
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 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., telephonically using Conference Call Number, 657-204-3264, Conference ID: 126 586 159#.

FLAG SALUTE

The flag salute was led by Mayor Cory C. Moss.

ROLL CALL

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

ABSENT: Cathy Marcucci, Mayor Pro Tem

STAFF PRESENT: Bing Hyun, Assistant City Manager; Mat Hudson, Engineering Manager; James M. Casso, City Attorney; and Julie Gutierrez-Robles, City Clerk.

Mayor Moss asked that Mayor Pro Tem Marcucci be excused today due to medical reasons.

PRESENTATION - Introduction by Lanae O'Shields, Public Affairs Manager for SoCal Gas came and shared her background and said she was looking forward to working with everyone.

PUBLIC COMMENTS

Mike Greenspan and Armando Herman each spoke for three minutes 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 Clerk, Julie Gutierrez-Robles, informed the Council that a caller was online. Ms. Flores on behalf of the California Department of Insurance came to share two programs that could help the City of Industry and its residents. 1) Low-Cost Auto Insurance

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 2022
PAGE 2

Program and 2) Senior Gateway Portal, a one stop shop, for seniors and caregivers. More information can be found at insurance.ca.gov or by calling 800-927-4357.

Mayor Moss asked if anyone else was on the line for public comments regarding items not listed on the agenda. There were none.

CONSENT CALENDAR

Council Member Ruggles asked for a staff report on Item 6.5.
Mayor Moss asked for a staff report on Item 6.2.

Mike Greenspan and Armando Herman each 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, there was none.

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 25, 2022

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

6.2 CONSIDERATION OF CHANGE ORDER NOS. 3, 4, 5, 6, 7, 8, AND NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1434, RESURFACING OF DON JULIAN ROAD FROM 6TH AVENUE TO 7TH AVENUE, AND UNRUH AVENUE FROM NELSON AVENUE TO CUL-DE SAC, AND SIDEWALK ON TURNBULL CANYON ROAD, AND INTERSECTION WIDENING AND TRAFFIC SIGNAL INSTALLATION AT DON JULIAN ROAD AND 6TH AVENUE, WITH GENTRY BROTHERS, INC.

RECOMMENDED ACTION: *Approve Change Order Nos. 3, 4, 5, 6, 7 and Deductive Change Order No. 8 and authorize the Engineering Manager to execute the Notice of Completion.*

Assistant City Manager Bing Hyun introduced Gerardo Perez, Senior Construction Manager from CNC Engineering, who was online for a staff report. Along with a slide show presentation Mr. Perez broke down each change order with cost and description, which also included change order No. 8, with a credit back of \$94,963.20, for several under runs.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 2022
PAGE 3

6.3 CONSIDERATION OF CHANGE ORDER NO. 2, CLOSEOUT CHANGE ORDER 3, AND NOTICE OF COMPLETION FOR CONTRACT NO. CITY-1482, 2021-2022 ANNUAL SLURRY SEAL, WITH DOUG MARTIN CONTRACTING, INC.

RECOMMENDED ACTION: *Approve Change Order No.2, Approve Closeout Change Order No. 3 and authorize the Engineering Manager to execute the Notice of Completion.*

6.4 CONSIDERATION OF A LICENSE AGREEMENT WITH APPLE STUDIOS LLC, FOR ACCESS TO 1 INDUSTRY HILLS PARKWAY PARKING LOT LOCATED AT PACIFIC PALMS RESORT, FOR TEMPORARY USE FOR THE FILMING OF A TELEVISION SHOW

RECOMMENDED ACTION: *Approve the Agreement.*

6.5 REPORT REGARDING THE FULL REDEMPTION OF CITY'S GENERAL OBLIGATION BONDS AND IPFA/SAIUDA PROJECT 1-3 2015 A AND B SERIES TAX ALLOCATION REVENUE REFUNDING BONDS

RECOMMENDED ACTION: *Receive and File.*

Director of Finance, Yamini Pathak, provided a staff report and explained that the City has fully paid off multiple Tax Allocation Revenue Refunding Bonds and will not be assessing the Tax Override Rate to the property owners for FY 22-23 and beyond. This will save property owners 49 million dollars annually and 36 million dollars will be saved for the school district, special district, and County. Council Member Ruggles asked what the new rate is going to be, and Yamini Pathak answered 1%.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER GREUBEL TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 2022
PAGE 4

ACTION ITEMS

7.1 CONSIDERATION OF RESOLUTION NO. CC 2022-37 DESIGNATING ONE VOTING DELEGATE AND AN ALTERNATE VOTING DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

RECOMMENDED ACTION:
37.

