



CITY COUNCIL REGULAR MEETING AGENDA

JULY 24, 2025 AT 9:00 AM

MAYOR CORY MOSS
MAYOR PRO TEM MICHAEL GREUBEL
COUNCIL MEMBER STEVE MARCUCCI
COUNCIL MEMBER MARK D. RADECKI
COUNCIL MEMBER NEWELL RUGGLES

LOCATION: City Council Chambers, 15651 Mayor Dave Way, City of Industry, California

ADDRESSING THE CITY COUNCIL:

Agenda Items: Members of the public may address the City Council on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the City Council.

Public Comments (Non-Agenda Items): Anyone wishing to address the City Council on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the City Council from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the City Council.

At the time of publication, no Councilmembers intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Councilmember will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 237 394 070 108

Meeting Passcode: fU3GY78d

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 711 282 227#

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

AGENDAS AND OTHER WRITINGS:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations-Homestead Quarterly Update
6. **CONSENT CALENDAR**

- 6.1. Consideration of the Register of Demands for July 24, 2025

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

- 6.2. Consideration of Amendment No. 1 to the Maintenance Services Agreement with Duthie Power Services, for Power Generator Testing, Inspection, and Maintenance Services, revising the scope of services, revising the rate schedule, and increasing compensation by \$40,000.00

RECOMMENDED ACTION: Approve the Amendment

- 6.3. Consideration of Amendment No. 1 to the Professional Services Agreement with Keenan & Associates for Claims Administration Services, extending the term through June 30, 2028, increasing compensation by \$150,000.00, updating the Scope of Services, and updating the Rate Schedule

RECOMMENDED ACTION: Text Area

- 6.4. Consideration of Change Order No. 1, Deductive Change Order No. 2, and Notice of Completion for Contract No. CITY-1513, Citywide Traffic Signal Safety Lights Upgrade, with Bear Electrical Solutions, Inc.

RECOMMENDED ACTION: Approve and execute Change Order No. 1 & Deductive Change Order No. 2, and authorize the Public Works Director to execute the Notice of Completion.

- 6.5. Consideration of Deductive Change Order No. 1, and Notice of Completion for Contract No. CITY-1509, Citywide Sign Replacement Project

RECOMMENDED ACTION: Approve and execute Change Order No. 1, and authorize the Public Works Director to execute the Notice of Completion.

- 6.6. Introduction of Ordinance No. 837, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADDING SECTION 15.28.200 (FIRE HAZARD SEVERITY ZONES) TO CHAPTER 15.28 (FIRE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: 1) Waive the reading of Ordinance No. 837, and read by title only; and 2) Introduce Ordinance No. 836, an Ordinance of the City Council of the City of Industry, California, adding Section 15.28.200 (Fire Hazard Severity Zones) to Chapter 15.28 (Fire Code) of Title 15 (Buildings and Construction) of the City of Industry Municipal Code, and adopting a notice of exemption regarding same

7. ACTION ITEMS

- 7.1. Consideration of Appointment of Three (3) Vacant Seats to the Planning Commission

RECOMMENDED ACTION: Discuss and make appointments to the Planning Commission and/or provide additional direction to Staff.

8. PUBLIC HEARINGS-NONE

9. CLOSED SESSION-NONE

10. CITY MANAGER REPORTS

11. AB 1234 REPORTS

12. CITY COUNCIL COMMUNICATIONS

13. PUBLIC COMMENTS

14. Adjournment. The next regular City Council Meeting is August 14, 2025, at 9:00 AM.

ITEM NO. 6.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF JULY 24, 2025**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	8,910,713.17
103	PROP A FUND	20,756.14
107	MEASURE W FUND	47,882.25
120	CAPITAL IMPROVEMENTS	185,970.57
TOTAL ALL FUNDS		9,165,322.13

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUUNT	5,854,723.45
PROP/A	PROP A - CKING ACCOUNT	20,756.14
M/W	MEASURE W - CKING ACCOUNT	47,882.25
WFBK	WELLS FARGO - CKING ACCOUNT	3,241,960.29
TOTAL ALL BANKS		9,165,322.13

APPROVED PER CITY MANAGER



DATE

7.17.25

**CITY OF INDUSTRY
BANK OF AMERICA
July 24, 2025**

P. 1

Check	Date	Payee Name			Check Amount
CITYGEN.CHK - City General					
WT1425	06/12/2025	CITY OF INDUSTRY			\$477,000.00
	Invoice	Date	Description	Amount	
	6/12/25	06/12/2025	TRANSFER ADD'L FUNDS FROM BOFA CK #24603	\$477,000.00	
WT1426	07/10/2025	MIDAMERICA ADMINISTRATIVE & RET			\$111,594.49
	Invoice	Date	Description	Amount	
	AUG/SEP205	07/10/2025	RETIREE HEALTH PREMIUM REIMBURSEMENTS	\$111,594.49	
WT1427	07/10/2025	JOHN HANCOCK USA			\$7,128.96
	Invoice	Date	Description	Amount	
	6/21/25-7/4/25	07/10/2025	PARS CONTRIBUTIUONS FOR 6/21/25-7/4/25	\$7,128.96	
24604	06/26/2025	CITY OF INDUSTRY			\$2,200,000.00
	Invoice	Date	Description	Amount	
	6/26/2025	06/26/2025	TRANSFER FUNDS-CITY REG 6/26/25	\$2,200,000.00	
24605	07/09/2025	CITY OF INDUSTRY			\$3,059,000.00
	Invoice	Date	Description	Amount	
	7/9/2025	07/09/2025	TRANSFER FUNDS-CITY REG 7/10/25	\$3,059,000.00	

Checks	Status	Count	Transaction Amount
	Total	5	\$5,854,723.45

CITY OF INDUSTRY
PROP A
July 24, 2025

P. 2

Check	Date	Payee Name			Check Amount
PROPA.CHK - Prop A Checking					
90698	07/24/2025	CNC ENGINEERING			\$14,125.00
	Invoice	Date	Description	Amount	
	512924	07/10/2025	ANNUAL BUS STOP ADA IMPROVEMENTS	\$8,445.00	
	512925	07/10/2025	FULLERTON RD GRADE SEPARATION	\$2,645.00	
	512926	07/10/2025	FAIRWAY DR GRADE SEPARATION	\$2,175.00	
	512927	07/10/2025	TURNBULL CYN RD GRADE SEPARATION	\$860.00	
90699	07/24/2025	INDUSTRY SECURITY SERVICES			\$5,947.52
	Invoice	Date	Description	Amount	
	SG-ML-2045	07/04/2025	SECURITY SVC-METROLINK	\$2,810.24	
	SG-ML-2046	07/11/2025	SECURITY SVC-METROLINK	\$3,137.28	
90700	07/24/2025	SO CAL INDUSTRIES			\$103.03
	Invoice	Date	Description	Amount	
	753852	07/09/2025	RR RENTAL-METROLINK	\$103.03	
90701	07/24/2025	VALLEY VISTA SERVICES, INC			\$580.59
	Invoice	Date	Description	Amount	
	2526058	07/01/2025	DISP SVC-METROLINK	\$580.59	

Checks	Status	Count	Transaction Amount
	Total	4	\$20,756.14

CITY OF INDUSTRY
MEASURE W
July 24, 2025

P. 3

Check	Date	Payee Name			Check Amount
MEASUREW.WF.CHK - Measure W Wells Fargo Checking					
300165	07/24/2025	ANNEALTA GROUP			\$47,422.25
	Invoice	Date	Description	Amount	
	497-3618	07/14/2025	STORMWATER COMPLIANCE-JUN 2025	\$47,422.25	
300166	07/24/2025	CNC ENGINEERING			\$460.00
	Invoice	Date	Description	Amount	
	512923	07/10/2025	FOUR GRADE SEPARATION PUMP STATIONS	\$460.00	

Checks	Status	Count	Transaction Amount
	Total	2	\$47,882.25

**CITY OF INDUSTRY
WELLS FARGO WIRE TRANSFERS
July 24, 2025**

Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
WT10076	06/26/2025	WELLS FARGO			\$18,807.64
	Invoice	Date	Description	Amount	
	5/3-6/3/25-J	06/26/2025	CREDIT CARD EXPENSE P/E 6/3/25-JOSH	\$2,480.23	
	5/3-6/3/25-S	06/26/2025	CREDIT CARD EXPENSE P/E 6/3/25-SAM	\$13,673.16	
	5/3-6/3/25-V	06/26/2025	CREDIT CARD EXPENSE P/E 6/3/25-VERONICA	\$2,654.25	
WT10077	07/09/2025	CIVIC RECREATIONAL INDUSTRIAL AL			\$59,000.00
	Invoice	Date	Description	Amount	
	7/9/2025	07/09/2025	TRANSFER FUNDS-CRIA REG 7/9/25	\$59,000.00	

Checks	Status	Count	Transaction Amount
	Total	2	\$77,807.64

**CITY OF INDUSTRY
WELLS FARGO VOIDED CHECKS
July 24, 2025**

P. 5

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
84723	03/13/2025	06/30/2025	ARCADIS	(\$1,650.00)
	Invoice	Date	Description	Amount
			VOIDED-CK NEVER RECEIVED	
	36011531	12/03/2024	DESIGN SVC FOR EW BICYCLE PATH	(\$1,650.00)
85214	05/22/2025	07/10/2025	VALLEY VISTA SERVICES, INC	(\$18,642.72)
	Invoice	Date	Description	Amount
			VOIDED-CK NEVER RECEIVED	
	2240428	04/30/2025	DISP SVC-TONNER CYN (MAINT YD)	(\$442.48)
	2240427	04/07/2025	DISP SVC-1123 HATCHER AVE	(\$4,161.21)
	2240429	04/30/2025	DISP SVC-15660 MAYOR DAVE WAY (YAL)	(\$159.37)
	2240245	04/30/2025	DISP SVC-CITY HALL	(\$571.53)
	2245777	05/01/2025	DISP SVC-1123 HATCHER AVE	(\$312.23)
	2244785	05/01/2025	DISP SVC-CITY RESIDENTS	(\$5,829.61)
	2245775	05/01/2025	DISP SVC-TONNER CYN (CAMP COURAGE)	(\$464.35)
	2245128	05/01/2025	DISP SVC-CITY BUS STOPS	(\$4,796.49)
	2244973	05/01/2025	DISP SVC-205 N HUDSON AVE	(\$265.14)
	2300680	05/01/2025	DISP SVC-FOLLOW"S CAMP	(\$1,640.31)

Checks	Status	Count	Transaction Amount
	Total	2	(\$20,292.72)

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 6

Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
85500	07/09/2025	AT & T			\$179.00
	Invoice	Date	Description	Amount	
	6090214015	06/23/2025	5/19-6/18/25 SVC-600 S BREA CYN-METROLINK	\$179.00	
85501	07/09/2025	LA PUENTE VALLEY COUNTY WATER			\$2,862.50
	Invoice	Date	Description	Amount	
	2026-00000008	07/01/2025	4/17-6/16/25 SVC-15414 DON JULIAN (IRRI)	\$1,330.81	
	2026-00000009	07/01/2025	4/17-6/16/25 SVC-15414 DON JULIAN RD	\$958.98	
	2026-00000010	07/01/2025	4/17-6/16/25 SVC-15660 STAFFORD	\$572.71	
85502	07/09/2025	SAN GABRIEL VALLEY WATER CO.			\$274.03
	Invoice	Date	Description	Amount	
	2025-00002129	06/25/2025	5/28-6/24/25 SVC-IRRIG SALT LAKE /SEVENTH	\$274.03	
85503	07/09/2025	SOCALGAS			\$14.94
	Invoice	Date	Description	Amount	
	2026-00000007	07/01/2025	5/29-6/27/25 SVC-1015 NOGALES ST	\$14.94	
85504	07/09/2025	SOUTHERN CALIFORNIA EDISON			\$5,436.97
	Invoice	Date	Description	Amount	
	2025-00002125	06/26/2025	5/28-6/25/25 SVC-205 N HUDSON AVE	\$500.04	
	2025-00002126	06/26/2025	5/28-6/25/25 SVC-15660 STAFFORD ST	\$3,657.90	
	2025-00002127	06/24/2025	5/23-6/23/25 SVC-VARIOUS SITES	\$330.25	
	2025-00002128	06/24/2025	5/23-6/23/25 SVC-VARIOUS SITES	\$948.78	
85505	07/09/2025	SOUTHERN CALIFORNIA EDISON			\$1,462.91
	Invoice	Date	Description	Amount	
	2025-00002124	06/26/2025	5/28-6/25/25 SVC-15530 STAFFORD ST	\$1,462.91	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 7

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
85506	07/09/2025	SUBURBAN WATER SYSTEMS		\$1,146.65
	Invoice	Date	Description	Amount
	180071870743	06/25/2025	5/28-6/25/25 SVC-AZUSA & GEMINI	\$1,055.25
	180081525557	06/24/2025	5/23-6/24/25 SVC-205 HUDSON	\$91.40
85507	07/09/2025	DIRECTV - FOR BUSINESS		\$107.00
	Invoice	Date	Description	Amount
	034740128X250701	07/01/2025	RSN/TV ACCESS FEES	\$107.00
85508	07/09/2025	GRANITE TELECOMMUNICATIONS, LL		\$344.75
	Invoice	Date	Description	Amount
	704081220	07/01/2025	PHONE SVC FOR FIRE ALARMS-HOMESTEAD	\$344.75
85509	07/09/2025	TPX COMMUNICATIONS		\$671.22
	Invoice	Date	Description	Amount
	186163913-0	06/30/2025	TEL/INTERNET-HOMESTEAD	\$671.22
85510	07/09/2025	TPX COMMUNICATIONS		\$4,597.99
	Invoice	Date	Description	Amount
	186181036-0	06/30/2025	INTERNET SVC-CITY HALL/METRO SOLAR	\$4,597.99
85511	07/16/2025	AT & T		\$8.59
	Invoice	Date	Description	Amount
	2026-00000052	07/01/2025	7/1-7/31/25 SVC-CITY WHITE PGS LISTING	\$8.59
85512	07/16/2025	AT & T		\$2,822.55
	Invoice	Date	Description	Amount
	9810393019	06/29/2025	6/29-7/28/25 SVC-METROLINK T1 CIRCUIT	\$2,822.55

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 8

Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
85513	07/16/2025	FRONTIER			\$1,670.76
	Invoice	Date	Description	Amount	
	2026-00000020	07/01/2025	7/1-7/31/25 SVC-VARIOUS SITES	\$1,433.44	
	2026-00000053	07/02/2025	7/2-8/1/25 SVC-SVC-IH GOLF COURSE FUEL PUMP	\$159.49	
	2026-00000054	07/02/2025	7/2-8/1/25 SVC-1015 NOGALES ST	\$77.83	
85514	07/16/2025	LA PUENTE VALLEY COUNTY WATER			\$43,899.92
	Invoice	Date	Description	Amount	
	2026-00000041	07/01/2025	4/17-6/16/25 SVC-15625 MAYOR DAVE WAY	\$299.47	
	2026-00000042	07/01/2025	4/17-6/16/25 SVC-15625 MAYOR DAVE WAY	\$126.19	
	2026-00000055	07/01/2025	4/17-6/16/25 SVC-1 AZUSA WAY (IRRI)	\$835.13	
	2026-00000056	07/01/2025	4/17-6/16/25 SVC-285 HACIENDA BLVD (IRRI)	\$129.80	
	2026-00000057	07/01/2025	4/17-6/16/25 SVC-HACIENDA & STAFFORD ST (I)	\$699.06	
	2026-00000058	07/01/2025	4/17-6/16/25 SVC-HACIENDA & STAFFORD ST (IRR)	\$1,067.28	
	2026-00000059	07/01/2025	4/17-6/16/25 SVC-211 HACIENDA BLVD (IRRI)	\$270.59	
	2026-00000060	07/01/2025	4/17-6/16/25 SVC-HUDSON AVE (IRRI)	\$829.02	
	2026-00000061	07/01/2025	4/17-6/16/25 SVC-STAFFORD ST (IRRI)	\$1,522.14	
	2026-00000062	07/01/2025	4/17-6/16/25 SVC-220 HACIENDA BLVD (IRRI)	\$829.02	
	2026-00000063	07/01/2025	4/17-6/16/25 SVC-NELSON AVE (IRRI)	\$2,868.67	
	2026-00000064	07/01/2025	4/17-6/16/25 SVC-SOTRO ST (IRRI)	\$2,518.50	
	2026-00000065	07/01/2025	4/17-6/16/25 SVC-15651 STAFFORD ST	\$3,402.95	
	2026-00000066	07/01/2025	4/17-6/16/25 SVC-RAUSCH RD (IRRI)	\$826.53	
	2026-00000067	07/01/2025	4/17-6/16/25 SVC-RAUSCH RD (IRRI)	\$909.56	
	2026-00000068	07/01/2025	4/17-6/16/25 SVC-STAFFORD & OLD VALLEY (I)	\$2,171.94	
	2026-00000069	07/01/2025	4/17-6/16/25 SVC-15716 RAUSCH RD	\$487.19	
	2026-00000070	07/01/2025	4/17-6/16/25 SVC-ALONG RAILROAD TRACK (I)	\$861.51	
	2026-00000071	07/01/2025	4/17-6/16/25 SVC- PROCTOR & EL ENCANTO (I)	\$352.50	
	2026-00000072	07/01/2025	4/17-6/16/25 SVC-HACIENDA BLVD (IRRI)	\$97.31	
	2026-00000073	07/01/2025	4/17-6/16/25 SVC-15415 DON JULIAN RD (IRRI)	\$7,562.82	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 9

