### **CITY MANAGER REPORTS**

There were none.

### **AB 1234 REPORTS**

There were none.

### **CITY COUNCIL COMMUNICATIONS**

Mayor Moss said invitations have been sent out for the Del Haven Community Center "Because We Care" event at the Expo Center, February 4<sup>th</sup>, at 5:00 p.m.

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 26, 2023  
PAGE 8

---

---

**ADJOURNMENT**

There being no further business, the City Council adjourned at 10:19 a.m.

  
CORY C. MOSS  
MAYOR

  
JULIE GUTIERREZ-ROBLES  
CITY CLERK