

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 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 9:03 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Mayor Moss.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote, due to having a quorum and there were no Council Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Cory C. Moss, Mayor  
Cathy Marcucci, Mayor Pro Tem  
Michael Greubel, Council Member  
Mark Radecki, Council Member

ABSENT: Newell W. Ruggles, Council Member

STAFF PRESENT: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

Mayor Moss pulled forward Item No. 13, Public Comments

**PUBLIC COMMENTS**

Steve Manookian, a resident of Rowland Heights, came to address the Council with his concern about the night lighting at the Industry Hills Golf Course. Typically, cities point their lights vertically but ours are directed downward making it appear as a UFO in the distance. Guests come to our house and laugh at the city. He mentioned addressing this directly with the golf course, but they have shown no concern. Mr. Manookian brought pictures to show the Council how it looks and asked if any adjustments could be made. He also mentioned that he fully supports Item No. 6.2, on today's agenda. Mayor

---

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 2

---

---

Moss thanked Mr. Manookian for his request and asked him to leave the documents with the City Clerk and someone from our staff would be in touch.

City Attorney Casso asked the Council if they would consider a motion to add item, Conference with Legal Counsel – anticipated litigation, significant exposure to litigation pursuant to Government Code Section 54956.9(d)(1), to Closed Session on today's agenda. This was brought to the attention of the City Attorney's office after posting the agenda. Under the Brown Act Section 54954.2(b)(2), it would require an unanimous vote since Council Member Ruggles is not present, and at least two thirds vote. This would be added as Item No. 9.3 on today's agenda.

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RADECKI TO ADD ITEM NO. 9.3, TO THE AGENDA UNDER CLOSED SESSION. MOTION CARRIED 4-0, BY THE FOLLOWING VOITE:

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

### PRESENTATIONS

Senator Bob Archuleta came to address the City Council and said the City of Industry is recognized as one of the best cities in California and came to honor and acknowledge the Sheriff Department. He gave an overview of his responsibilities and said that the future for energy within the state of California is hydrogen. He discussed issues of the economy, the high cost of insurance, and thanked the City for all that they do on an ongoing basis.

Caitlin Sims, Manager of Local Programs, came to present an update along with John Beshay, Senior Project Manager, Steph Wong, Senior Management Analyst, and Katie Ward, Administrative Services Manager, from the SGVCOG.

Caitlin first acknowledged Josh Nelson as a great partner with SGVCOG, making our work easier, and Cory Moss, Third Vice President, who was elected earlier this fiscal year. We are looking forward to working with her in the future.

She spoke about the big activities the COG has implemented by pointing out the 4 major categories; Meeting common needs (as an example, the vehicle miles travel program),

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 3

---

answering local questions to problems that are affecting other cities, improving quality of life, and putting neighbors first. She provided a slide show along with an in-depth update on current programs.

John Beshay spoke regarding the capital projects within and around the City of Industry.

Mayor Moss thanked the members of SGVCOG for coming and presenting their update.

Mayor Moss issued a Proclamation recognizing September as Thyroid Cancer Awareness Month. She then asked for a break at 9:28 a.m. for pictures with Staff and Council.

Mayor Moss reconvened the meeting at 9:36 a.m.

### **CONSENT CALENDAR**

Council Member Radecki recused himself from voting on check number 81399 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.

Mayor Pro Tem Marcucci asked for a staff report on Item No. 6.11.

Mayor Moss asked for a staff report on Item No. 6.13.

#### **6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR SEPTEMBER 28, 2023**

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

#### **6.2 CONSIDERATION OF A COOPERATIVE AGREEMENT WITH LOS ANGELES COUNTY FOR COST SHARING FOR THE CONSTRUCTION OF THE COLIMA ROAD WIDENING PROJECT, TO PROVIDE ROADWAY, TRAFFIC SIGNAL, STRIPING AND LANDSCAPING IMPROVEMENTS FROM THE CITY'S BOUNDARY WITH THE CITY OF WHITTIER TO FULLERTON ROAD**

*RECOMMENDED ACTION:* *Approve the Agreement.*

#### **6.3 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ENTERPRISE MAPS, LLC, FOR TECHNICAL**

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 4

---

**SUPPORT SERVICES FOR THE DEPLOYMENT OF AMAZON WEB SERVICES INFRASTRUCTURE FOR ARCGIS ENTERPRISE, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$435,280 (MP 16-06)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

