

**NOTICE AND CALL OF A SPECIAL MEETING  
OF THE CITY OF INDUSTRY CITY COUNCIL AND  
SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY**

NOTICE IS HEREBY GIVEN that a Joint Special Meeting of the City of Industry City Council and Successor Agency to the Industry Urban-Development Agency is hereby called to be held on December 14, 2023, commencing at 9:00 a.m. for the purpose of discussing the following matters:

1. **CITY COUNCIL CONSENT CALENDAR**

- 1.1 Consideration of the City Council Register of Demands submitted by the Finance Department for November 23, 2023

*RECOMMENDED ACTION: Ratify the meeting minutes for November 23, 2023.*

- 1.2 Consideration of the City Council Register of Demands for December 14, 2023

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

- 1.3 Consideration of the City Council minutes of the September 14, 2023 special meeting, September 14, 2023 regular meeting and the September 28, 2023 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

- 1.4 Consideration of Groundwater Pumping and Supply Agreement with Rowland Water District and the Walnut Valley Water District

*RECOMMENDED ACTION: Approve the agreement.*

- 1.5 Consideration of a Cooperative Agreement with Caltrans for Traffic Detours from State Highway Route 605

*RECOMMENDED ACTION: Approve the Agreement.*

- 1.6 Consideration of Amendment No. 2 to the Professional Services Agreement with Arcadis (formerly known as IBI Group), revising the scope, rate schedule, extending the term through December 14, 2025, increasing compensation by \$127,865.00, and assigning the Agreement to Arcadis

*RECOMMENDED ACTION: Approve the Amendment.*

- 1.7 Consideration of Award of Contract No. CITY-1502, Citywide License Plate Camera Reader Installation, to Elecnor Belco Electric, Inc., in an amount not to exceed \$2,410,693.00, and adopt Notice of Exemption regarding same

*RECOMMENDED ACTION: Award the Contract to Elecnor Belco Electric, Inc. in the amount of \$2,410,693.00, and adopt a Notice of Exemption for the project.*

- 1.8 Consideration of Amendment No. 7 to the Professional Services Agreement with Stillwater Ecosystem, Watershed & Riverine Sciences, for environmental consulting services at Follows Camp, revising the scope of services and increasing compensation by \$21,000.00

*RECOMMENDED ACTION: Approve the Amendment.*

- 1.9 Consideration of Resolution No. CC 2023-50 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT, IN THE AMOUNT OF FIVE THOUSAND DOLLARS (\$5,000.00), FOR ITS GIFT CARD PROGRAM

*RECOMMENDED ACTION: Adopt Resolution No. 2023-50.*

- 1.10 Consideration of the Engagement of Jones Mayer to Provide Legal Services for Litigation Related to Zero Bail Injunction

*RECOMMENDED ACTION: Approve the Agreement.*

- 1.11 Consideration of Amendment No. 1 to the Amended and Restated Design-Build Agreement with Skybridge Renewables, LLC, revising the scope of work and increasing compensation by \$403,728.15 (CIP-CC-18-019-B)

*RECOMMENDED ACTION: Approve the Amendment.*

- 1.12 Consideration of a License Agreement with the City of La Puente, for access to Assessor's Parcel No. 8208-025-943, for a community event

*RECOMMENDED ACTION: Approve the License Agreement.*

## 2. **SUCCESSOR AGENCY CONSENT CALENDAR**

- 2.1 Consideration of the Successor Agency Register of Demands submitted by the Finance Department for November 9, 2023 and November 23, 2023

*RECOMMENDED ACTION: Ratify the Register of Demands for November 9, 2023 and November 23, 2023.*

- 2.2 Consideration of the Successor Agency Register of Demands submitted by the Finance Department December 14, 2023

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

- 2.3 Consideration of the Successor Agency minutes of the July 27, 2023 regular meeting, September 6, 2023 special meeting, September 28, 2023 regular meeting and the October 26, 2023 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

- 2.4 Consideration of Resolution No. SA 2023-08 – A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2024 TO JUNE 30, 2025 (ROPS 24-25) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

*RECOMMENDED ACTION: Adopt Resolution No. SA 2023-08.*

- 2.5 Consideration of Resolution No. SA 2023-09 – A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2024 TO JUNE 30, 2025

*RECOMMENDED ACTION: Adopt Resolution No. SA 2023-09.*

- 2.6 Consideration of authorization to advertise for public bids for Contract No. IBC-0390, Improvements to Maintenance Access Roads, Old Brea Canyon Road, Detention Basins and Final Asphalt Cap to Industry Way, Marcellin Drive and Grand Crossing Parkway, for an estimated cost of \$12,200,000.00

*RECOMMENDED ACTION: Approve the plans and specifications and authorize the solicitation of public bids.*