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2026-00000074	07/01/2025	4/17-6/16/25 SVC-15414 DON JULIAN RD (IRRI)	\$2,615.97
	2026-00000075	07/01/2025	4/17-6/16/25 SVC-15414 DON JULIAN RD	\$283.91
	2026-00000076	07/01/2025	4/17-6/16/25 SVC-201 STAFFORD ST (IRRI)	\$5,325.32
	2026-00000077	07/01/2025	4/17-6/16/25 SVC-VALLEY BLVD (IRRI)	\$118.97
	2026-00000078	07/01/2025	4/17-6/16/25 SVC-15415 DON JULIAN RD (IRRI)	\$3,183.89
	2026-00000079	07/01/2025	4/17-6/16/25 SVC-DON JULIAN RD	\$3,438.82
	2026-00000080	07/01/2025	4/17-6/16/25 SVC-PARRIOTT & DON JULIAN RD (I)	\$265.86
85515	07/16/2025		ROWLAND WATER DISTRICT	\$1,531.11
	Invoice	Date	Description	Amount
	2026-00000021	07/02/2025	5/27-6/24/25 SVC-AZUSA AVE - RC	\$97.66
	2026-00000022	07/02/2025	5/27-6/24/25 SVC-755 NOGALES AT - RC	\$285.80
	2026-00000023	07/02/2025	5/27-6/24/25 SVC-909 U NOGALES ST - IRR	\$228.40
	2026-00000024	07/02/2025	5/27-6/24/25 SVC-1100 S AZUSA AVE	\$203.69
	2026-00000025	07/02/2025	5/27-6/24/25 SVC-1123 HATCHER ST STE D	\$106.60
	2026-00000026	07/02/2025	5/27-6/24/25 SVC-1135 HATCHER AVE	\$56.20
	2026-00000027	07/02/2025	5/27-6/24/25 SVC-1123 HATCHER ST STE C	\$81.40
	2026-00000028	07/02/2025	5/27-6/24/25 SVC-1015 NOGALES ST - PUMP HOUSE	\$347.96
	2026-00000029	07/02/2025	5/27-6/24/25 SVC-1023 NOGALES ST - IRR	\$123.40
85516	07/16/2025		SAN GABRIEL VALLEY WATER CO.	\$10,765.31
	Invoice	Date	Description	Amount
	2025-00002137	06/25/2025	5/28-6/24/25 SVC-CROSSROADS PKWY S	\$1,834.27
	2025-00002138	06/25/2025	5/28-6/24/25 SVC-STA 103-80 CROSSROADS PKWY S	\$289.19
	2025-00002139	06/25/2025	5/28-6/24/25 SVC-CROSSROADS PKWY S	\$2,312.59
	2025-00002140	06/25/2025	5/28-6/24/25 SVC-CROSSROADS PKWY N	\$1,367.34
	2025-00002141	06/25/2025	5/28-6/24/25 SVC-STA 129-00 CROSSROADS PKWY N	\$1,336.93
	2025-00002142	06/25/2025	5/28-6/24/25 SVC-STA 111-50 CROSSROADS PKWY N	\$334.73
	2025-00002143	06/25/2025	5/28-6/24/25 SVC-PELLISSIER	\$387.92

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 10

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2025-00002144	06/25/2025	5/28-6/24/25 SVC-PELLISSIER	\$277.79
	2025-00002145	06/25/2025	5/28-6/24/25 SVC-S/E COR OF PELLISSIER	\$2,323.98
	2025-00002146	06/25/2025	5/28-6/24/25 SVC-PELLISSIER	\$300.57
85517	07/16/2025	SOCALGAS		\$446.47
	Invoice	Date	Description	Amount
	2026-00000040	07/01/2025	5/29-6/27/25 SVC-710 NOGALES ST	\$14.30
	2026-00000081	07/08/2025	6/4-7/3/25 SVC-15625 MAYOR DAVE WAY APT B	\$14.30
	2026-00000082	07/08/2025	6/4-7/3/25 SVC-15633 RAUSCH	\$339.04
	2026-00000083	07/08/2025	6/4-7/3/25 SVC-15651 MAYOR DAVE WAY	\$78.83
85518	07/16/2025	SOUTHERN CALIFORNIA EDISON		\$59,298.96
	Invoice	Date	Description	Amount
	2026-00000030	07/02/2025	6/3-7/1/25 SVC-VARIOUS SITES	\$10,149.77
	2026-00000031	07/01/2025	6/1-6/30/25 SVC-600 S BREA CYN METROLINK STN	\$363.10
	2026-00000032	07/01/2025	6/1-6/30/25 SVC-600 S BREA CYN - A METROLINK	\$19.40
	2026-00000033	07/01/2025	6/1-6/30/25 SVC-VARIOUS SITES	\$9,048.61
	2026-00000034	07/01/2025	6/1-6/30/25 SVC-VARIOUS SITES	\$10,311.25
	2026-00000035	07/01/2025	6/1-6/30/25 SVC-VARIOUS SITES	\$203.26
	2026-00000036	07/01/2025	6/1-6/30/25 SVC-VARIOUS SITES	\$26,423.52
	2026-00000037	07/01/2025	6/1-6/30/25 SVC-1 VALLEY/AZUSA	\$27.78
	2026-00000038	07/01/2025	6/1-6/30/25 SVC-133 N AZUSA AVE	\$126.98
	2026-00000039	07/01/2025	6/1-6/30/25 SVC-NOGALES ST/SAN JOSE AVE	\$190.57
	2025-00002136	06/30/2025	5/15-6/15/25 SVC-VARIOUS SITES	\$2,434.72
85519	07/16/2025	SUBURBAN WATER SYSTEMS		\$474.40
	Invoice	Date	Description	Amount
	180042553684	07/01/2025	6/4-7/1/25 SVC-NE CNR VALLEY/STIMS	\$474.40

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 11

Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
85520	07/16/2025	VERIZON WIRELESS - LA			\$899.50
	Invoice	Date	Description	Amount	
	61170223176	06/26/2025	5/27-6/26/25 SVC-VARIOUS WIRELESS SVC	\$899.50	
85521	07/16/2025	BCN TELECOM, INC.			\$166.95
	Invoice	Date	Description	Amount	
	23951857	07/15/2025	PHONE LINE FOR ELEVATOR-CITY HALL	\$166.95	
85522	07/16/2025	L A COUNTY REGISTRAR-RECORDER/			\$35.00
	Invoice	Date	Description	Amount	
	7/9/2025	07/09/2025	FEE FOR COVENANT AND AGREEMENT TO HOLD PRC	\$35.00	
85523	07/24/2025	100% AUTO CARE & DETAILED			\$300.00
	Invoice	Date	Description	Amount	
	159	06/09/2025	CAR WASH SVC-CITY VEHICLES	\$300.00	
85524	07/24/2025	ACORN TECHNOLOGY SERVICES			\$5,671.94
	Invoice	Date	Description	Amount	
	12593	07/09/2025	MERAKI LICENSES & EQUIPMENT-METROLINK	\$5,671.94	
85525	07/24/2025	AMAZON WEB SERVICES, INC			\$4,701.82
	Invoice	Date	Description	Amount	
	2212961089	07/01/2025	AWS SVC-JUN 2025	\$4,701.82	
85526	07/24/2025	ANDRUES/PODBERESKY, APLC			\$9,640.00
	Invoice	Date	Description	Amount	
	03789	07/01/2025	LEGAL SVC-MAY 2025	\$9,640.00	
85527	07/24/2025	ANNEALTA GROUP			\$109,441.50

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 12

Check	Date	Payee Name	Check Amount
-------	------	------------	--------------

CITY.WF.CHK - City General Wells Fargo

	Invoice	Date	Description	Amount
	497-3616	07/14/2025	GENERAL DEV SVC-JUN 2025	\$45,696.00
	497-3617	07/14/2025	GENERAL PLANNING SVC-JUN 2025	\$49,876.50
	497-3619	07/14/2025	20701 E CURRIER RD	\$1,909.00
	497-3620	07/14/2025	184 S 6TH ST	\$3,164.00
	497-3621	07/14/2025	16010 & 16020 PHOENIX	\$5,083.00
	497-3622	07/14/2025	16207, 16233 & 16253 GALE AVE	\$2,404.00
	497-3623	07/14/2025	720 SEVENTH AVE	\$581.00
	497-3624	07/14/2025	13131 CROSSROADS PKWY	\$728.00
85528	07/24/2025		ARCADIS	\$1,650.00
	Invoice	Date	Description	Amount
	36011531	12/03/2024	DESIGN SVC FOR EW BICYCLE PATH	\$1,650.00
85529	07/24/2025		BEE REMOVERS	\$150.00
	Invoice	Date	Description	Amount
	603352	05/26/2025	REMOVE BEE COLONY-METROLINK	\$150.00
85530	07/24/2025		BLAKE AIR CONDITIONING COMPANY	\$18,198.20
	Invoice	Date	Description	Amount
	M63470	06/12/2025	A/C MAINT-IBC	\$4,157.00
	M63457	06/30/2025	A/C MAINT-EL ENCANTO	\$9,051.00
	M63453	06/30/2025	QRTLY MAINT-CITY HALL	\$4,663.00
	68639	06/17/2025	HVAC REPAIR-IBC	\$327.20
85531	07/24/2025		CALIFORNIA CONSULTING, INC.	\$4,750.00
	Invoice	Date	Description	Amount
	7144	07/01/2025	GRANT WRITING AND MGMT SVC	\$4,750.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 13

Check	Date			Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo					
85532	07/24/2025			CALIFORNIA CONTRACT CITIES ASSO	\$7,200.00
	Invoice	Date	Description	Amount	
	515845	07/07/2025	ANNUAL MEMBERSHIP FY 25/26	\$7,200.00	
85533	07/24/2025			CARTEGRAPH SYSTEMS LLC	\$1,004.11
	Invoice	Date	Description	Amount	
	INV18336	02/24/2025	REIMBURSABLE EXPENSES-FEB 2025	\$562.23	
	INV18596	03/13/2025	REIMBURSABLE EXPENSES-FEB 2025	\$441.88	
85534	07/24/2025			CASC ENGINEERING AND CONSULTIN	\$5,295.00
	Invoice	Date	Description	Amount	
	0053481	05/31/2025	IS/MND FOR 184 S 6TH ST	\$5,295.00	
85535	07/24/2025			CASSO & SPARKS, LLP	\$187,884.39
	Invoice	Date	Description	Amount	
	21106	07/15/2025	COI-LEGAL FEES FOR JUN 2025	\$173,335.89	
	21106-A	07/15/2025	LEGAL FEES-184 S 6TH ST	\$11,092.50	
	21106-B	07/15/2025	LEGAL FEES-720 SEVENTH AVE	\$1,888.00	
	21106-C	07/15/2025	LEGAL FEES-1600 AZUSA AVE	\$1,568.00	
85536	07/24/2025			CINTAS CORPORATION LOC 693	\$318.30
	Invoice	Date	Description	Amount	
	4236067701	07/07/2025	DOOR MATS	\$81.37	
	5279615811	07/08/2025	FIRST AID SUPPLIES	\$155.56	
	4236823519	07/14/2025	DOOR MATS	\$81.37	
85537	07/24/2025			CITY OF INDUSTRY	\$143.77
	Invoice	Date	Description	Amount	
	2025-00000069	06/30/2025	IH FUELS PUMP-CITY HALL VEHICLES	\$143.77	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 14

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
85538	07/24/2025	CITY OF INDUSTRY-PAYROLL ACCT		\$200,000.00
	Invoice	Date	Description	Amount
	PR P/E 7/4/25	07/08/2025	REPLENISH PAYROLL P/E 7/4/25	\$200,000.00
85539	07/24/2025	CIVIC PUBLICATIONS, INC.		\$79,937.00
	Invoice	Date	Description	Amount
	1927	05/14/2025	ADVERTISING-2025 STATE OF THE CITY	\$15,541.00
	1942	07/07/2025	ADVERTISING-ANNUAL REPORT	\$26,328.00
	1936	06/27/2025	ADVERTISING-2025 COMMUNITY PROFILES	\$38,068.00
85540	07/24/2025	CNC ENGINEERING		\$93,157.50
	Invoice	Date	Description	Amount
	512860	07/10/2025	SOLAR INSTALLATION AT CITY HALL	\$2,055.00
	512861	07/10/2025	KELLA AVE STORM DRAIN	\$1,035.00
	512862	07/10/2025	GALE AVE REALIGNMENT	\$700.00
	512863	07/10/2025	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$1,032.50
	512864	07/10/2025	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$5,777.50
	512865	07/10/2025	GENERAL ENG SVC-DEV PLANS AT IBC	\$71.25
	512866	07/10/2025	GENERAL ENG SVC-TRAFFIC	\$1,046.25
	512867	07/10/2025	GENERAL ENG SVC-COUNTER SERVICE	\$2,657.50
	512868	07/10/2025	GENERAL ENG SVC-PLAN APPROVAL	\$6,712.50
	512869	07/10/2025	GENERAL ENG SVC-PERMITS	\$11,742.50
	512870	07/10/2025	GENERAL ENG SVC 6/23-6/29/25	\$457.50
	512871	07/10/2025	GENERAL ENG SVC-STREET LIGHTS	\$6,017.50
	512872	07/10/2025	GENERAL ENG SVC 6/23-6/29/25	\$38,232.50
	512873	07/10/2025	GENERAL ENG SVC-STREET LIGHT IMPROVE AT PROX	\$1,325.00
	512874	07/10/2025	NPDES STORM WATER	\$442.50
	512875	07/10/2025	TONNER CYN PROPERTY	\$337.50

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 15

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
512876	07/10/2025	TREE REMOVAL ON BOY SCOUT RESERVATION AT TC	\$140.00
512877	07/10/2025	COLIMA RD WIDENING	\$1,695.00
512878	07/10/2025	CIVIC CENTER PLANNING AND IMPROVEMENTS	\$147.50
512879	07/10/2025	CITY ADMINISTRATIVE OFFICES	\$1,401.25
512880	07/10/2025	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$181.25
512881	07/10/2025	CITY COUNCIL CHAMBER & IBC BUILDING IMPROVEMENTS	\$147.50
512882	07/10/2025	CITY COUNCIL CHAMBER & IBC BUILDING IMPROVEMENTS	\$5,250.00
512883	07/10/2025	ELECTRIC VEHICLE CHARGING STATIONS-CITY HALL	\$295.00
512884	07/10/2025	HOMESTEAD MUSEUM IMPROVEMENTS	\$72.50
512885	07/10/2025	HOMESTEAD MUSEUM IRRIGATION RETROFIT TO REC	\$345.00
512886	07/10/2025	SIGNING & STRIPING IMPROVEMENTS	\$881.25
512887	07/10/2025	METROLINK-MAINT OF PARKING LOT	\$1,947.50
512888	07/10/2025	FIRE DAMAGE REPAIR OF EV AND SOLAR ENERGY	\$410.00
512889	07/10/2025	EL ENCANTO IMPROVEMENTS AND MAINT	\$321.25
512890	07/10/2025	EL ENCANTO BOILER REPLACEMENT	\$280.00
85541	07/24/2025	CNC ENGINEERING	\$62,830.00
Invoice	Date	Description	Amount
512891	07/10/2025	PAINT EVALUATION OF WROUGHT IRON FENCE	\$2,090.00
512892	07/10/2025	INDUSTRY HILLS FUEL TANKS DISPENSING	\$928.75
512893	07/10/2025	SIXTH AVENUE RECONSTRUCTION	\$1,750.00
512894	07/10/2025	HIGHWAY BRIDGE PROGRAM FUNDING	\$142.50
512895	07/10/2025	FISCAL YEAR BUDGET	\$388.75
512896	07/10/2025	CROSSROADS PKY NORTH & SOUTH IMPROVEMENTS	\$2,255.00
512897	07/10/2025	TURNBULL CYN PROPERTIES	\$72.50
512898	07/10/2025	VARIOUS ASSIGNMENTS RELATED TO SA	\$518.75
512899	07/10/2025	NELSON AVE INTERSECTION	\$9,295.00
512900	07/10/2025	MAINT OF 1123 HATCHER AVE	\$3,600.00
512901	07/10/2025	15559-15650 RAUSCH RD (POST OFFICE)	\$145.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 16

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
512902	07/10/2025	CARTEGRAPH MGMT		\$11,440.00
512903	07/10/2025	GRAND AVE SLOPE RECONSTRUCTION-FERRERO TO		\$142.50
512904	07/10/2025	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY		\$775.00
512905	07/10/2025	DEL VALLE AND HILL STREET STORM DRAIN/STREET I		\$892.50
512906	07/10/2025	2022-2023 ANNUAL PAVEMENT REHABILITATION		\$140.00
512907	07/10/2025	2022-2023 ANNUAL SLURRY SEAL		\$102.50
512908	07/10/2025	DON JULIAN RD IMPROVEMENTS		\$700.00
512909	07/10/2025	MUSEUM-HEALTH CAMPUS MASTER SITE PLANNING		\$5,091.25
512910	07/10/2025	CITYWIDE SIGNAGE UPDATE		\$2,725.00
512911	07/10/2025	2024-2025 ANNUAL PAVEMENT REHABILITATION		\$8,012.50
512912	07/10/2025	2024-2025 ANNUAL SLURRY SEAL		\$2,480.00
512913	07/10/2025	CALIFORNIA AVE WIDENING		\$350.00
512914	07/10/2025	2025-2026 CITYWIDE SIGNING AND STRIPING IMPROVI		\$1,860.00
512915	07/10/2025	NINTH AVENUE SEWER LINE IMPROVEMENTS		\$205.00
512916	07/10/2025	PAVEMENT MANAGEMENT PLAN 2022		\$5,902.50
512917	07/10/2025	SR57/60 CONFLUENCE IMPROVEMENT		\$415.00
512918	07/10/2025	NOGALES GRADE SEPARATION		\$410.00
85542	07/24/2025	CONSILIO, LLC		\$1,734.92
	Invoice	Date	Description	Amount
	INV579529561	06/30/2025	DOCUMENT MGMT-JUN 2025	\$1,734.92
85543	07/24/2025	CORELOGIC INFORMATION SOLUTION		\$212.18
	Invoice	Date	Description	Amount
	30787625	06/30/2025	PROPERTY DATA-JUN 2025	\$212.18
85544	07/24/2025	COUNTY OF LA - DEPT OF AGRICULTU		\$6,954.54
	Invoice	Date	Description	Amount
	251772	06/17/2025	WEEDS/PEST CONTROL-TRES HERMANOS	\$6,954.54