Adopt Resolution No. CC 2022-

Mike Greenspan and Armando Herman each spoke for three minutes in opposition of Item No. 7.1.

Mayor Moss asked if anyone was on the line, for public comments regarding Item No. 7.1, there were none.

Mayor Moss asked the exact date of the conference and if anyone was able to attend. Assistant City Manager, Bing Hyun said the dates of the conference were September 7 through September 9, 2022, with the meeting on Thursday between 1:00 and 2:30 on Thursday September 8th, which someone would need to attend.

Council Member Ruggles nominated Mayor Moss as the voting delegate and Council Member Radecki 2nd the motion. Mayor Moss nominated Council Member Ruggles as the alternate voting delegate and Council Member Greubel 2nd this motion.

PUBLIC HEARING

8.1 CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN APPLICATION NO. 20-08, AND APPROVING CONDITIONAL USE PERMIT NO. 20-03, TO ALLOW FOR THE OPERATION OF A TRAINING SCHOOL (OPERATING ENGINEERS TRAINING TRUST) FOR THE PROPERTY LOCATED AT 2190 PELLISSIER PLACE, ASSESSOR'S PARCEL NUMBER 8125-018-018, CITY OF INDUSTRY, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

a. **CONSIDERATION OF RESOLUTION NO. CC 2022-35 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN APPLICATION NO. 20-08 FOR THE CONSTRUCTION OF A NEW 7,326 SQUARE FOOT BUILDING IDENTIFIED AS BUILDING "D", AN ADDITION OF 1,200 SQUARE FEET AND FACADE IMPROVEMENTS TO AN EXISTING BUILDING IDENTIFIED AS BUILDING "B", AND AN ADDITION OF 1,117**

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 2022
PAGE 5

SQUARE FEET AND FACADE IMPROVEMENTS TO AN EXISTING BUILDING IDENTIFIED AS BUILDING "C", AT THE PROPERTY LOCATED AT 2190 PELLISSIER PLACE, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION:
35.

Adopt Resolution No. CC 2022-

b. CONSIDERATION OF RESOLUTION NO. CC 2022-36 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 20-03 TO ALLOW FOR THE OPERATION OF A TRAINING SCHOOL (OPERATING ENGINEERS TRAINING TRUST) AT THE PROPERTY LOCATED AT 2190 PELLISSIER PLACE, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION:
36.

Adopt Resolution No. CC 2022-

Contract Planning Technician Eduardo Manriquez provided a staff report and was available to answer any questions.

Mike Greenspan and Armando Herman each spoke for three minutes in opposition of Public Hearing Items 8.1a and 8.1b.

Mayor Moss asked if anyone was on the line, for public comments regarding the Public Hearing, there were none.

MOTION BY COUNCIL MEMBER GREUBEL, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE RESOLUTION NO. CC 2022-35. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE RESOLUTION NO. CC 2022-36. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 2022
PAGE 6

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

CLOSED SESSION

City Clerk Robles-Gutierrez 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 Item 9.1.

Mayor Moss asked if anyone was on the line for public comments regarding Closed Session, there was none.

9.1 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 8254-04-121
Agency Negotiator:	Joshua Nelson, City Manager
Negotiating Party:	Newage PHM, LLC
Under Negotiation:	Price and Terms of Payment

Mayor, Cory C. Moss, recessed the meeting into Closed Session at 10:15 a.m.

Mayor, Cory C. Moss, reconvened the meeting at 10:45 a.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present except Mayor Pro Tem Marcucci.

With regard to Closed Session Item No. 9.1, direction was given to the Agency Negotiators, no final action was taken. Nothing further to report.

CITY MANAGER REPORTS

There were none.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 25, 2022
PAGE 7

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:46 a.m.



CORY C. MOSS
MAYOR



JULIE GUTIERREZ-ROBLES
CITY CLERK