### **3. CITY COUNCIL ACTION ITEMS**

- 3.1 Consideration of Resolution No. CC 2023-51, approving a Mitigated Negative Declaration and Mitigation Monitoring Program, and Resolution No. CC 2023-52, approving Development Plan Application No. 22-03 with conditions of approval, for the demolition of five existing industrial buildings totaling 22,040 square feet, and the construction of a new 147,691 square-foot industrial building, for the property located at 15010 and 15100 Nelson Avenue, City of Industry, California

*RECOMMENDED ACTION: Adopt Resolution Nos. CC 2023-51 and CC 2023-52.*

4. **CITY COUNCIL CLOSED SESSION**

4.1 CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
*Coraline Rivera Martino, et al. v. City of Industry, et al.*  
Los Angeles Superior Court Case No. 22STCV30742

4.2 CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Case: *Joseph P. Ruiz v. City of Industry*  
Superior Court of California, County of Los Angeles  
Case No. 20STCV29058

4.3 CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
*Zarazua v. Hernandez, et al.*  
Los Angeles Superior Court Case No. 21STCV44219  
(Consolidated with *Hernandez, et al. v. Zarazua, et al.*, Los Angeles Superior Court Case No. 22STCV05262)

4.4 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

4.5 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

4.6 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:

Property:	1548 S Azusa Avenue; 8265-004-045
Agency Negotiators:	Joshua Nelson, City Manager James M. Casso, City Attorney
Negotiating	1600 Azusa SB One LLC, 1552 Azusa One LLC, 1552 Azusa Two LLC, 1552 Azusa Three LLC
Under Negotiation:	Price and terms of payment

4.7 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:  
Property: Assessor Parcel Numbers 8262-015-901, 8262-012-274 and 8262-012-275

Agency Negotiators:	Josh Nelson, City Manager James M. Casso, City Attorney
Negotiating Parties:	Beach Street Development LLC
Under Negotiation:	Price and terms of payment

4.8 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8

Property: 1 Industry Hills Parkway, City of Industry, CA, 91744 also known as Assessor Parcel Numbers (portion of) 8247-014-900, (portion of) 8247-013- 908, 8262-001-900, 8262-001-902, (portion of) 8262-011-930, 8262-011- 931, 8262-012-270, 8262-012- 271, 8262-012-272, 8262-012-273, (portion of) 8262-012-274, (portion of) 8262-012- 275, 8262-012-276,(portion of) 8262- 015-900, (portion of) 8262-015-901, 8262-015-902, 8262-015-904, (portion of) 8262-015-905, 8263-008-270, 8263- 008-271, 8263-008-904 and 8263-027- 270

Agency Negotiators: Agency Negotiators: Josh Nelson, City Manager  
James M. Casso, City Attorney  
Negotiating Parties: Majestic Industry Hills, LLC, a Delaware limited liability company  
Under Negotiation: Price and terms of payment

4.9 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

4.10 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) Seven potential cases

4.11 CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Concerned Citizens of City of Industry, LLC v. Mark Radecki, et al.  
Los Angeles Superior Court, Case No. BC700716  
Court of Appeal, Case No. B311627

The public will be provided an opportunity to comment on these items.

Dated: December 12, 2023

s/s  
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Cory C. Moss  
Mayor/Chair

STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES ) SS  
CITY OF INDUSTRY         )

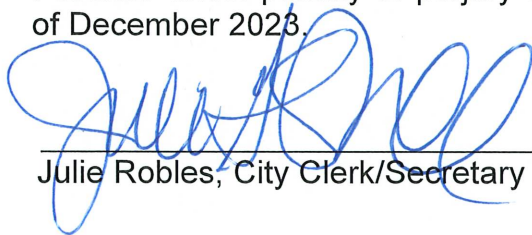
AFFIDAVIT OF POSTING

I, Julie Robles, City Clerk/Secretary of the City of Industry hereby certify that a copy of the Notice of the Joint Special Meeting of the City of Industry City Council and Successor Agency to the Industry Urban-Development Agency to be held on December 14, 2023, at the hour of 9:00 a.m., was posted at the Council Chambers, City Hall, and City's website, and delivered not less than twenty-four hours before the time of the meeting to the following:

Cory C. Moss, Mayor  
Cathy Marcucci, Mayor Pro Tem  
Michael Greubel, Council Member  
Mark Radecki, Council Member  
Newell Ruggles, Council Member  
Josh Nelson, City Manager  
Bing Hyun, Assistant City Manager

Sam Pedroza, Assistant City Manager  
James M. Casso, City Attorney  
Bianca Sparks, Assistant City Attorney  
Ray Marquez, City of Chino Hills  
Ben Montgomery, City of Chino Hills City Manager  
Jason Henry, So. CA News Group

I declare under penalty of perjury that the foregoing is true and correct. Dated this 12<sup>th</sup> day of December 2023.



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Julie Robles, City Clerk/Secretary

*DO NOT REMOVE FROM BULLETIN BOARD UNTIL AFTER DECEMBER 14, 2023*