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 17

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
85545	07/24/2025	DAPEER, ROSENBLIT, AND LITVAK, LL		\$313.21
	Invoice	Date	Description	Amount
	24662	06/30/2025	SPECIALIZED LEGAL SVC-JUN 2025	\$313.21
85546	07/24/2025	DB SALES & SERVICE		\$3,313.00
	Invoice	Date	Description	Amount
	24804	06/24/2025	ISOLATE BOILER #2-EL ENCANTO	\$3,313.00
85547	07/24/2025	DELL MARKETING LP		\$11,977.57
	Invoice	Date	Description	Amount
	10823313501	07/03/2025	PURCHASE (8) COMPUTERS	\$11,977.57
85548	07/24/2025	DUTHIE POWER SERVICES		\$540.00
	Invoice	Date	Description	Amount
	A143430	06/30/2025	MONTHLY MAINT-GENERATOR @ CITY HALL	\$540.00
85549	07/24/2025	ELECTRA-MEDIA, INC		\$1,975.00
	Invoice	Date	Description	Amount
	18083	07/06/2025	PROGRAM PUENTE HILLS AUTO DISPLAY-AUG 2025	\$475.00
	18082	07/06/2025	MAINT OF PUENTE HILLS AUTO DISPLAY-AUG 2025	\$1,500.00
85550	07/24/2025	ELEVATE PUBLIC AFFAIRS, LLC		\$19,871.00
	Invoice	Date	Description	Amount
	4551	07/09/2025	MEDIA CONSULTING-JUN 2025	\$15,000.00
	4557	07/09/2025	EXPENSE REIMBURSEMENT (JUN 2025)	\$2,371.00
	4552	07/09/2025	SPECIAL EVENTS CONSULTING-JUN 2025	\$2,500.00
85551	07/24/2025	ENTERPRISE MAPS LLC		\$5,055.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 18

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	322	07/05/2025	AMAZON WEB SERVICES	\$5,055.00
85552	07/24/2025		ESPY'S ELECTRICAL SERVICES INC.	\$3,500.00
	Invoice	Date	Description	Amount
	1669	06/25/2025	TROUBLESHOOT IRRIGATION-132 PUENTE AVE	\$3,500.00
85553	07/24/2025		FEDERAL EXPRESS CORP.	\$232.90
	Invoice	Date	Description	Amount
	8-914-68283	07/04/2025	MESSENGER SVC	\$170.25
	8-921-09157	07/11/2025	MESSENGER SVC	\$62.65
85554	07/24/2025		FIRETEAM ONE, INC.	\$13,045.00
	Invoice	Date	Description	Amount
	14273	06/02/2025	SERVICE FIRE EXTINGUISHER-IBC	\$1,850.00
	14274	06/02/2025	SERVICE FIRE EXTINGUISHER-YAL	\$850.00
	14277	06/03/2025	SERVICE FIRE EXTINGUISHER-HATCHER YD	\$5,750.00
	14275	06/02/2025	SERVICE FIRE EXTINGUISHER-CITY HALL	\$2,350.00
	14278	06/05/2025	SERVICE FIRE EXTINGUISHER-YAL COMMUNITY CENT	\$195.00
	14280	06/05/2025	SERVICE FIRE EXTINGUISHER-HOMESTEAD	\$2,050.00
85555	07/24/2025		FRAZER, LLP	\$33,008.00
	Invoice	Date	Description	Amount
	194624	06/30/2025	COI-PROF SVC FOR JUN 2025	\$33,008.00
85556	07/24/2025		GARCIA'S FENCE CORP	\$6,775.00
	Invoice	Date	Description	Amount
	052521	05/30/2025	URGENT FENCE REPAIR-TEMPLE AND AZUSA	\$1,985.00
	062531	06/30/2025	REPAIR GATE-TONNER CYN	\$4,790.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 19

Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
85557	07/24/2025	GENERAL CODE, LLC			\$1,320.00
	Invoice	Date	Description		Amount
	PG000042233	07/05/2025	SUPPLEMENT SVC FOR ORDINANCES		\$1,320.00
85558	07/24/2025	GMS ELEVATOR SERVICES, INC			\$156.00
	Invoice	Date	Description		Amount
	125788	07/01/2025	ELEVATOR MAINT-CITY HALL (JUN 2025)		\$156.00
85559	07/24/2025	GOLDEN SUN ENTERPRISE, INC.			\$39,054.77
	Invoice	Date	Description		Amount
	#6CITY-1489-R	07/01/2025	RETENTION-FIRE DAMAGE REPAIR OF EV AND SOLAR		\$39,054.77
85560	07/24/2025	GRAND CENTRAL RECYCLING & TRAI			\$453.00
	Invoice	Date	Description		Amount
	2527505	06/03/2025	SOLID WASTE-CITY HALL		\$453.00
85561	07/24/2025	HADDICK'S TOWING, INC.			\$244.00
	Invoice	Date	Description		Amount
	202512075	06/20/2025	TOWING SVC-ILLEGAL DUMPSTER		\$244.00
85562	07/24/2025	HISTORICAL RESOURCES, INC.			\$49,775.71
	Invoice	Date	Description		Amount
	COI2025-12.3	07/10/2025	REIMBURSE FOR MUSEUM ARTIFACT PURCHASE		\$867.83
	COI12025-12.2	07/10/2025	EXPENSE REIMBURSEMENT-JUN 2025		\$922.88
	COI2025-12	07/10/2025	ADMIN & MGMT SVC-HOMESTEAD		\$47,985.00
85563	07/24/2025	IDS GROUP, INC.			\$2,837.90
	Invoice	Date	Description		Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 20

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	21X79.00-19	07/03/2025	ENGINEERING DESIGN-METROLINK	\$2,837.90
85564	07/24/2025		INDUSTRY SECURITY SERVICES	\$71,185.65
	Invoice	Date	Description	Amount
	SG-COI#2-2045	07/04/2025	SECURITY SVC-VARIOUS CITY SITES	\$23,484.83
	SG-COI#1-2045	07/04/2025	SECURITY SVC 6/27-7/3/25	\$11,040.57
	SG-COI#1-2046	07/11/2025	SECURITY SVC 7/4-7/10/25	\$11,575.60
	SG-COI#2-2046	07/11/2025	SECURITY SVC-VARIOUS CITY SITES	\$25,084.65
85565	07/24/2025		IRRI-CARE PLUMBING & BACKFLOW T	\$55.00
	Invoice	Date	Description	Amount
	17847	06/24/2025	BACKFLOW TEST-VARIOUS CITY SITES	\$55.00
85566	07/24/2025		JAMES GOLLNER SERVICES, INC	\$1,939.58
	Invoice	Date	Description	Amount
	29001	05/13/2025	DIAGNOSE WIRING FAULTS-EL ENCANTO	\$1,939.58
85567	07/24/2025		KEENAN AND ASSOCIATES	\$4,795.50
	Invoice	Date	Description	Amount
	324562	07/07/2025	P&L CLAIMS ADMIN FEE (APR-JUN 2025)	\$4,795.50
85568	07/24/2025		KLEINFELDER, INC.	\$30,297.50
	Invoice	Date	Description	Amount
	001540212	06/27/2025	NELSON AVE INTERSECTION IMPROVEMENTS-PUENT	\$30,297.50
85569	07/24/2025		L A COUNTY DEPT OF PUBLIC WORKS	\$78,097.98
	Invoice	Date	Description	Amount
	IN250000977	07/07/2025	BLDG & SAFETY-ONE STOP SHOP FOR MAY 2025	\$78,097.98

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 21

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
85570	07/24/2025	L A COUNTY DEPT OF PUBLIC WORKS		\$35,211.62
	Invoice	Date	Description	Amount
	IN250000962	06/25/2025	ACCIDENT-TEMPLE AVE @ VINELAND AVE	\$1,646.26
	IN250000949	06/25/2025	ACCIDENT-TEMPLE AVE @ VINELAND AVE	\$1,487.23
	IN250000946	06/25/2025	ACCIDENT-SUNSET AVE @ VALLEY BLVD	\$272.19
	IN250000948	06/25/2025	ACCIDENT-BUSINESS PKWY @ LEMON AVE	\$31,805.94
85571	07/24/2025	L A COUNTY SHERIFF'S DEPARTMENT		\$1,097,866.11
	Invoice	Date	Description	Amount
	253679TZ	07/09/2025	SHERIFF CONTRACT-JUN 2025	\$1,097,866.11
85572	07/24/2025	LIEBERT CASSIDY WHITMORE		\$5,030.00
	Invoice	Date	Description	Amount
	298253	07/15/2024	LIBRARY SUBSCRIPTION FY 25/26	\$5,030.00
85573	07/24/2025	MIDAMERICA ADMINISTRATIVE & RET		\$1,560.00
	Invoice	Date	Description	Amount
	0303251	06/05/2025	ADMIN FEES FOR JAN-MAR 2025	\$1,560.00
85574	07/24/2025	MORTISE & TENON BUILDING CORP		\$17,734.71
	Invoice	Date	Description	Amount
	322	06/16/2025	REPAIR MOWER-TONNER CYN	\$987.53
	314	06/05/2025	MAINT SVC-BUS STOPS	\$952.50
	323	06/17/2025	ROOF REPAIRS-EL ENCANTO	\$11,195.25
	339	07/08/2025	REPAIR GATE-PARRIOTT PL	\$1,963.58
	319	06/10/2025	URGENT REPAIRS-HATCHER	\$925.50
	306	05/23/2025	REPAIR DOOR-IBC	\$850.00
	318	06/09/2025	REPAIR SUPPORT BEAM-TURNBULL CYN	\$860.35

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 22

Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
85575	07/24/2025	MUNI-ENVIRONMENTAL, LLC			\$28,863.75
	Invoice	Date	Description	Amount	
	25-027	07/03/2025	COMMERCIAL WASTE PROGRAM	\$28,863.75	
85576	07/24/2025	NEXTECH SYSTEMS, INC.			\$48,314.15
	Invoice	Date	Description	Amount	
	INV3419	06/25/2025	LED LIGHTS-TRAFFIC SIGNAL UPGRADES	\$48,314.15	
85577	07/24/2025	OPENGOV, INC.			\$8,008.53
	Invoice	Date	Description	Amount	
	INV18879	03/31/2025	ONLINE PERMITTING & LICENSING SVCS	\$7,364.79	
	INV18388	02/28/2025	REIMBURSABLE EXPENSES-FEB 2025	\$643.74	
85578	07/24/2025	PACIFIC UTILITY INSTALLATION			\$37,614.05
	Invoice	Date	Description	Amount	
	32746	06/30/2025	CITY STREETLIGHT PROGRAM	\$37,614.05	
85579	07/24/2025	PARS			\$739.72
	Invoice	Date	Description	Amount	
	58305	07/07/2025	ARS FEES-MAY 2025	\$300.00	
	58420	07/11/2025	REP FEES-MAY 2025	\$439.72	
85580	07/24/2025	PITNEY BOWES, INC.			\$200.00
	Invoice	Date	Description	Amount	
	6/30/2025	07/06/2025	POSTAGE REFILL ON 6/30/25	\$200.00	
85581	07/24/2025	PLACEWORKS			\$7,830.00
	Invoice	Date	Description	Amount	
	IND-22.15-7	06/30/2025	CEQA FOR 17871 CASTLETON ST	\$6,761.25	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 23

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	IND-22.16-8	06/30/2025	CEQA FOR 1600 AZUSA AVE	\$1,068.75
85582	07/24/2025		POST ALARM SYSTEMS	\$363.87
	Invoice	Date	Description	Amount
	1824588	07/02/2025	MONITORING SVC-HOMESTEAD	\$363.87
85583	07/24/2025		PRINCE GLOBAL SOLUTIONS, LLC	\$5,000.00
	Invoice	Date	Description	Amount
	076	07/08/2025	FEDERAL ADVOCACY-JUN 2025	\$5,000.00
85584	07/24/2025		RAMOS AND SONS PLUMBING	\$5,627.55
	Invoice	Date	Description	Amount
	3999	06/18/2025	REPAIR BACKFLOW-PECK RD	\$5,627.55
85585	07/24/2025		RICOH USA, INC.	\$5,618.26
	Invoice	Date	Description	Amount
	5071666821	07/01/2025	METER READING 4/1-6/30/25	\$1,416.47
	590858608	07/02/2025	COPIER LEASE 7/15-8/14/25	\$3,881.11
	590960633	07/08/2025	COPIER LEASE-HOMESTEAD	\$320.68
85586	07/24/2025		ROBERT PORTILLO	\$800.00
	Invoice	Date	Description	Amount
	62525	07/01/2025	TUNE & CLEAN 3 PIANOS-HOMESTEAD	\$800.00
85587	07/24/2025		ROBINSON'S FLOWERS	\$3,219.30
	Invoice	Date	Description	Amount
	3850	07/02/2025	FLOWERS AND DELIVERY	\$3,219.30
85588	07/24/2025		SAGE ENVIRONMENTAL GROUP	\$19,500.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 24

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	2522	06/30/2025	GRAZING SVC-TONNER CYN	\$19,500.00
85589	07/24/2025		SATSUMA LANDSCAPE & MAINT.	\$153,334.11
	Invoice	Date	Description	Amount
	0725XROADS	07/03/2025	LANDSCAPE SVC-CROSSROADS PKY NORTH & SOUTH	\$50,713.33
	0725TA	07/03/2025	LANDSCAPE SVC-TEMPLE & AZUSA	\$39,400.89
	0725CH	07/03/2025	LANDSCAPE SVC-CIVIC FINANCIAL CENTER	\$63,219.89
85590	07/24/2025		SO CAL INDUSTRIES	\$90.54
	Invoice	Date	Description	Amount
	753331	07/04/2025	FENCE RENTAL-IND HILLS	\$90.54
85591	07/24/2025		SO CALIF ASSOC OF GOVERNMENTS	\$3,000.00
	Invoice	Date	Description	Amount
	25-GA-63	07/01/2025	GENERAL ASSEMBLY 2025-SILVER LEVEL SPONSOR	\$3,000.00
85592	07/24/2025		SOUTHERN CALIFORNIA ASSOCIATION	\$158.00
	Invoice	Date	Description	Amount
	SCAG FY26 0078	07/01/2025	DUES FOR 2025/2026	\$158.00
85593	07/24/2025		SPECTRUM	\$938.99
	Invoice	Date	Description	Amount
	188632001070725	07/07/2025	BUSINESS INTERNET-JUL 2025	\$938.99
85594	07/24/2025		SQUARE ROOT GOLF & LANDSCAPE, INC.	\$252,895.35
	Invoice	Date	Description	Amount
	1809ELHM	07/02/2025	LANDSCAPE SVC-EL ENCANTO	\$8,352.96
	1808ELHM	07/02/2025	LANDSCAPE SVC-VARIOUS CITY SITES	\$8,226.10

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 25

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	1811H	07/02/2025	LANDSCAPE SVC-VARIOUS CITY SITES	\$208,275.68
	1811H-2	07/02/2025	SIGN REPAIR & INSTALLATION	\$1,136.60
	1811H-1	07/02/2025	GRAFFITI REMOVAL	\$2,137.24
	1810ELHM	07/02/2025	LANDSCAPE SVC-HOMESTEAD	\$24,766.77
85595	07/24/2025	STATE COMPENSATION INSURANCE F		\$5,533.65
	Invoice	Date	Description	Amount
	1003042390	07/01/2025	WORKERS COMP PREMIUM FOR JULY 2025	\$5,533.65
85596	07/24/2025	SUPERIOR COURT OF CA-LA COUNTY		\$2,078.50
	Invoice	Date	Description	Amount
	JUNE 2025	07/08/2025	PARKING CITATIONS REPORT-JUNE 2025	\$2,078.50
85597	07/24/2025	TRES HERMANOS CONSERVATION AL		\$78,920.00
	Invoice	Date	Description	Amount
	3745	07/01/2025	MAINT COST MEMBER SHARE FY 2025/2026	\$78,920.00
85598	07/24/2025	TURBO DATA SYSTEMS, INC		\$383.04
	Invoice	Date	Description	Amount
	46080	06/30/2025	CITATION PROCESSING MAY/JUN 2025	\$383.04
85599	07/24/2025	VALLEY VISTA SERVICES, INC		\$37,900.65
	Invoice	Date	Description	Amount
	2240428	04/30/2025	DISP SVC-TONNER CYN (MAINT YD)	\$442.48
	2240427	04/07/2025	DISP SVC-1123 HATCHER AVE	\$4,161.21
	2240429	04/30/2025	DISP SVC-15660 MAYOR DAVE WAY (YAL)	\$159.37
	2240245	04/30/2025	DISP SVC-CITY HALL	\$571.53
	2245777	05/01/2025	DISP SVC-1123 HATCHER AVE	\$312.23
	2244785	05/01/2025	DISP SVC-CITY RESIDENTS	\$5,829.61

**CITY OF INDUSTRY
WELLS FARGO BANK
July 24, 2025**

P. 26

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
2245775	05/01/2025	DISP SVC-TONNER CYN (CAMP COURAGE)	\$464.35
2245128	05/01/2025	DISP SVC-CITY BUS STOPS	\$4,796.49
2244973	05/01/2025	DISP SVC-205 N HUDSON AVE	\$265.14
2300680	05/01/2025	DISP SVC-FOLLOW'S CAMP	\$1,640.31
2421423	06/30/2025	DISP SVC-CITY HALL	\$628.68
2421610	06/30/2025	DISP SVC-TONNER CYN (MAINT YD)	\$962.22
2421611	06/30/2025	DISP SVC-15660 MAYOR DAVE WAY (YAL)	\$175.31
2421609	06/10/2025	DISP SVC-1123 HATCHER AVE	\$4,454.15
2526935	07/01/2025	DISP SVC-TONNER CYN (CAMP COURAGE)	\$942.63
2526937	07/01/2025	DISP SVC-1123 HATCHER AVE	\$357.29
2526299	07/01/2025	DISP SVC-CITY BUS STOPS	\$4,796.49
2526146	07/01/2025	DISP SVC-205 N HUDSON AVE	\$275.79
2525962	07/01/2025	DISP SVC-CITY RESIDENTS	\$6,665.37

Checks	Status	Count	Transaction Amount
Total		100	\$3,184,445.37

ITEM NO. 6.2



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
James Cramsie, Sr. Director of Engineering

DATE: July 24, 2025

SUBJECT: Consideration of Amendment No. 1 to the Maintenance Services Agreement with Duthie Power Services, for Power Generator Testing, Inspection, and Maintenance Services, revising the scope of services, revising the rate schedule, and increasing compensation by \$40,000.00

Background:

On February 1, 2024, the City Manager approved a Maintenance Services Agreement ("Agreement") with Duthie Power Services ("Duthie") for monthly and annual maintenance services for the standby power generator at City Hall through December 31, 2026. Duthie has been providing maintenance services and as work is ongoing. As part of the routine maintenance of the City Hall generator, it was recommended by IPU's electrical staff that routine tests be performed on certain components on a more frequent basis to ensure proper operation during an emergency. In addition, the annual inspection and service of the standby backup generator at the El Encanto Convalescent Hospital, currently being provided by Cummins Sales and Service, with the current Agreement expiring on April 30, 2025.