**6.4 CONSIDERATION OF AMENDMENT NO. 6 TO THE PROFESSIONAL SERVICES AGREEMENT WITH STILLWATER ECOSYSTEM, WATERSHED & RIVERINE SCIENCES, FOR ENVIRONMENTAL CONSULTING SERVICES AT FOLLOWS CAMP, EXTENDING THE TERM THROUGH MARCH 1, 2024, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$28,000.00**

*RECOMMENDED ACTION:* *Approve Change Order No. 4.*

**6.5 CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CIVILTEC ENGINEERING, INC., FOR ENGINEERING DESIGN SERVICES FOR PUMP STATION UPGRADES, INCREASING COMPENSATION BY \$76,552.00**

*RECOMMENDED ACTION:* *Approve the Amendment.*

**6.6 CONSIDERATION OF AMENDMENT NO. 1 TO THE PURCHASE ORDER REQUEST FOR AMAZON WEB SERVICES (MP 16-06)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

**6.7 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BIGGS CARDOSA ASSOCIATES, INC., FOR CONSULTING SERVICES FOR THE REPAINTING OF THE AZUSA AVENUE BRIDGE OVER VALLEY BOULEVARD PROJECT, EXTENDING THE TERM THROUGH SEPTEMBER 30, 2026, REVISING THE RATE SCHEDULE, AND INCREASING TOTAL COMPENSATION BY \$15,500.00 (MP 10-08 #6)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

**6.8 CONSIDERATION OF CHANGE ORDERS NOS. 2 THROUGH 4 IN THE TOTAL AMOUNT OF \$86,392.70, FOR CONTRACT NO. CITY-1485, ROWLAND STREET RECONSTRUCTION FROM HATCHER AVENUE TO LAWSON STREET**

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 5

---

*RECOMMENDED ACTION:*  
4.

*Approve Change Order Nos. 2-*

**6.9 CONSIDERATION OF NOTICE OF COMPLETION, FOR CONTRACT NO. CIP-FAC-19-064-B WITH BLD BUILDERS, INC., FOR EL ENCANTO HEALTHCARE FACILITY INTERIOR IMPROVEMENTS**

*RECOMMENDED ACTION:*  
*Manager to execute the Notice of Completion.*

*Authorize the Engineering*

**6.10 CONSIDERATION OF CHANGE ORDERS NOS. 24 AND CLOSEOUT CHANGE ORDER NO. 25 AND NOTICE OF COMPLETION, FOR CONTRACT NO. CITY-1494, 15710-15718 RAUSCH ROAD BUILDING AND SITE IMPROVEMENTS WITH R DEPENDABLE CONST INC.**

*RECOMMENDED ACTION:*  
*and 25 and authorize the Engineering Manager to execute the Notice of Completion.*

*Approve Change Order Nos. 24*

**6.11 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH D.S. EWING ARCHITECTS, INC., FOR CONCEPTUAL MASTER PLAN DESIGN SERVICES FOR THE PROPOSED CIVIC CENTER, IN THE AMOUNT OF \$161,900.00 THROUGH, JUNE 30, 2024**

*RECOMMENDED ACTION:*

*Approve the Agreement.*

City Manager Josh Nelson provided background on the newly developed Civic Center Design & Development Advisory Committee (CCDDAC) to help in determining the look for the future Civic Center. The Committee has given ideas, and the recommendation is to hire D.S. Ewing Architects, Inc. for the development of a master plan which will be again reviewed by CCDDAC and brought back to the Council for their review and recommendations. D.S. Ewing Architects, Inc. comes with experience in developing master plans for downtown areas which includes West Covina.

