

**NOTICE AND CALL OF A SPECIAL MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF INDUSTRY**

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council of the City of Industry is hereby called to be held on February 8, 2024, at 9:00 a.m., in the Council Chambers at 15651 Mayor Dave Way, City of Industry, California 91744, for the purpose of discussing the following matter:

**6. CONSENT CALENDAR**

6.1 Consideration of the Register of Demands for February 08, 2024

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

6.2 Consideration of the minutes of the January 11, 2024 regular meeting

*RECOMMENDED ACTION:* *Approve as submitted.*

6.3 Consideration of a Professional Services Agreement with HdL Coren & Cone for property tax management services, in the amount of \$67,000.00, through January 31, 2029.

*RECOMMENDED ACTION:* *Approve the Agreement.*

6.4 Consideration of Amendment No. 4 to the Professional Services Agreement with Granicus, LLC, for website maintenance and hosting, extending the term through February 13, 2025, increasing compensation by \$14,748.64, and updating the rate schedule

*RECOMMENDED ACTION:* *Approve Amendment No. 4.*

6.5 Consideration of Notice of Completion, for Contract No. CITY-1467, Puente Hills Auto Center Pylon Sign Upgrade with Electra Media, Inc.

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

6.6 Consideration of Award of Contract No. CITY-1500, Gale Avenue Resurfacing from Fieldgate Avenue to Azusa Avenue, et al. to Sequel Contractors, Inc., in an amount not to exceed \$2,222,142.50, and adopting a Notice of Exemption regarding same

*RECOMMENDED ACTION:* *Award the Contract to Sequel Contractors, Inc. in the amount of \$2,222,142.50, authorize the City Manager to approve change orders up to ten percent of the contract amount, and adopt the Notice of Exemption.*

- 6.7 Consideration of Award of Contract No. CITY-1489, Fire Damage Repair of EV and Solar Energy System at Metrolink Station, to Golden Sun Firm, in an amount not to exceed \$768,750.00, and adopt a Notice of Exemption regarding same

*RECOMMENDED ACTION:* *Award the Contract to Golden Sun Firm in the amount of \$768,750, and adopt the Notice of Exemption.*

- 6.8 Consideration of Amendment No. 2 to the Amended and Restated Design-Build Agreement with Skybridge Renewables, LLC, for the Solar Panels Project at City Hall (CIP-CC-18-019-B)

*RECOMMENDED ACTION:* *Approve the Amendment.*

- 6.9 Consideration of an Amended and Restated Agreement with La Puente Valley County Water District for the Operation and Management of the Industry Public Utilities' Waterworks System

*RECOMMENDED ACTION:* *Approve the amended and restated agreement and authorize the City Manager to execute same.*

9. **CLOSED SESSION**

9.1 *CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION*

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

Case: *City of Industry v. San Gabriel Valley Water and Power, LLC, et al.*

Superior Court of California, County of Los Angeles

Case No. 19STCV10150

9.2 *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

9.3 *CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION*

Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) One potential case

9.4 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 Parties: 1600 Azusa SB One LLC, 1552 Azusa One  
LLC, 1552 Azusa Two LLC, 1552 Azusa Three  
LLC  
Under Negotiation: Price and terms of payment

9.5 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)(1)

TITLE: CITY CLERK

9.6 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

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

Case: *City of Industry v. Superior Court of Los Angeles County, et al.*

Case No.: California Court of Appeal, Second Appellate District, Case No. B334917

9.7 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: Joshua 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

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

Dated: February 6, 2024

/s/

Cory C. Moss, Mayor

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

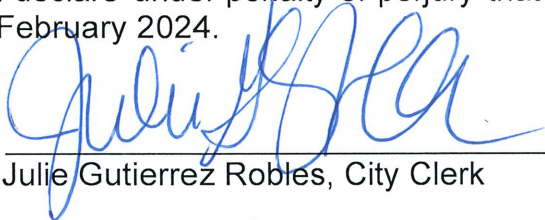
AFFIDAVIT OF POSTING

I, Julie Gutierrez-Robles, City Clerk of the City of Industry hereby certify that a copy of the Notice of the Special Meeting of the City Council of the City of Industry to be held on February 8, 2024, 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 D. Radecki, Council Member  
Newell Ruggles, Council Member  
Joshua Nelson, City Manager  
Bing Hyun, Assistant City Manager  
James M. Casso, City Attorney

Jason Henry, Southern California News Group  
Mayor Ray Marquez, City of Chino Hills  
Ben Montgomery, City of Chino Hills  
Sam Pedroza, Assistant City Manager

I declare under penalty of perjury that the foregoing is true and correct. Dated this 6th day of February 2024.

  
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Julie Gutierrez Robles, City Clerk

*DO NOT REMOVE FROM BULLETIN BOARD UNTIL AFTER FEBRUARY 8, 2024*