Discussion:

Staff recommends having a single vendor provide routine maintenance on both El Encanto and City Hall facilities. As part of this amendment, the scope of services is revised to include the recommended routine maintenance services to the El Encanto generator. Staff recommends Amendment No. 1 to revise the scope of services, revise the rate schedule to reflect the consultant's current rates, along with a companion increase in compensation of \$40,000.00.

Fiscal Impact:

The fiscal impact is \$40,000.00. In the adopted FY 25-26 General Fund Budget, sufficient general maintenance budget is allocated for both City and El Encanto for this work.

Recommendation:

Staff recommends the City Council approve Amendment No. 1 to the Maintenance Services Agreement with Duthie Power Services.

Exhibits:

1. Amendment No. 1 to the Maintenance Services Agreement with Duthie Power Services dated July 24, 2025

**AMENDMENT NO. 1
TO MAINTENANCE SERVICES AGREEMENT WITH
DUTHIE POWER SERVICES**

This Amendment No. 1 to the Maintenance Services Agreement (“Agreement”) is made and entered into this 24th day of July, 2025, (“Effective Date”) by and between the City of Industry (“City”), a municipal corporation, and Duthie Electric Service Corporation, a California Corporation (“Contractor”). City and Contractor are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, on or about February 1, 2024, the City Manager approved a Maintenance Services Agreement (“Agreement”) with Contractor to provide power generator testing inspection, and maintenance services, in an amount of \$50,000.00; and

WHEREAS, the Parties desire to revise scope of services to include the El Encanto facility, increase the frequency of equipment maintenance and testing, revise the rate schedule to reflect Contractor’s current rates, along with a companion increase in compensation of \$40,000.00; and

WHEREAS, for the reasons set forth herein, City and Contractor desire to enter into this Amendment No. 1, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

4. PAYMENT

Second sentence in Section 4 (a) is to be revised as follows:

This amount shall not exceed Ninety Thousand Dollars (\$90,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

EXHIBIT A, SCOPE OF SERVICES

The Scope of Services is hereby amended with the revised scope of services as set forth in Attachment 1, attached hereto and incorporated herein by reference.

EXHIBIT B, RATE SCHEDULE

The Rate Schedule is hereby rescinded in its entirety and replaced with rates set forth in Attachment 2, attached hereto and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 1 to the Agreement as of the Effective Date.

“CITY”
City of Industry

“CONTRACTOR”
Duthie Electric Service Corporation

By: _____
Joshua Nelson, City Manager

By: _____
Randy Gross, Head of Sales & Quality Assurance

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

EXHIBIT A

SCOPE OF SERVICES

Contractor shall provide the following monthly and annual preventative maintenance services for emergency standby power generator at City Hall and El Encanto Convalescent Hospital other related maintenance and repair services as required to maintain operation.

Monthly Preventative Maintenance Service

Monthly Generator Service

For Engine and Oil

1. Check oil levels and add oil as needed, record amount replaced.
2. Inspect oil heater for proper operation and check leaks.
3. Check oil system and engine seals for leakage.
4. Check pillow block bearing for wear and lubricate as needed.
5. Inspect all belts for proper tension and condition (excessive wear and cracks), adjust as required.
6. Inspect engine and alternator vibration mounts for wear and alignment.
7. Check if governor is on proper operation and adjust as needed, check governor oil level and linkage lubricate and make adjustment as needed.

For Cooling System

1. Inspect coolant level and fill as necessary.
2. Inspect Dry Chemical Additive (DCA) coolant levels, freeze point protection and make recommendations as needed.
3. Inspect cooling system for leakage.
4. Inspect jacket water heater for proper operation and check the leakage.
5. Inspect hoses condition for security, brittleness, cracking, leaks, and weaknesses. Check all hose clamps and tighten as required.
6. Inspect for proper operation of solenoid valves and leaks.
7. Check cooling system fan and lubricate it as needed.
8. Inspect Louver for proper operation and adjust as needed.
9. Inspect radiator in proper condition:
 - Check radiator for leaks and correct water flow and air flow
 - Check radiator cap and seals for cracks and leaks.

Fuel Systems

1. Inspect the condition of injector pump lines, check cracks, leaks and pliability on supply and return.
2. Inspect proper operation of lift pump and check for unusual noise.
3. Inspect day tank operation, and fuel level. Check water separator and drain if needed.
4. Check and record the main fuel tank level.

Battery System

1. Check battery fluid levels and add as needed.
2. Check all start solenoid and battery terminals for corrosion, clean and tighten as needed.
3. Inspect starter for proper operation.
4. Check and record minimum crank voltage.
5. Inspect battery. Record battery cells specific gravities, check for correct electrolyte level, add cells as required.
6. Inspect battery charger. Check and record alternator voltage, battery charger voltage and adjust it as needed.

Intake System

1. Inspect all hoses and clamps for leaks, pliability and tighten as needed.
2. Inspect turbocharger rotation and end play. Check connection for leaks and tighten if needed.
3. Inspect the condition of air filter.

Exhaust System

1. Inspect all exhaust piping and manifold condition for leaks, cracks, oil slobbering and corrosion.
2. Check proper operation of rain cap.
3. Check drain condensation from exhaust silencer.

Electrical

1. Check all electrical connections for corrosion, cracked insulation, and tighten if needed.
2. Inspect control panel, solid state circuits, exciter, rotating diodes for proper operation and corrosion.

Test Run

1. Perform at least 30 minutes running with load and ensure the generator within normal operation.

ATS Transfer Test

1. Complete visual inspection of wiring/connections for tracking, overheating and insulation deterioration.
2. Visually inspect for physical damage, anchorage, and grounding.
3. Verify NPA is operational (normal power available).
4. Visually inspect control wiring.
5. Verify EPA light is operational (emergency power available)
6. Perform ATS Transfer Test to ensure communication between utility power and ATS. If allowed by facility).
7. If ATS Test is performed, then verify test light is lit (not present with all ATS)

Annually Preventative Maintenance Service

Annual Generator Service

For Engine and Oil

1. Change engine oil and oil filter.
2. Take oil sample for oil analysis and report back if needed testing shall be for wear metals, contaminate metals, additive metals, and multisource metals.
3. Inspect oil heater for proper operation and check leaks.
4. Check oil system and engine seals for leakage.
5. Check pillow block bearing for wear and lubricate as needed.
6. Inspect all belts for proper tension and condition (excessive wear and cracks), adjust as required.
7. Inspect engine and alternator vibration mounts for wear and alignment.
8. Check if governor is on proper operation and adjust as needed, check governor oil level and linkage lubricate and make adjustment as needed.

For Cooling System

1. Change coolant filter as needed.
2. Inspect coolant level and fill as necessary.
3. Inspect DCA coolant levels, freeze point protection and make recommendations as needed.
4. Inspect cooling system for leakage.
5. Inspect jacket water heater for proper operation and check the leakage.
6. Inspect hoses condition for security, brittleness, cracking, leaks, and weaknesses. Check all hose clamps and tighten as required.
7. Inspect for proper operation of solenoid valves and leaks.
8. Check cooling system fan and lubricate it as needed.
9. Inspect Louver for proper operation and adjust as needed.
10. Inspect radiator in proper condition:
 - Check radiator for leaks and correct water flow and air flow
 - Check radiator cap and seals for cracks and leaks.

Fuel Systems

1. Replace fuel filters.
2. Prime fuel system prior to starting.
3. Inspect the condition of injector pump lines, check cracks, leaks and pliability on supply and return.
4. Inspect proper operation of lift pump and check for unusual noise.
5. Inspect day tank operation, and fuel level. Check water separator and drain if needed.
6. Check and record the main fuel tank level.

Battery System

1. Check battery fluid levels and add as needed.
2. Check all start solenoid and battery terminals for corrosion, clean and tighten as needed.
3. Inspect starter for proper operation.
4. Check and record minimum crank voltage.
5. Inspect battery. Record battery cells specific gravities, check for correct electrolyte level, add cells as required.
6. Inspect battery charger. Check and record alternator voltage, battery charger voltage and adjust it as needed.

Intake System

1. Inspect all hoses and clamps for leaks, pliability and tighten as needed.
2. Inspect turbocharger rotation and end play. Check connection for leaks and tighten if needed.
3. Inspect the condition of air filter.

Exhaust System

1. Inspect all exhaust piping and manifold condition for leaks, cracks, oil slobbering and corrosion.
2. Check proper operation of rain cap.
3. Check drain condensation from exhaust silencer.

Electrical

1. Check all electrical connections for corrosion, cracked insulation, and tighten if needed.
2. Inspect control panel, solid state circuits, exciter, rotating diodes for proper operation and corrosion.

Operational Checks

1. Test over the following alarms for proper operation and illumination:
 - over crank alarm.
 - low oil pressure alarm.
 - high water temperature alarm.
 - over speed alarm.
 - DEF (Diesel Exhaust Fluid) alarm.
 - all other's equipped pre-alarms.
2. Check and record following parameters:
 - voltage without load and adjust if needed.
 - frequency without load and adjust if needed.
 - cooling system temperature
 - voltage with load and adjust if needed.
 - frequency with load and adjust if needed.
 - amperage with load
3. Simulate power loss with customers approval only.

Final Checks

1. Verify main breaker in closed position.
2. Verify automatic start switch is in correct position.
3. Clean generator and alternator.
4. Clean area around generator from loose debris.
5. Provide a summary of maintenance performed.
6. Provide copies of all preventative maintenance data to operations manager.
7. Provide follow up recommendations if discrepancies are noted during the inspection.

Auto Transfer Switch Maintenance**Components:**

1. Shut down power and deenergize switchgear (ATSs equipped with an isolation bypass feature do not need to be de-energized).
2. Remove all arc chutes and pole covers. Consult the manufacturer's information for proper procedure.
3. Complete visual inspection of the main and arcing contacts
4. Check all indicator lamps and replace as needed.
5. Clean and re-grease all appropriate parts using the proper manufacturer recommended grease.

6. Clean, lubricate and inspect transfer mechanism, check alignment, and manually operate in accordance with manufacturers' instructions.
7. Clean fans if applicable.
8. Complete visual inspection or wiring/connections for cracking, overheating and insulation deterioration.
9. Inspect for physical damage, anchorage, and grounding.
10. Inspect all control wiring connections including de-energized cable connections and bus and joints and tighten where necessary.
11. Check auxiliary switches for free movement and contact continuity.
12. Check all time delay setting and adjust to the customer's specification.
13. Check condition of main contacts, arcing contacts, and auxiliary contacts
14. Check all control relay contacts for excessive erosion and discoloration due to excessive heat.
15. Check all common and ground wires. Measure and record resistance to ground readings.
16. Check lug connections and mounting insulator bolts (de-energized switch).
17. Calibrate all phase and voltage sensitive relays/devices.
18. Perform relative infrared heat scan on all contacts.
19. Test and record internal resistance of main Contactor.

Enclosure:

1. Wipe down and clean the surface of the enclosure, check for moisture or signs of previous wetness or dripping.
2. Check interior of enclosure, clean and remove accumulated dust.
3. Vacuum the accumulated dust from the switchgear and accessory panels.
4. Inspect the operation of door closure, locking bar, and mechanism and check door gaskets for cracks/missing and condition.

Controls:

1. Check switch to ensure positive interlock between normal and alternate sources.
2. Check bypass and isolation features, if applicable
3. Monitor and verify correct operation and timing for the following:
 - Verify and record normal voltage sensing relays (if any) and alternate voltage sensing relay.
 - Verify and record time delay engine start.
 - Verify and record time delay engine transfer.
 - Verify and record time delay engine cool down,
 - Verify and record the exerciser clock.
 - Interlocks and limit switch function

Report and Documents:

1. Record findings of the inspection.
2. Note all corrective actions.
3. Report all unsafe conditions.
4. Report recommendations for replacement of major components within the field service.

Complete Load bank Tests and System Tests

Inspection before test

1. Clean and Inspect area around generator and load bank.
2. Complete inspection scope of work for generator and automatic transfer switch prior to load test.
3. Open all breakers on the generator.
4. Switch generator to the off position.
5. Switch the automatic transfer switch to the manual position.
6. Open the automatic transfer switch breaker or rack out the breaker.
7. Complete lock out tag out procedure.
8. Tie in load bank to either: generator breaker, automatic transfer switch, step down transformer, switch gear breaker or designated load bank section of the switch gear to National Electric Code (NEC) standards.
9. Verify land bank is properly grounded to NEC standards.
10. Start generator and run for 5 minutes verify generator is operating correctly prior to test.
11. Close generator main breaker.

Load Test

Apply 50 percent load for 30 minutes.

1. Check and record oil pressure.
2. Check and record water temperature.
3. Check and record frequency.
4. Check and record voltage.
5. Check and record kilowatts.
6. Check and record amperage.
7. Check for any oil leaks and coolant leaks.
8. Verify exhaust temperature is at correct Original Equipment Manufacturer (OEM) specifications.
9. Verify radiator has sufficient air flow and the water temperature stays within the OEM specification.

Apply 75 percent load for 60 minutes.

1. Check and record oil pressure.
2. Check and record water temperature.
3. Check and record frequency.
4. Check and record voltage.
5. Check and record kilowatts.
6. Check and record amperage.
7. Check for any oil leaks and coolant leaks.
8. Verify exhaust temperature is at correct OEM specifications.
9. Verify radiator has sufficient air flow and the water temperature stays within the OEM specification.
10. Perform 5-minute cool down prior to turning generator off.

Disconnecting load bank

1. Open all breakers on the generator.
2. Switch generator to the "OFF" position.
3. Switch the automatic transfer switch to the manual position.
4. Open the automatic transfer switch breaker or rack out the breaker.
5. Complete lock out tag out procedure.
6. Disconnect load bank from either: generator breaker, automatic transfer switch, step down transformer, switch gear breaker or designated load bank section of the switch gear to NEC standards.
7. Reinstall wiring to original termination points.
8. Close all breakers on the generator.
9. Switch generator to the "ON" position.
10. Switch automatic transfer switch to the manual position.
11. Close the automatic transfer switch breaker or racked in position.
12. Remove "lock out tag out" locks and tags.
13. Verify phase rotation from generator to utility power.

Final checks

1. Verify main breaker in closed position.
2. Verify automatic start switch is in correct position.
3. Clean area around generator and automatic transfer switch from loose debris.
4. Provide a summary of the load bank test performed.
5. Provide copies of test report to operations manager.
6. Provide follow up recommendations if discrepancies are noted during the inspection.

EXHIBIT B

RATE SCHEDULE

Regular Working Hours (7:00am to 3:30pm)	\$185.00 per hour
Overtime After Hours (Before 7:00am/After 3:30pm)	\$277.50 per hour
Sunday Hours	\$370.00 per hour
Double Time Hours (Over 12 Hours)	\$370.00 per hour
Trip Charge	\$185.00
Fuel Surcharge	\$12.95

Estimated Regular Billing Breakdown

Year 1 (January to December 2024)

Monthly Maintenance Service	\$540 per month	\$5,940.00 for 11 months
Annual Maintenance Service	Once	\$1,574.55
Full ATS Service	Once	\$1,000.00
Load test per scope of work	Once	\$2,500.00
Subtotal for year 2024		\$11,014.55

All maintenance work is performed After Hours and overtime.

Year 2 (January to May 2025)

Monthly Maintenance Service	\$540 per month	\$2,700.00 for 5 months
Subtotal for January to May 2025		\$2,700.00

Year 2 (June to December 2025)		\$7,560.00 for 7 months
Monthly Maintenance Service	\$540 per generator	
Annual Maintenance Service	\$1,574.55 per generator	\$3,149.10
Full ATS Service	\$1,000.00 per ATS	\$4,000.00

Load test per scope of work	\$2,500.00 per generator	\$5,000.00
Monthly ATS Testing	\$292.50 per ATS	\$8,190.00 for 7 months
Misc, repair costs (as needed)	\$10,000.00	\$10,000.00

Subtotal for June to December 2025	\$37,899.10
------------------------------------	-------------

All maintenance work is performed After Hours and overtime.

Year 3 (January to December 2026)

Monthly Maintenance Service	\$567 per generator	\$12,474.00 for 11 months
Annual Maintenance Service	\$1,653.28 per generator	\$3,306.56
Full ATS Service	\$1,050.00 per ATS	\$4,200.00
Load test per scope of work	\$2,625.00 per generator	\$5,250.00
Monthly ATS Test	\$292.50 per ATS	\$12,870.00 for 11 months
Misc, repair costs (as needed)		\$10,000.00
Subtotal for year 2026		\$48,100.56

Note: Maintenance work expected to be performed After Hours and overtime.