**6.12 CONSIDERATION OF A FACILITIES USE AGREEMENT WITH MEGAN'S WINGS INC., FOR ACCESS TO THE PARKING LOT LOCATED AT THE WORKMAN AND TEMPLE HOMESTEAD MUSEUM AND EL ENCANTO HEALTHCARE FACILITY, TO UTILIZE FOR A FUNDRAISING EVENT**

*RECOMMENDED ACTION:*  
*Agreement.*

*Approve the Facilities Use*

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 6

---

**6.13 DISCUSSION AND DIRECTION FOR IMPLEMENTATION OF RED CURB REFURBISHMENT THROUGHOUT THE CITY OF INDUSTRY, CITY-1512 RED CURB REFURBISHMENT AT VARIOUS LOCATIONS (MP 22-06)**

*RECOMMENDED ACTION:* Discuss and provide direction to staff.

Engineering Manager Mat Hudson provided a staff report regarding refurbishment of the red curbs throughout the City. The City does not allow street parking and throughout the years the curbs have been repainted but the old paint has not been removed. The curbs are currently showing years of deterioration. Due to the high cost, removal of hazardous lead paint, and the multiple possible strategies discussed, it was determined to bring this back later after more thought and discussion, and when Council Member Ruggles is present.

There were no public comments.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER GREUBEL THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 81399 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS - NONE**

**PUBLIC HEARING - NONE**

Mayor Moss asked to bring forward Item Nos. 10, 11, and 12 prior to Closed Session.

**CITY MANAGER REPORTS**

City Manager Josh Nelson spoke about the resolution that was signed for donations to the rodeo that would also include donating staff time to volunteer at the rodeo. He said

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 7

---

it would potentially require 200 hours of staff time for Thursday, Friday, Saturday and Sunday.

Also, he had a proclamation to announce that September 26<sup>th</sup>, be declared Professional Human Resources Day, and gave Bertha Perez, Maria Hagerty and Marisol Hernandez each a proclamation for their hard work and dedication.

### **AB 1234 REPORTS**

Mayor Cory Moss stated that she and City Manager Josh Nelson went to the IBC Board retreat in Las Vegas and toured the hydrogen manufacturing plant. City Manager Josh Nelson said it is the largest hydrogen plant in the world and that Foothill Transit is currently a customer. Josh Nelson said he saw a bus on the freeway and noticed that the only omissions were steam and water. This plant was primarily built to serve the state of California.

City Manager Josh Nelson stated that he and Planning Chair, Jacob Coretez, attended the 2023 League of California Cities Annual Conference and Expo in Sacramento last week. We were up there within a 36-hour turnaround time, and we were able to return for the IBC Luncheon. Good to see everyone there and we were able to sit in on some good sessions.

### **CITY COUNCIL COMMUNICATIONS**

Council Member Michael Greubel mentioned attending the BMX event at the Expo Center on September 22<sup>nd</sup> to 24<sup>th</sup>. It was an amazing event, it was packed and everyone had a great time. Council Member Radecki added that he was pleasantly surprised at the event and how well it was received. Mayor Moss said she received incredible feedback. BMX was very happy with the staff and the cleanliness of the facility, and everyone really loved the event.

Mayor Moss also mentioned that the Rodeo is this weekend with dinner on Friday night and the rodeo on Saturday and Sunday. Also, it is Mark Radecki's birthday this Friday, September 22<sup>nd</sup>. Remember the Terror Trails event is coming up on October 20<sup>th</sup> and 21<sup>st</sup>, 6:00 p.m. to 11:00 p.m.

### **CLOSED SESSION**

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

---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 8

---

There were no public comments.

9.1 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: Joshua Nelson, City Manager  
James M. Casso, City Attorney

Negotiating Parties: Beach Street Development LLC  
Under Negotiation: Price and terms of payment

9.2 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

9.3 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(1)

Mayor Moss, recessed the meeting into Closed Session at 10:02 a.m.

Mayor Moss reconvened the meeting at 12:11 p.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present except for Council Member Ruggles.

With regard to Closed Session Item No. 9.1, direction was given to the Agency negotiators, no final action taken.

With regard to Closed Session Item Nos. 9.2, and 9.3, direction was given to the City Attorney's office, no final action taken.

Nothing further to report at this time.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 12:13 p.m.

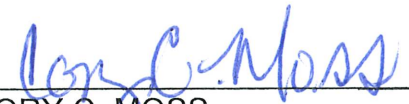


---

CITY COUNCIL REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 28, 2023  
PAGE 9

---

  
\_\_\_\_\_  
JULIE GUTIERREZ-ROBLES  
CITY CLERK

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