EXHIBIT A TO AMENDMENT NO. 1
MAINTENANCE SERVICES AGREEMENT WITH DUTHIE ELECTRIC SERVICE
CORPORATION DATED FEBRUARY 1, 2024

CITY OF INDUSTRY
MAINTENANCE SERVICES AGREEMENT

This MAINTENANCE SERVICES AGREEMENT ("Agreement") is made and effective as of February 1, 2024 ("Effective Date"), between the City of Industry, a municipal corporation ("City") and Duthie Power Services ("Contractor"). The City and Contractor are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, the City desires to engage the Contractor to perform the services described herein, and Contractor desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Contractor agree as follows:

1. TERM

This Agreement shall commence on the Effective Date and shall remain and continue in effect until tasks described herein are completed, but in no event later than January 31, 2027, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Contractor shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. The Services shall be performed by Contractor, unless prior written approval is first obtained from the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Contractor shall perform all Services in a manner reasonably satisfactory to the City and in a first-class manner in conformance with the standards of quality normally observed by an entity providing power generator testing, inspection, and maintenance services, serving a municipal agency.

(d) Contractor shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this

Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working on the Effective Date if both (i) such work would require Contractor to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Contractor's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for Services performed pursuant to this Agreement, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Contractor represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Contractor or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

City's City Manager shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Contractor, but shall have no authority to modify the Services or the compensation due to Contractor.

4. PAYMENT

(a) The City agrees to pay Contractor monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Fifty Thousand Dollars (\$50,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Contractor shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Contractor shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Contractor at the time City's written authorization is given to Contractor for the performance of said services.

(c) Contractor shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Contractor's fees it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. LABOR CODE AND PREVAILING WAGES

(a) Contractor represents and warrants that it is aware of the requirements of California Labor Code Section 1720, *et seq.*, and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 16000, *et seq.*, ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "Public Works" and "Maintenance" projects. If the Services are being performed as part of an applicable "Public Works" or "Maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$15,000.00 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and any location where the Services are performed. Contractor shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Contractor's or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, failure or alleged failure to comply with Prevailing Wage Laws.

(b) In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Contractor shall make all such records available for inspection at all reasonable hours.

(c) To the extent applicable, Consultant shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works.

(d) Contractor shall comply with the legal days work and overtime requirements of Sections 1813 and 1815 of the Labor Code.

(e) If the Services are being performed as part of an applicable Public Works or Maintenance project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Contractor and all subcontractors performing such Services must be registered with the Department of Industrial Relations. Contractor shall maintain registration for the duration of the Agreement and require the same of any subcontractors, as applicable. The Services set forth in this Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements.

6. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Contractor at least ten (10) days prior written notice. Upon receipt of said notice, the Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Contractor the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Contractor shall submit an invoice to the City pursuant to Section 5 of this Agreement.

7. OWNERSHIP OF DOCUMENTS

(a) Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Contractor. With respect to computer files, Contractor shall make available to the City, at the Contractor's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying

and/or printing computer files. Contractor hereby grants to City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Contractor in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Contractor in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

8. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Contractor, its officers, agents, employees or Subcontractors (or any agency or individual that Contractor shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity other than for professional liability

Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Duty to defend.

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Contractor shall have an immediate duty to defend the City at Contractor's cost or at City's option, to reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Contractor and City, as to whether liability arises from the sole negligence of the City or its officers, employees, or agents, Contractor will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Contractor will not be entitled in the absence of such a

determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

9. INSURANCE

Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and incorporated herein by reference.

10. INDEPENDENT CONTRACTOR

(a) Contractor is and shall at all times remain as to the City a wholly independent Contractor and/or independent contractor. The personnel performing the services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Contractor shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing services hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services hereunder.

(c) Contractor shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Contractor's or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractor of Contractor, service as an independent contractor. The indemnity provisions set forth in this Section 10 shall survive the termination of this Agreement and are in addition to any other rights or remedies the City may have under the law.

11. LEGAL RESPONSIBILITIES

The Contractor shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply

with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this Section.

12. UNDUE INFLUENCE

Contractor declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Contractor, or from any officer, employee or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization. Contractor, its officers, employees, agents, or subcontractors, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order. (b) Contractor shall promptly notify City should Contractor, its officers, employees, agents, or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Contractor is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Contractor and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Contractor in such proceeding, Contractor agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Contractor. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To Contractor: Duthie Power Services
2335 E. Cherry Industrial Circle
Long Beach, CA 90805

Notwithstanding Contractor's use of any subcontractor, Contractor shall be responsible to the City for the performance of its subconsultant as it would be if Contractor had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subcontractor employed by Contractor. Contractor shall be solely responsible for payments to any subcontractors. Contractor shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subcontractor under this Agreement.

17. GOVERNING LAW/ATTORNEYS' FEES

The City and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Contractor under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Contractors, as well as costs on appeal, in addition to any other relief to which it may be entitled.

18. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

20. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

21. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

22. WAIVER

The waiver by City or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing.

23. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

24. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Contractor represents and warrants that he/she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

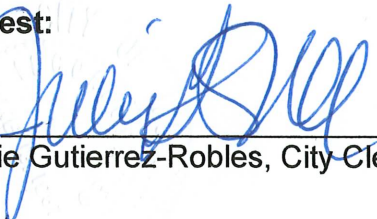
IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CITY"

City of Industry

By: 
Joshua Nelson, City Manager

Attest:

By: 
Julie Gutierrez-Robles, City Clerk, CMC

"CONTRACTOR"

Duthie Power Services

By:  1/10/24
Randy Gross, Head of Sales & Quality Assurance

Approved as to form:

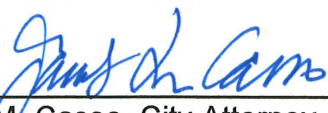
By: 
James M. Casso, City Attorney
Attachments:

Exhibit A	Scope of Services
Exhibit B	Rate Schedule
Exhibit C	Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

Contractor shall provide the following monthly and annual preventative maintenance services for emergency standby power generator at City Hall and other related maintenance and repair services as required to maintain operation.

Monthly Preventative Maintenance Service

Monthly Generator Service

For Engine and Oil

1. Check oil levels and add oil as needed, record amount replaced.
2. Inspect oil heater for proper operation and check leaks.
3. Check oil system and engine seals for leakage.
4. Check pillow block bearing for wear and lubricate as needed.
5. Inspect all belts for proper tension and condition (excessive wear and cracks), adjust as required.
6. Inspect engine and alternator vibration mounts for wear and alignment.
7. Check if governor is on proper operation and adjust as needed, check governor oil level and linkage lubricate and make adjustment as needed.

For Cooling System

1. Inspect coolant level and fill as necessary.
2. Inspect DCA coolant levels, freeze point protection and make recommendations as needed.
3. Inspect cooling system for leakage.
4. Inspect jacket water heater for proper operation and check the leakage.
5. Inspect hoses condition for security, brittleness, cracking, leaks, and weaknesses. Check all hose clamps and tighten as required.
6. Inspect for proper operation of solenoid valves and leaks.
7. Check cooling system fan and lubricate it as needed.
8. Inspect Louver for proper operation and adjust as needed.
9. Inspect radiator in proper condition:
 - Check radiator for leaks and correct water flow and air flow
 - Check radiator cap and seals for cracks and leaks.

Fuel Systems

1. Inspect the condition of injector pump lines, check cracks, leaks and pliability on supply and return.
2. Inspect proper operation of lift pump and check for unusual noise.
3. Inspect day tank operation, and fuel level. Check water separator and drain if needed.
4. Check and record the main fuel tank level.

Battery System

1. Check battery fluid levels and add as needed.
2. Check all start solenoid and battery terminals for corrosion, clean and tighten as needed.
3. Inspect starter for proper operation.
4. Check and record minimum crank voltage.
5. Inspect battery. Record battery cells specific gravities, check for correct electrolyte level, add cells as required.
6. Inspect battery charger. Check and record alternator voltage, battery charger voltage and adjust it as needed.

Intake System

1. Inspect all hoses and clamps for leaks, pliability and tighten as needed.
2. Inspect turbocharger rotation and end play. Check connection for leaks and tighten if needed.
3. Inspect the condition of air filter.

Exhaust System

1. Inspect all exhaust piping and manifold condition for leaks, cracks, oil slobbering and corrosion.
2. Check proper operation of rain cap.
3. Check drain condensation from exhaust silencer.

Electrical

1. Check all electrical connections for corrosion, cracked insulation, and tighten if needed.
2. Inspect control panel, solid state circuits, exciter, rotating diodes for proper operation and corrosion.

Test Run

1. Perform at least 30 minutes running with load and ensure the generator within normal operation.

Annually Preventative Maintenance Service**Annual Generator Service****For Engine and Oil**

1. Change engine oil and oil filter.
2. Take oil sample for oil analysis and report back if needed testing shall be for wear metals, contaminate metals, additive metals, and multisource metals.
3. Inspect oil heater for proper operation and check leaks.
4. Check oil system and engine seals for leakage.
5. Check pillow block bearing for wear and lubricate as needed.
6. Inspect all belts for proper tension and condition (excessive wear and cracks), adjust as required.
7. Inspect engine and alternator vibration mounts for wear and alignment.
8. Check if governor is on proper operation and adjust as needed, check governor oil level and linkage lubricate and make adjustment as needed.

For Cooling System

1. Change coolant filter as needed.
2. Inspect coolant level and fill as necessary.
3. Inspect DCA coolant levels, freeze point protection and make recommendations as needed.
4. Inspect cooling system for leakage.
5. Inspect jacket water heater for proper operation and check the leakage.
6. Inspect hoses condition for security, brittleness, cracking, leaks, and weaknesses. Check all hose clamps and tighten as required.
7. Inspect for proper operation of solenoid valves and leaks.
8. Check cooling system fan and lubricate it as needed.
9. Inspect Louver for proper operation and adjust as needed.
10. Inspect radiator in proper condition:
 - Check radiator for leaks and correct water flow and air flow
 - Check radiator cap and seals for cracks and leaks.

Fuel Systems

1. Replace fuel filters.
2. Prime fuel system prior to starting.
3. Inspect the condition of injector pump lines, check cracks, leaks and pliability on supply and return.
4. Inspect proper operation of lift pump and check for unusual noise.
5. Inspect day tank operation, and fuel level. Check water separator and drain if needed.
6. Check and record the main fuel tank level.

Battery System

1. Check battery fluid levels and add as needed.
2. Check all start solenoid and battery terminals for corrosion, clean and tighten as needed.
3. Inspect starter for proper operation.
4. Check and record minimum crank voltage.
5. Inspect battery. Record battery cells specific gravities, check for correct electrolyte level, add cells as required.
6. Inspect battery charger. Check and record alternator voltage, battery charger voltage and adjust it as needed.

Intake System

1. Inspect all hoses and clamps for leaks, pliability and tighten as needed.
2. Inspect turbocharger rotation and end play. Check connection for leaks and tighten if needed.
3. Inspect the condition of air filter.

Exhaust System

1. Inspect all exhaust piping and manifold condition for leaks, cracks, oil slobbering and corrosion.
2. Check proper operation of rain cap.
3. Check drain condensation from exhaust silencer.

Electrical

1. Check all electrical connections for corrosion, cracked insulation, and tighten if needed.
2. Inspect control panel, solid state circuits, exciter, rotating diodes for proper operation and corrosion.

Operational Checks

1. Test over the following alarms for proper operation and illumination:
 - over crank alarm.
 - low oil pressure alarm.
 - high water temperature alarm.
 - over speed alarm.
 - DEF (Diesel Exhaust Fluid) alarm.
 - all other's equipped pre-alarms.
2. Check and record following parameters:
 - voltage without load and adjust if needed.
 - frequency without load and adjust if needed.
 - cooling system temperature
 - voltage with load and adjust if needed.
 - frequency with load and adjust if needed.
 - amperage with load
3. Simulate power loss with customers approval only.

Final Checks

1. Verify main breaker in closed position.
2. Verify automatic start switch is in correct position.
3. Clean generator and alternator.
4. Clean area around generator from loose debris.
5. Provide a summary of maintenance performed.
6. Provide copies of all preventative maintenance data to operations manager.
7. Provide follow up recommendations if discrepancies are noted during the inspection.

Auto Transfer Switch Maintenance**Components:**

1. Shut down power and deenergize switchgear (ATSs equipped with an isolation bypass feature do not need to be de-energized).
2. Remove all arc chutes and pole covers. Consult the manufacturer's information for proper procedure.
3. Complete visual inspection of the main and arcing contacts
4. Check all indicator lamps and replace as needed.
5. Clean and re-grease all appropriate parts using the proper manufacturer recommended grease.

6. Clean, lubricate and inspect transfer mechanism, check alignment, and manually operate in accordance with manufacturers' instructions.
7. Clean fans if applicable.
8. Complete visual inspection or wiring/connections for cracking, overheating and insulation deterioration.
9. Inspect for physical damage, anchorage, and grounding.
10. Inspect all control wiring connections including de-energized cable connections and bus and joints and tighten where necessary.
11. Check auxiliary switches for free movement and contact continuity.
12. Check all time delay setting and adjust to the customer's specification.
13. Check condition of main contacts, arcing contacts, and auxiliary contacts
14. Check all control relay contacts for excessive erosion and discoloration due to excessive heat.
15. Check all common and ground wires. Measure and record resistance to ground readings.
16. Check lug connections and mounting insulator bolts (de-energized switch).
17. Calibrate all phase and voltage sensitive relays/devices.
18. Perform relative infrared heat scan on all contacts.
19. Test and record internal resistance of main Contactor.

Enclosure:

1. Wipe down and clean the surface of the enclosure, check for moisture or signs of previous wetness or dripping.
2. Check interior of enclosure, clean and remove accumulated dust.
3. Vacuum the accumulated dust from the switchgear and accessory panels.
4. Inspect the operation of door closure, locking bar, and mechanism and check door gaskets for cracks/missing and condition.

Controls:

1. Check switch to ensure positive interlock between normal and alternate sources.
2. Check bypass and isolation features, if applicable
3. Monitor and verify correct operation and timing for the following:
 - Verify and record normal voltage sensing relays (if any) and alternate voltage sensing relay.
 - Verify and record time delay engine start.
 - Verify and record time delay engine transfer.
 - Verify and record time delay engine cool down,
 - Verify and record the exerciser clock.
 - Interlocks and limit switch function

Report and Documents:

1. Record findings of the inspection.
2. Note all corrective actions.
3. Report all unsafe conditions.
4. Report recommendations for replacement of major components within the field service.

Complete Load bank Tests and System Tests

Inspection before test

1. Clean and Inspect area around generator and load bank.
2. Complete inspection scope of work for generator and automatic transfer switch prior to load test.
3. Open all breakers on the generator.
4. Switch generator to the off position.
5. Switch the automatic transfer switch to the manual position.
6. Open the automatic transfer switch breaker or rack out the breaker.
7. Complete lock out tag out procedure.
8. Tie in load bank to either: generator breaker, automatic transfer switch, step down transformer, switch gear breaker or designated load bank section of the switch gear to NEC standards.
9. Verify land bank is properly grounded to NEC standards.
10. Start generator and run for 5 minutes verify generator is operating correctly prior to test.
11. Close generator main breaker.

Load Test

Apply 50 percent load for 30 minutes.

1. Check and record oil pressure.
2. Check and record water temperature.
3. Check and record frequency.
4. Check and record voltage.
5. Check and record kilowatts.
6. Check and record amperage.
7. Check for any oil leaks and coolant leaks.
8. Verify exhaust temperature is at correct OEM specifications.
9. Verify radiator has sufficient air flow and the water temperature stays within the OEM specification.

Apply 75 percent load for 60 minutes.

1. Check and record oil pressure.
2. Check and record water temperature.
3. Check and record frequency.
4. Check and record voltage.
5. Check and record kilowatts.
6. Check and record amperage.
7. Check for any oil leaks and coolant leaks.
8. Verify exhaust temperature is at correct OEM specifications.
9. Verify radiator has sufficient air flow and the water temperature stays within the OEM specification.
10. Perform 5-minute cool down prior to turning generator off.

Disconnecting load bank

1. Open all breakers on the generator.
2. Switch generator to the "OFF" position.
3. Switch the automatic transfer switch to the manual position.
4. Open the automatic transfer switch breaker or rack out the breaker.
5. Complete lock out tag out procedure.
6. Disconnect load bank from either: generator breaker, automatic transfer switch, step down transformer, switch gear breaker or designated load bank section of the switch gear to NEC standards.
7. Reinstall wiring to original termination points.
8. Close all breakers on the generator.
9. Switch generator to the "ON" position.
10. Switch automatic transfer switch to the manual position.
11. Close the automatic transfer switch breaker or racked in position.
12. Remove "lock out tag out" locks and tags.
13. Verify phase rotation from generator to utility power.

Final checks

1. Verify main breaker in closed position.
2. Verify automatic start switch is in correct position.
3. Clean area around generator and automatic transfer switch from loose debris.
4. Provide a summary of the load bank test performed.
5. Provide copies of test report to operations manager.
6. Provide follow up recommendations if discrepancies are noted during the inspection.

EXHIBIT B

RATE SCHEDULE

Regular Working Hours (7:00am to 3:30pm)	\$185.00 per hour
Overtime After Hours (Before 7:00am/After 3:30pm)	\$277.50 per hour
Sunday Hours	\$370.00 per hour
Double Time Hours (Over 12 Hours)	\$370.00 per hour
Trip Charge	\$185.00
Fuel Surcharge	\$12.95

Estimated Regular Billing Breakdown

Year 1 (January to December 2024)

Monthly Maintenance Service	\$540 per month	\$5,940.00 for 11 months
Annual Maintenance Service	Once	\$1,574.55
Full ATS Service	Once	\$1,000.00
Load test per scope of work	Once	\$2,500.00
Subtotal for year 2024		\$11,014.55

All maintenance work is performed After Hours and overtime.

Year 2 (January to December 2025)

Monthly Maintenance Service	\$540 per month	\$5,940.00 for 11 months
Annual Maintenance Service	Once	\$1,574.55
Full ATS Service	Once	\$1,000.00
Load test per scope of work	Once	\$2,500.00
Subtotal for year 2025		\$11,014.55

All maintenance work is performed After Hours and overtime.

Year 3 (January to December 2026)

Monthly Maintenance Service	\$567 per month	\$6,237.00 for 11 months
Annual Maintenance Service	Once	\$1,653.28
Full ATS Service	Once	\$1,050.00
Load test per scope of work	Once	\$2,625.00
Subtotal for year 2026		\$11,565.28

Note: Maintenance work expected to be performed After Hours and overtime.

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification of City, and prior to commencement of the Services, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to the City.

General liability insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Contractor shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the City, its officers, agents, employees and volunteers.

Proof of insurance. Contractor shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this contract. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise

from or in connection with the performance of the Services hereunder by Contractor, his agents, representatives, employees or subcontractors.

Primary/noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor, or City will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, City may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subContractors.

Enforcement of contract provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the City to inform Contractor of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Contractor agrees to ensure that its subcontractors, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with Contractors, subcontractors, and others engaged in the project will be submitted to City for review.

City's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City and Contractor may renegotiate Contractor's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely notice of claims. Contractor shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 6.3



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Yvette Padilla, Management Analyst II
Bing Hyun, Asst. City Manager

DATE: July 24, 2025

SUBJECT: Consideration of Amendment No. 1 to the Professional Services Agreement with Keenan & Associates for Claims Administration Services, extending the term through June 30, 2028, increasing compensation by \$150,000.00, updating the Scope of Services, and updating the Rate Schedule

Background:

On June 23, 2022, the City entered into a Professional Services Agreement with Keenan & Associates ("Keenan") for property and casualty claims administration services in the amount of \$154,500.00. Over the past eight years, Keenan has provided these services, assisting the City in investigating and processing claims filed against the City.

On June 26, 2025, the City Council approved the City's membership in the California Intergovernmental Risk Authority (CIRA). Following this approval, the City will transition its claims administration services to George Hills, which will handle future claims from July 1, 2025, onwards. However, Keenan will continue to manage claims that are received prior to this date, under a separate run-off agreement.

Discussion:

This proposed Amendment will allow Keenan to continue providing claims administration services to the City for any claims filed prior to July 1, 2025, until they are fully resolved or closed. The term of this run-off agreement will extend through June 30, 2028, providing adequate time for the close-out of existing claims. The total amount for these services is \$150,000.00, which reflects the remaining work required for the transition and closure of these claims.

Fiscal Impact:

The proposed Amendment not-to-exceed compensation is based on an hourly rate for services performed. The actual number of hours will fluctuate depending on how many claims the City receives and their complexity. Payments to claimants are paid directly by the City, so those costs are not included in Agreement. The fiscal impact for this Agreement will be reflected in proposed budgets for each corresponding fiscal year (Account No. 100-507-5815 – Insurance Claims – Administrative).

Recommendation:

Staff recommends that the City Council approve the Amendment.

Exhibits:

ITEM NO. 6.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
Chris Lum Construction Manager - CNC Engineering
Upendra Joshi, Senior Project Manager
Dev Birla, Contract Electric Utility Director

DATE: July 24, 2025

SUBJECT: Consideration of Change Order No. 1 and Deductive Change Order No. 2 and Notice of Completion for Contract No. CITY-1513, Citywide Traffic Signal Safety Lights Upgrade, with Bear Electrical Solutions, Inc.

Background:

On March 8, 2024, the City Manager approved Contract No. CITY-1513 for the Citywide Traffic Signal Safety Lights Upgrade, with Bear Electrical Solutions, Inc. ("Contractor"), in the amount of \$94,220.00. This project involved the removal and disposal of existing high pressure sodium vapor (HPS) luminaires and photocells, installation of City-furnished LED luminaires, installing pole numbers on traffic poles, and Ubicquia remote monitoring system wireless controller (Nodes) on 442 safety lights at 74 intersections.

Discussion:

After the project was awarded, Staff issued a plan exhibit to the Contractor to install devices on traffic signal poles that could be used for a future license plate camera reader project. Additionally, final field quantities have been measured and completed.

As of July 11, 2025, the Director of Public Works has reviewed the change order for completeness and accuracy as to the materials and labor included:

- **Change Order No. 1** – After the project was awarded, Staff began the value engineering process on the proposed license plate camera reader project to evaluate materials, design, and construction methods to lower costs by incorporating components of it into this project. Staff's analysis concluded that it is most efficient and cost effective to

integrate some of the specific materials and construction methods in this project that would reduce future costs related to a license plate camera reader project. Additionally, Staff coordinated with the Los Angeles County Sheriff's department to identify the strategic intersections in the City to optimize the effectiveness of this work. Labor and materials at five intersections included installation of Nema communication enclosures, power panels, #10 wires, #8 wires and associated necessary construction activities to complete the work. The total cost for this change order is \$58,596.00.

Final field quantities have been measured and verified.

- **Change Order No. 2** – Final quantities have been completed and the underruns are as follows:

Underruns – (represented in parentheses)

Bid Item No. 3, Install, City Furnished, 66 watt LED luminaires #NVN-SA2A-740-U-SLL-AP-10MSP-PR7, \$78.00/EA x 2/EA = (\$156.00)

Bid Item No. 5, Install, City Furnished, 124 watt LED luminaire #NVN-SA3B-740-U-SLL-AP-10MSP-PR7, \$78.00/EA x 4/EA = (\$312.00)

Bid Item No. 6, Install, City Furnished, 124 watt LED luminaire, \$78.00/EA x 6/EA = (\$468.00)

Bid Item No. 9, Removal and disposal of Photocell and furnish and install shorting cap, \$1.00/EA x 2/EA = (\$2.00)

Bid Item No. 10, Removal and disposal of HSPV luminaire and lamps, \$2.00/EA x 12/EA = (\$24.00)

Total amount of Underruns = (\$962.00)

As of June 23, 2025, Staff has determined the removal and disposal of the existing luminaires and photocells, installation of the LED luminaires and Ubicquia nodes, and all other project requirements have been completed.

Table 1 - Summary of Extra Costs

Contract Amount	\$94,220.00
Change Order No. 1	\$58,596.00
Deductive Change Order No. 2	(\$962.00)
Revised Project Cost	\$151,854.00

Fiscal Impact:

The revised contract amount including Change Order Nos. 1 and 2 totals \$151,854.00. In the adopted Fiscal Year 2024/2025 Capital Improvement Project budget, \$200,000.00 is approved for this project (Account No. 120-704-5205) (MP JN 6206 #93). This work was completed prior to June 30, 2025.

Recommendation:

1. Approve and execute Change Order No. 1 in the amount of \$58,596.00 and authorize the

- Mayor to execute the approved Change Order; and
2. Approve and execute Deductive Change Order No. 2 in the amount of \$962.00 and authorize the Mayor to execute the approved Change Order; and
 3. Accept the work performed by Bear Electrical Solutions, Inc. in the amount of \$151,854.00; and
 4. Authorize the Director of Public Works to execute the Notice of Completion attached hereto as Exhibit C; and
 5. Authorize the City Clerk to file a Notice of Completion for this project.

Exhibits:

1. A. Change Order No. 1, dated July 24, 2025
2. B. Deductive Change Order No. 2, dated July 24, 2025
3. C. Notice of Completion, dated July 24, 2025

EXHIBIT A

Change Order No. 1, dated July 24, 2025

[Attached]

CITY OF INDUSTRY

CHANGE ORDER

15651 Mayor Dave Way
City of Industry, CA 91744
(626)333-2211

Change Order No. 1

Project Citywide Traffic Signal Safety Lights Upgrade

Contract No. CITY-1513 / JN-6206#93

Date 7/24/2025

Type
Project Safety Light Upgrades

Contractor Bear Electrical Solutions, Inc.Location Citywide**Explanation:**

Labor and materials for the installation of Nema communication enclosures, power panels, #10 wires, #8 wires at five intersections intersections.

Extra Work by: Contract Items

Negotiated

X
T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	Labor and Materials for Newma Enclosures	1	\$ 58,596.00	\$ 58,596.00	
TOTAL COST				\$ 58,596.00	

T & M SUMMARY

*Labor Cost			Total Labor per Day	
*Equipment Cost (See attached breakdown)			Total Equipment per Day	
*Material Cost			Sub-Total	\$ -
(*Attach breakdown of labor, equipment and materials)				
CHANGE ORDER SUMMARY			% of Contract Amount	
Original Contract Amount	\$ 94,220.00		Other Additive (Profit & Bond Fee)	
Total Previous Change Orders	\$ -	0.00%	Total T & M	\$ -
Total Change Orders	\$ 58,596.00	62.19%	Pay This CHANGE ORDER	\$58,596.00 62.19%

Authorized by _____

Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Kyle Nassar-Reis 07/14/2025
Contractor Representative Date
Mathew Hudson 7/14/25
Mathew Hudson, Director of Public Works Date

Joshua Nelson, City Manager Date
Chris Lum 07/14/2025
Chris Lum, Construction Manager Date



Contractors License No. 982079
A – General Engineering
C-10 High Voltage Electrical
D-31 Pole Installation and Maintenance

1341 Archer Street, PO Box 924, Alviso, CA 95002-0924
Tel: 408-449-5178 Fax 408-449-5147

PROPOSAL

DATE:	May 28, 2025	TO:	Chris Lum
FROM:	Kyle Nassar-Reis	COMPANY:	CNC Engineering
PHONE:	(408) 449-5178	PHONE:	(678) 425-7300
FAX:	(408) 449-5147	EMAIL:	clum@cnc-eng.com

BID/ PROJECT: Change Order #1 - City-1513 Installation of NEMA enclosures and load centers for future camera installations.

BES received a request for pricing to provide electrical labor and equipment for the following scope of work:

- Mobilization to the below intersections to install NEMA enclosures and a Square D load center for a future License Plate Reader Camera
 - 1001 – Grand Ave and Kaper Parkway/Industry Way
 - Equipment installed on northeast and southwest corners
 - 1033 – Gale Ave and Azusa Ave
 - Equipment installed on northwest and southeast corners
 - 1034 – Azusa Ave and Railroad St
 - Equipment installed on northeast and southwest corners
 - 1050 – Valley Blvd and Hacienda Blvd
 - Equipment to be installed on northwest and southeast corners
 - 1051 – Don Julian Road and Hacienda Blvd/Parriott Place
 - Equipment to be installed on southwest corners
- Mobilization to pole 1034F (Azusa Ave and Railroad St)
 - A 14/3 power cable with a black, white, and green jacket inside the larger outside jacket is to be pulled to pole 1034F.
 - Pull is to be done before NEMA enclosure and Square D load center is installed at pole in question.
- All locations to be installed with a L-Com NEMA enclosure and a Square D load center that are furnished and wired by Bear Electrical Solution, per proposed plans. License plate cameras to be supplied by the agency for installation.
- BES's proposal does not include installation of any pull boxes, underground conduit repair/installation, trenching, or night work. The proposal is also made with the assumption that all proposed mounting locations have running power to their general area for all locations outside of pole 1034F. Any requested additional electrical or underground work to energize a location will be considered a change order.



1341 Archer Street, PO Box 924, Alviso, CA 95002-0924
Tel: 408-449-5178 Fax 408-449-5147

Contractors License No. 982079
A – General Engineering
C-10 High Voltage Electrical
D-31 Pole Installation and Maintenance

QUOTE:

1. Provide and install all labor and equipment to complete the electrical scope of work referenced above.

Equipment procurement. Includes #10, #6, enclosure, and load center per camera : **\$16,317**

- Material per installation location: \$1,813.00
- Cost includes NEMA enclosure, load center, and needed #10 and #6 wire.

Electrical remediation per Scope Summary. Includes labor for 3 techs/day per camera: **\$37,314**

- Cost per installation at each traffic pole: \$4,153.77
- Cost includes all needed traffic control, labor, and equipment to execute work.

Wire pull for pole 1034F **\$4,965**

- Cost includes material, labor, and equipment to pull 14/3 power cable
- Pull is to be done from intersection service cabinet to mounting location

EXCLUSIONS:

- Additional Licenses
- Additional Permits
- Hazardous material disposal
- Soil testing
- Staking
- Potholing
- Furnishing of license plate reader cameras
- Remote monitoring of deployed equipment after installation.

Please give us a call with any questions or concerns.

QUOTE PREPARED BY:
BEAR ELECTRICAL SOLUTIONS, INC

Kyle Nassar-Reis

Office: (714)-659-2865

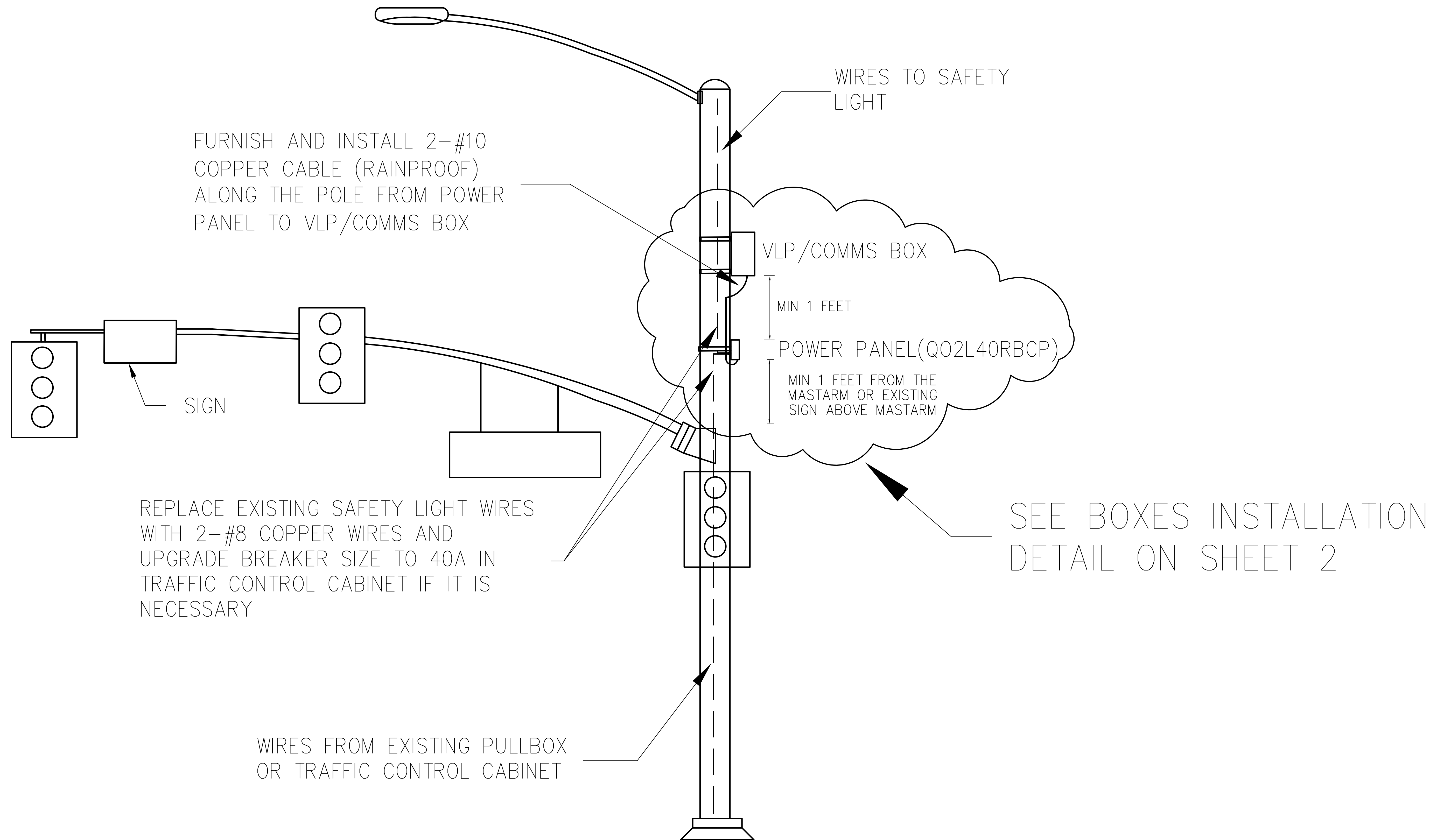
knassar@Bear-electrical.com

APPROVED

SIGNATURE

PRINTED NAME and DATE

K:\Users\Wenhao_Yu\In Processing\Change of Order with camera installation\Installation Detail.dwg
6/25/2024 5:59 PM



CITY OF INDUSTRY

INCORPORATED JUNE 18, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15625 Mayor Dave Way
(626) 333-2211

Prepared by:



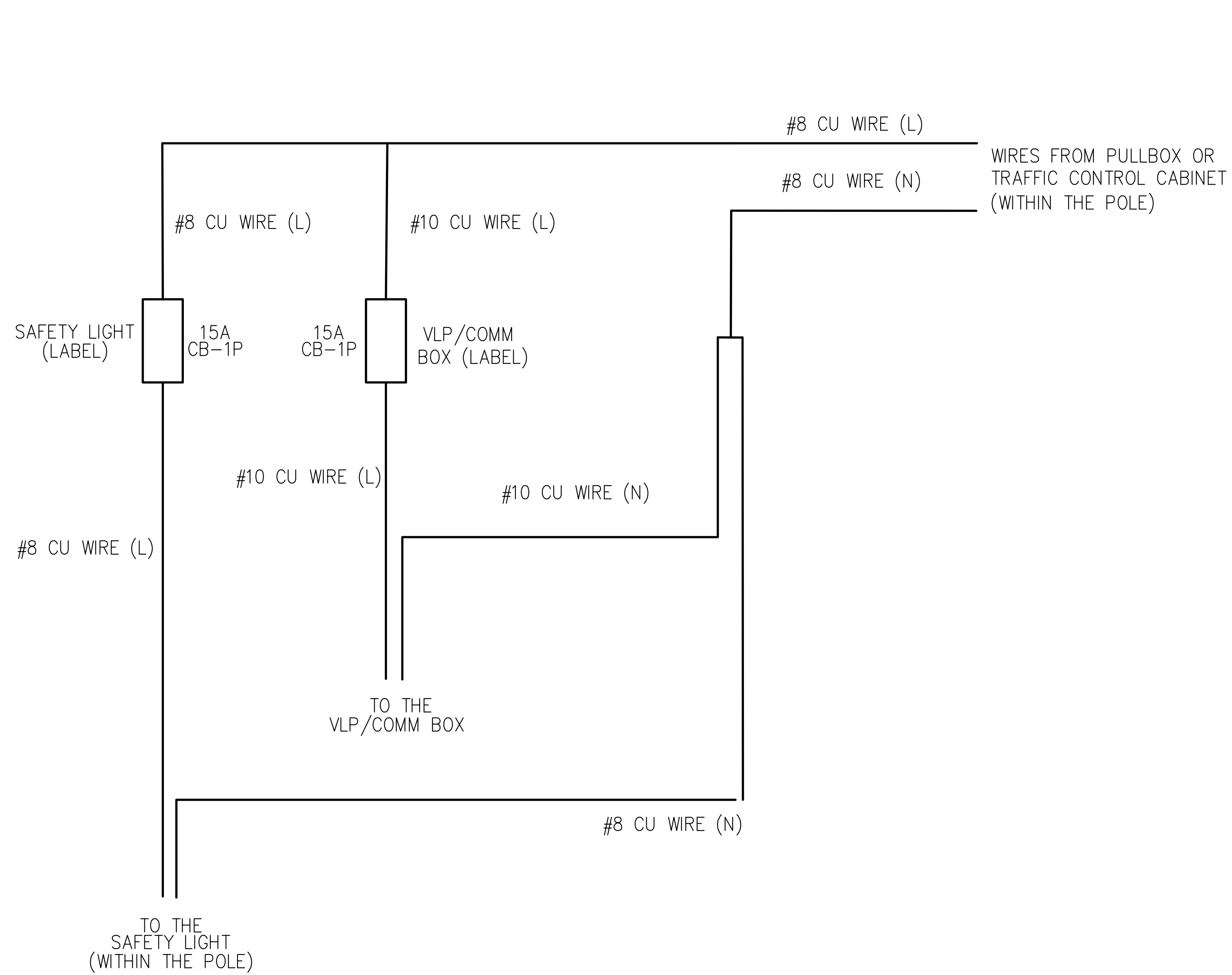
255 N Hacienda Blvd | Ste 222
City of Industry | CA | 91744
P | 626.333.0336
www.cnc-eng.com

CITY -1513 CITYWIDE TRAFFIC SIGNAL SAFETY LIGHTS UPGRADE

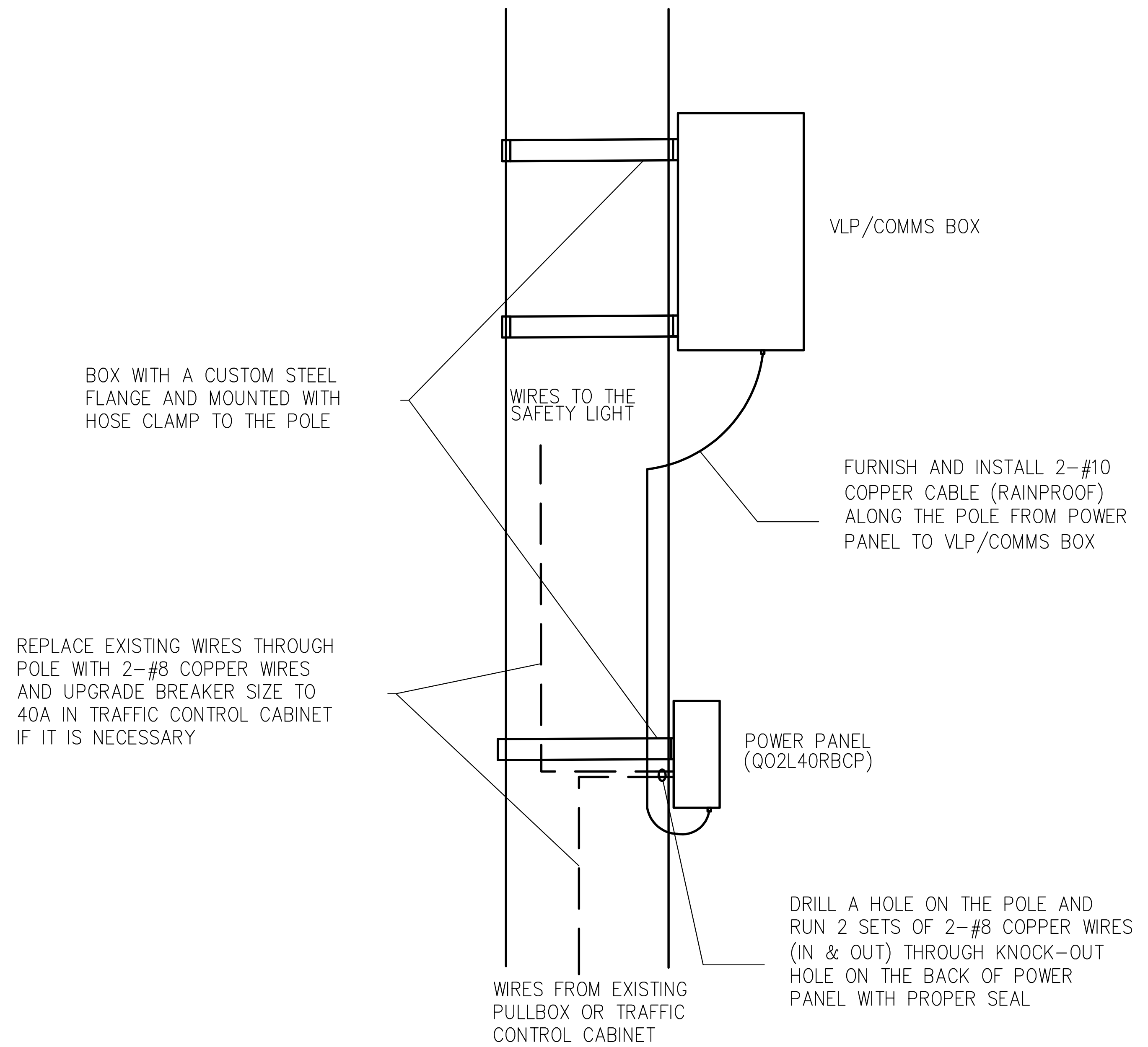
**INSTALLATION DETAIL FOR LICENSE PLATE
READER CAMERA EXHIBIT**

1 OF 2

K:\Users\Wenbo Yu\In Processing\Traffic Signal Intersection\Change of Order with camera installation\Installation Detail.dwg 6/25/2024 6:02 PM



POWER PANEL (Q02L40RBCP)
WIRING DIAGRAM



BOXES INSTALLATION DETAIL



CITY OF INDUSTRY

INCORPORATED JUNE 18, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15625 Mayor Dave Way
(626) 333-2211

Prepared by:



255 N Hacienda Blvd | Ste 222
City of Industry | CA | 91744
P | 626.333.0336
www.cnc-eng.com

CITY -1513 CITYWIDE TRAFFIC SIGNAL SAFETY LIGHTS UPGRADE

INSTALLATION DETAIL FOR LICENSE PLATE
READER CAMERA EXHIBIT



Don Julian Rd

RIGHT LANE
MUST
TURN RIGHT

City





ARROYO
TIRES
CARRILLO
TIRES & WHEELS INC.

Hacienda Blvd





EXHIBIT B

Deductive Change Order No. 2, dated July 24, 2025

[Attached]

CITY OF INDUSTRY

CHANGE ORDER

15651 Mayor Dave Way
City of Industry, CA 91744
(626)333-2211

Change Order No. 2

Project Citywide Traffic Signal Safety Lights Upgrade

Contract No. CITY-1513 / JN-6206#93

Date 7/24/2025

Type
Project Safety Light Upgrades

Contractor Bear Electrical Solutions, Inc.Location Citywide**Explanation:**

Underruns.

Extra Work by: X
Contract Items

Negotiated

T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	Underruns	1	\$ (962.00)	\$ (962.00)	
TOTAL COST				\$ (962.00)	

T & M SUMMARY

*Labor Cost				Total Labor per Day			
*Equipment Cost (See attached breakdown)				Total Equipment per Day			
*Material Cost				Sub-Total \$ -			
(*Attach breakdown of labor, equipment and materials)							
CHANGE ORDER SUMMARY				% of Contract Amount		Other Additive (Profit & Bond Fee)	
Original Contract Amount		\$	94,220.00			Total T & M \$ -	
Total Previous Change Orders		\$	58,596.00	0.00%			
Total Change Orders		\$	57,634.00	61.17%		Pay This CHANGE ORDER (\$962.00) -1.02%	

Authorized by _____

Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Kyle Nassar-Reis 07/14/2025
Contractor Representative Date
Mathew Hudson 7/17/25
Mathew Hudson, Director of Public Works Date

Joshua Nelson, City Manager Date
Chris Lum 07/14/2025
Chris Lum, Construction Manager Date

EXHIBIT C

Notice of Completion, dated July 24, 2025

[Attached]



CITY OF INDUSTRY

- ☐ Civic-Recreational-Industrial Authority
- ☐ Industry Public Utilities Commission
- ☐ Successor Agency to the Industry Urban-Development Agency
15625 Mayor Dave Way, City of Industry, CA 91744

Notification of Construction Completion

Project: Citywide Traffic Signal Safety Lights Upgrade **Date:** July 24, 2025

Contract **Contract No.:** CITY-1513

Contractor: Bear Electrical Solutions, Inc.

As a result of an inspection conducted on 06/23/2025 the contractor's construction work has been completed in accordance with the contract documents, with the exception of the items noted below:

Acceptance of completed construction work shall not relieve the contractor from other requirements of the contract documents.

Accepted by Contractor	Kyle Nassar-Reis	<i>Kyle Nassar-Reis</i>	Project Manager	07/14/2025
	Printed Name	Signature	Title	Date

Recommended by Project Engineer	Dev Birla	<i>Dev Birla</i>	Project Engineer	07/14/2025
	Printed Name	Signature	Title	Date

Recommended by Project Inspector	Ashcon Malganji	<i>Ashcon Malganji</i>	Project Inspector	07/14/2025
	Printed Name	Signature	Title	Date

Recommended by Project Manager	Chris Lum	<i>Chris Lum</i>	Construction Manager	07/14/2025
	Printed Name	Signature	Title	Date

Recommend by Public Agency	Mathew Hudson	<i>Mathew Hudson</i>	Director of Public Works	7/17/25
	Printed Name	Signature	Title	Date

Approved by Public Agency	Joshua Nelson		City Manager	
	Printed Name	Signature	Title	Date

CITY-1513 - Change Order Nos. 1 & 2 and NOC

Final Audit Report

2025-07-14

Created:	2025-07-10
By:	Andrea Salazar (asalazar@cityofindustry.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXGogfShbH9aBv6xB5xF-cXu7glB441VL

"CITY-1513 - Change Order Nos. 1 & 2 and NOC" History

-  Document created by Andrea Salazar (asalazar@cityofindustry.org)
2025-07-10 - 10:37:40 PM GMT
-  Document emailed to Kyle Nassar-Reis (kyle.nr@bear-electrical.com) for signature
2025-07-10 - 10:37:44 PM GMT
-  Email viewed by Kyle Nassar-Reis (kyle.nr@bear-electrical.com)
2025-07-14 - 1:57:19 PM GMT
-  Document e-signed by Kyle Nassar-Reis (kyle.nr@bear-electrical.com)
Signature Date: 2025-07-14 - 2:37:02 PM GMT - Time Source: server
-  Document emailed to Dev Birla (dbirla@cnc-eng.com) for signature
2025-07-14 - 2:37:05 PM GMT
-  Email viewed by Dev Birla (dbirla@cnc-eng.com)
2025-07-14 - 2:48:12 PM GMT
-  Document e-signed by Dev Birla (dbirla@cnc-eng.com)
Signature Date: 2025-07-14 - 2:48:46 PM GMT - Time Source: server
-  Document emailed to amalganji@cnc-eng.com for signature
2025-07-14 - 2:48:48 PM GMT
-  Email viewed by amalganji@cnc-eng.com
2025-07-14 - 2:50:25 PM GMT
-  Signer amalganji@cnc-eng.com entered name at signing as Ashcon malganji
2025-07-14 - 2:50:53 PM GMT
-  Document e-signed by Ashcon malganji (amalganji@cnc-eng.com)
Signature Date: 2025-07-14 - 2:50:55 PM GMT - Time Source: server

 Document emailed to Chris Lum (clum@cnc-eng.com) for signature
2025-07-14 - 2:50:58 PM GMT

 Email viewed by Chris Lum (clum@cnc-eng.com)
2025-07-14 - 3:15:05 PM GMT

 Document e-signed by Chris Lum (clum@cnc-eng.com)
Signature Date: 2025-07-14 - 3:15:42 PM GMT - Time Source: server

 Agreement completed.
2025-07-14 - 3:15:42 PM GMT

ITEM NO. 6.5



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
Ricardo Sanchez Director of Construction Management - CNC Engineering

DATE: July 24, 2025

SUBJECT: Consideration of Deductive Change Order No. 1 and Notice of Completion for Contract No. CITY-1509, Citywide Sign Replacement Project

Background:

On June 13, 2024, the City Council awarded Contract No. CITY-1509 for the Citywide Sign Replacement Project, to Superior Pavement Markings, Inc., in the amount of \$369,260.00. This project consisted of removing and replacing damaged and faded street signs throughout the City of Industry including data collection into Cartegraph, City's GIS software.

Discussion:

The sign removals and installation have been completed per the project specifications and plans. In addition, final field quantities have been measured and completed.

As of July 2, 2025, the Director of Public Works has reviewed the change order for completeness and accuracy as to the materials and labor included:

Final field quantities have been measured and verified.

- **Change Order No. 1** – Final quantities have been completed, and the underruns and overruns are as follows:

Underruns – (represented in parentheses)

Bid Item No. 1, Remove Roadside Sign, \$75.00/EA x 365 EA = (\$27,375.00)

Bid Item No. 3, Clearing and Grubbing, \$50,000.00/LS x 9% = (\$4,500.00)

Bid Item No. 4, Unclassified Excavation, \$2,000.00/CY x 5 CY = (\$10,000.00)

Bid Item No. 5, Sawcut and Remove PCC Sidewalk Including Aggregate Base, \$85.00/SF x 175

SF = (\$14,875.00)

Bid Item No. 6, Remove double post, \$385.00/EA x 1 EA = (\$385.00)

Bid Item No. 7, Construct 4" Thick PCC Sidewalk per City of Industry Standard Plan 115, including Caltrans Class 2 Aggregate Base, \$85.00/SF x 150 SF = (\$12,750.00)

Bid Item No. 24, Furnish and Install M3-4 Sign, \$88.00/EA x 1 EA = (\$88.00)

Bid Item No. 25, Furnish and Install M4-10 Sign, \$88.00/EA x 1 EA = (\$88.00)

Bid Item No. 26, Furnish and Install M6-1 Sign, \$88.00/EA x 2 EA = (\$176.00)

Bid Item No. 29, Furnish and Install R10-2 Sign, \$88.00/EA x 57 EA = (\$5,016.00)

Bid Item No. 38, Furnish and Install R2-1 Sign, \$160.00/EA x 1 EA = (\$160.00)

Bid Item No. 55, Furnish and Install R5-1a Sign, \$198.00/EA x 1 EA = (\$198.00)

Bid Item No. 58, Furnish and Install R61-15 (CA) Sign, \$360.00/EA x 1 EA = (\$360.00)

Bid Item No. 61, Furnish and Install R6-2 Sign, \$172.00/EA x 1 EA = (\$172.00)

Bid Item No. 65, Furnish and Install R8-8 Sign, \$166.00/EA x 1 EA = (\$166.00)

Bid Item No. 67, Furnish and Install R9-3bP Sign, \$157.00/EA x 1 EA = (\$157.00)

Bid Item No. 74, Furnish and Install W10-1 Sign, \$180.00/EA x 1 EA = (\$180.00)

Bid Item No. 85, Furnish and Install W13-1P Sign, \$180.00/EA x 2 EA = (\$360.00)

Bid Item No. 86, Furnish and Install W14-1 Sign, \$180.00/EA x 2 EA = (\$360.00)

Bid Item No. 87, Furnish and Install W1-6 Sign, \$180.00/EA x 1 EA = (\$180.00)

Bid Item No. 93, Furnish and Install W31 (CA) Sign, \$180.00/EA x 3 EA = (\$540.00)

Bid Item No. 97, Furnish and Install W74 (CA) Sign, \$180.00/EA x 1 EA = (\$180.00)

Bid Item No. 102, Furnish and Install W74 (CA) Sign, \$180.00/EA x 3 EA = (\$540.00)

Bid Item No. 108, Furnish and Install Double Wood Post per Caltrans Standard Plan RS2, \$2,300.00/EA x 1 EA = (\$2,300.00)

Bid Item No. 114, Furnish and Install City Street Sign Capitol Ave per Detail M, \$180.00/EA x 2 EA = (\$360.00)

Bid Item No. 117, Furnish and Install City Street Sign Echelon Ave per Detail P, \$180.00/EA x 1 EA = (\$180.00)

Bid Item No. 127, Furnish and Install City Street Sign Kella Ave per Detail Z, \$180.00/EA x 2 EA = (\$360.00)

Bid Item No. 133, Furnish and Install City Street Sign Mission Mill Rd per Detail AG, \$180.00/EA x 1 EA = (\$180.00)

Bid Item No. 138, Furnish and Install City Street Sign Parriott Pl per Detail AK, \$180.00/EA x 1 EA = (\$180.00)

Bid Item No. 146, Furnish and Install City Street Sign Rooks Rd per Detail AS, \$180.00/EA x 2 EA = (\$360.00)

Bid Item No. 149, Furnish and Install City Street Sign Salt lake Ave per Detail AV, \$180.00/EA x 4 EA = (\$720.00)

Bid Item No. 156, Furnish and Install City Street Sign Turnbull Cyn Rd per Detail BC, \$180.00/EA x 2 EA = (\$360.00)

Bid Item No. 161, GIS Data Collection for Low Mounted Sign, \$25.00/EA x 6 EA = (\$150.00)

Bid Item No. 162, GIS Data Collection for High Mounted Sign, \$25.00/EA x 7 EA = (\$175.00)

Total amount of Underruns = (\$84,131.00)

Overruns –

Bid Item No. 107, Furnish and Install Single Steel Post per Caltrans Standard Plan RS5, \$280.00/EA x 8 EA = \$2,240.00

Total amount of Overruns = \$2,240.00

Total amount of Deductive Change Order No. 1 is (\$84,131.00) - \$2,240.00 = (\$81,891.00)

As of June 23, 2025, Staff have determined the satisfactory installation of all contractual regulatory, warning and guide signs. In addition, all installed signs have been uploaded to Cartegraph, City's GIS software.

Table 1 - Summary of Extra Costs

Contract Amount	\$369,260.00
Deductive Change Order No. 1	(\$81,891.00)
Revised Project Cost	\$287,369.00

Fiscal Impact:

The revised contract amount including Change Order No. 1 totals \$287,369.00. In the adopted Fiscal Year 2024/2025 Capital Improvement Project budget, \$650,000.00 is approved for this project (Account No. 120-726-5205) (CIP-FAC-19-046-B) and no appropriations are required. This work was completed prior to June 30, 2025.

Recommendation:

1. Approve and execute Deductive Change Order No. 1 in the amount of \$81,891.00 and authorize the Mayor to execute the approved Change Order; and
2. Accept the work performed by Superior Pavement Markings, Inc. in the amount of \$287,369.00; and
3. Authorize the Director of Public Works to execute the Notice of Completion attached hereto as Exhibit B; and
4. Authorize the City Clerk to file a Notice of Completion for this project.

Exhibits:

1. A. Deductive Change Order No. 1, dated July 24, 2025
2. B. Notice of Completion, dated July 24, 2025

EXHIBIT A

Deductive Change Order No. 1, dated July 24, 2025

[Attached]

CITY OF INDUSTRY

CHANGE ORDER

15651 Mayor Dave Way
City of Industry, CA 91744
(626)333-2211

Change Order No. 1

Project Citywide Sign Replacement Project Contract No. CITY-1509/
MP 23-07 Date 7/24/2025

Type _____
Project Sign Replacement Contractor Superior Pavement Markings, Inc.

Location Citywide**Explanation:**

Underruns and Overruns

Extra Work by: X Contract Items Negotiated T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	Underruns	1	\$ (84,131.00)	\$ (84,131.00)	
2	Overruns	1	\$ 2,240.00	\$ 2,240.00	
TOTAL COST				\$ (81,891.00)	

T & M SUMMARY

*Labor Cost		Total Labor per Day	
*Equipment Cost (See attached breakdown)		Total Equipment per Day	
*Material Cost		Sub-Total	\$ -
(*Attach breakdown of labor, equipment and materials)			
CHANGE ORDER SUMMARY	% of Contract Amount	Other Additive (Profit & Bond Fee)	
Original Contract Amount \$ 369,260.00		Total T & M	\$ -
Total Previous Change Orders 0.00%			
Total Change Orders \$ (81,891.00) -22.2%		Pay This CHANGE ORDER (\$81,891.00)	-22.18%

Authorized by _____ Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Mathew Hudson 07/11/2025
Contractor Representative Date
Mathew Hudson 7/14/25
Mathew Hudson, Director of Public Works Date

Joshua Nelson 07/11/2025
Joshua Nelson, City Manager Date
Ricardo Sanchez
Ricardo Sanchez Director of Construction Management Date

EXHIBIT B

Notice of Completion, dated July 24, 2025

[Attached]



CITY OF INDUSTRY

- ☐ Civic-Recreational-Industrial Authority
- ☐ Industry Public Utilities Commission
- ☐ Successor Agency to the Industry Urban-Development Agency
15625 Mayor Dave Way, City of Industry, CA 91744

Notification of Construction Completion

Project: Citywide Sign Replacement Project **Date:** July 24, 2025

Contract **Contract No.:** CITY-1509

Contractor: Superior Pavement Markings, Inc.

As a result of an inspection conducted on 06/23/2025 the contractor's construction work has been completed in accordance with the contract documents, with the exception of the items noted below:

Acceptance of completed construction work shall not relieve the contractor from other requirements of the contract documents.

Accepted by Contractor	Darren Veltz		CFO	07/11/2025
	Printed Name	Signature	Title	Date

Recommended by Project Engineer	Upendra Joshi		Project Engineer	07/11/2025
	Printed Name	Signature	Title	Date

Recommended by Project Inspector	Ashcon Malganji	 Ashcon Malganji (Jul 11, 2025 10:47 PDT)	Project Inspector	07/11/2025
	Printed Name	Signature	Title	Date

Recommended by Project Manager	Ricardo Sanchez		Director of Construction Management	07/11/2025
	Printed Name	Signature	Title	Date

Recommend by Public Agency	Mathew Hudson		Director of Public Works	7/14/25
	Printed Name	Signature	Title	Date

Approved by Public Agency	Joshua Nelson		City Manager	
	Printed Name	Signature	Title	Date

CITY-1509 - Change Order and NOC

Final Audit Report

2025-07-11

Created:	2025-07-10
By:	Andrea Salazar (asalazar@cityofindustry.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwHDKJxufc7kQbBw15ET5s8Pg9KI6S9bb

"CITY-1509 - Change Order and NOC" History

-  Document created by Andrea Salazar (asalazar@cityofindustry.org)
2025-07-10 - 11:21:31 PM GMT
-  Document emailed to Darren Veltz (darren@superiorpavementmarkings.com) for signature
2025-07-10 - 11:21:36 PM GMT
-  Email viewed by Darren Veltz (darren@superiorpavementmarkings.com)
2025-07-11 - 3:42:17 PM GMT
-  Document e-signed by Darren Veltz (darren@superiorpavementmarkings.com)
Signature Date: 2025-07-11 - 3:44:43 PM GMT - Time Source: server
-  Document emailed to Upendra Joshi (ujoshi@cnc-eng.com) for signature
2025-07-11 - 3:44:45 PM GMT
-  Email viewed by Upendra Joshi (ujoshi@cnc-eng.com)
2025-07-11 - 5:33:03 PM GMT
-  Document e-signed by Upendra Joshi (ujoshi@cnc-eng.com)
Signature Date: 2025-07-11 - 5:34:25 PM GMT - Time Source: server
-  Document emailed to amalganji@cnc-eng.com for signature
2025-07-11 - 5:34:27 PM GMT
-  Email viewed by amalganji@cnc-eng.com
2025-07-11 - 5:46:10 PM GMT
-  Signer amalganji@cnc-eng.com entered name at signing as Ashcon Malganji
2025-07-11 - 5:46:59 PM GMT
-  Document e-signed by Ashcon Malganji (amalganji@cnc-eng.com)
Signature Date: 2025-07-11 - 5:47:01 PM GMT - Time Source: server



Document emailed to Ricardo Sanchez (rsanchez@cnc-eng.com) for signature

2025-07-11 - 5:47:03 PM GMT



Email viewed by Ricardo Sanchez (rsanchez@cnc-eng.com)

2025-07-11 - 5:54:00 PM GMT



Document e-signed by Ricardo Sanchez (rsanchez@cnc-eng.com)

Signature Date: 2025-07-11 - 5:54:44 PM GMT - Time Source: server



Agreement completed.

2025-07-11 - 5:54:44 PM GMT



Adobe Acrobat Sign

ITEM NO. 6.6



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Bing Hyun, Asst. City Manager
Kathy Tai, Dev. Services Manager

DATE: July 24, 2025

SUBJECT: Introduction of Ordinance No. 837, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADDING SECTION 15.28.200 (FIRE HAZARD SEVERITY ZONES) TO CHAPTER 15.28 (FIRE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Background:

The California Office of the State Fire Marshal ("OSFM") updates fire hazard severity zone maps for Local Responsibility Areas (LRAs) throughout the State. These maps identify varying levels of fire hazards (Moderate, High, and Very High) based on factors including vegetation, topography, weather, crown fire potential, and ember production and movement. State law requires cities to adopt the maps by ordinance within 120 days of receipt, to ensure proper implementation of associated building standards and fire safety requirements in identified hazard zones.

Discussion:

On March 24, 2025, the City received its LRA FHSZ map from OSFM. The map was made available for review and comment at the City Hall public counter beginning April 22, 2025. No comments were received.

The City may not decrease the level of fire hazard severity zones identified by OSFM, and may only increase zone levels or add areas within its jurisdiction. Ordinance No. 837 does not include any changes or increases to the classifications recommended by OSFM.

A review was also performed on City-owned properties outside its boundaries. The FHSZ maps show that the properties - specifically Fellows Camp, Tonner Canyon, and Tres Hermanos - are classified as State Responsibility Areas and designated as high or very high fire hazard areas.

The City is not required to adopt those FHSZ maps. However, in the future, the City may have greater costs if improvements are under taken at those locations due to more stringent building requirements for high or very high fire hazard areas.

Fiscal Impact:

The adoption of the map will not result in a direct fiscal impact, as the fire hazard zone designations do not impose any immediate financial obligations on the City. However, future fiscal impacts may arise, as areas classified as high or very high areas may be required to meet more stringent building requirements.

Recommendation:

Staff recommends the City Council: 1) waive the reading of Ordinance No. 837, and read by title only; and 2) introduce Ordinance No. 836, an Ordinance of the City Council of the City of Industry, California, adding Section 15.28.200 (Fire Hazard Severity Zones) to Chapter 15.28 (Fire Code) of Title 15 (Buildings and Construction) of the City of Industry Municipal Code, and adopting a notice of exemption regarding same.

Exhibits:

1. Ordinance No. 837
2. Notice of Exemption

ORDINANCE NO. 837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADDING SECTION 15.28.200 (FIRE HAZARD SEVERITY ZONES) TO CHAPTER 15.28 (FIRE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF INDUSTRY MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

WHEREAS, the California Office of the State Fire Marshal (OSFM) is responsible for classifying lands into Fire Hazard Severity Zones (FHSZs) in both State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs); and

WHEREAS, pursuant to Government Code Section 51178 and Public Resources Code Section 4202, the OSFM is required to identify areas in the state as moderate, high, or very high fire hazard severity zones based on consistent statewide criteria, and based on the severity of fire hazard that is expected to prevail in those areas; and

WHEREAS, pursuant to Government Code Section 51179, cities must designate, by ordinance, moderate, high, and very high fire hazard severity zones in their jurisdictions within 120 days of receiving OSFM's recommended FHSZ designations for lands within their local jurisdictions. On March 24, 2025, the OSFM released updated and recommended LRA FHSZ map for the City of Industry ("City"); and

WHEREAS, pursuant to Government Code Section 51179(b)(3), the City may not decrease the level of fire hazard severity zone as identified by OSFM, and may only increase the level of fire hazard severity zone within its jurisdiction. The City is not proposing any changes or increases to the classifications recommended by OSFM; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings.

The above recitals are true and correct and are incorporated herein by reference as findings in support of the regulations contained in this Ordinance.

SECTION 2. CEQA Findings.

The proposed Municipal Code amendment has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The City Council has determined that this Ordinance does not have the potential for creating a significant effect on the environment and is therefore not a project under CEQA pursuant to Section 15061(b)(3) of the CEQA, because it can be seen with certainty that adoption of the ordinance has no possibility of having a significant effect on the environment. Based on the foregoing, the City Council approves and adopts the Notice of Exemption. The City Council further directs Staff to file the Notice of Exemption, as authorized by law.

SECTION 3. Municipal Code Amendment.

Section 15.28.200 (Fire Hazard Severity Zones) is hereby added to Chapter 15.28 (Fire Code), of Title 15 (Buildings and Construction) of the City of Industry Municipal Code, to read in its entirety as follows:

“15.28.200 Fire Hazard Severity Zones.

The City Council hereby designates very high, high, and moderate fire hazard severity zones, as recommended by the California Office of the State Fire Marshal pursuant to Government Code Section 51178, as designated on the maps entitled “Fire Hazard Severity Zone”, which shall be at all times maintained by the city clerk for use and examination by the public.”

SECTION 4. Adoption of 2025 Fire Hazard Severity Zone Map.

The Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) map as identified by the California Office of the State Fire Marshal, attached hereto as Attachment A and incorporated by reference, is hereby adopted.

SECTION 5. Clerical Errors.

The City Council directs the City Clerk to correct any clerical errors found in this Chapter, including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

SECTION 6. Severability.

Should any section, subsection, clause, or provisions of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity of unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

SECTION 7. Effective Date.

In accordance with California Government Code § 36937, this Ordinance shall take effect and be in force thirty (30) days from passage and adoption.

SECTION 8. Publication.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this ordinance to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry, California, at a regular meeting held on [DATE], by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

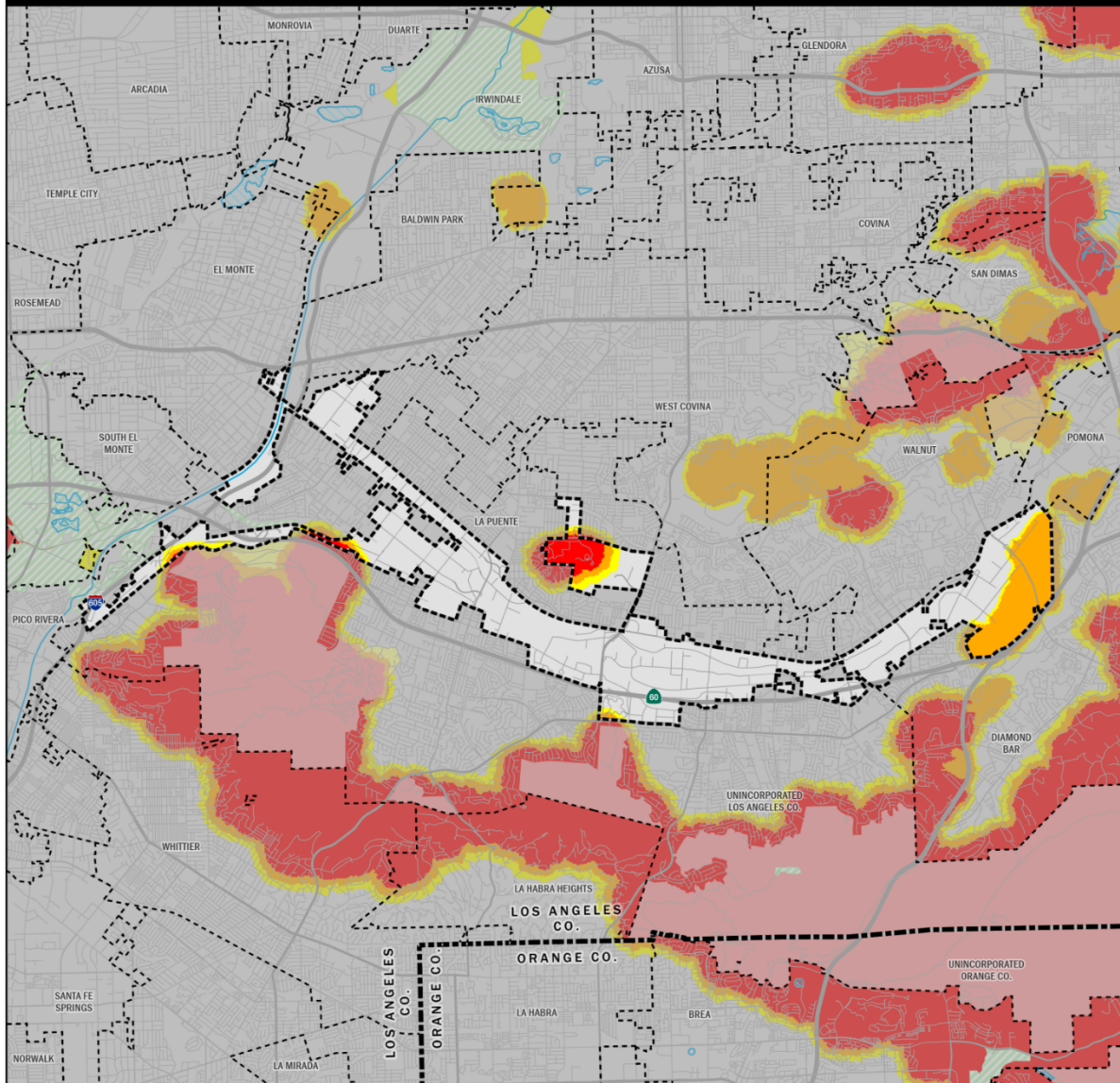
CITY OF INDUSTRY – LOS ANGELES COUNTY



Local Responsibility Area Fire Hazard Severity Zones

As Identified by the
State Fire Marshal

March 24, 2025



Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High High Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High High Moderate

Mi 0 1 2 3 4
Km 0 1 2 3 4 5 6 7

Projection: NAD 83 California Teale Albers
Scale: 1:96,000 at 11" x 17"

--- Incorporated City Waterbody
--- Unzoned LRA Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:
CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)
CAL FIRE State Responsibility Areas (SRA25_1)
City and County boundaries as of 10/22/24 (CA Board of Equalization)

NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: City of Industry
15625 Mayor Dave Way, Suite 100
City of Industry, CA 91744

Project Title: Ordinance No. 837, adding Section 15.28.200 (Fire Hazard Severity Zones) to Chapter 15.28 (Fire Code) of Title 15 (Buildings and Construction) of the City of Industry Municipal Code, and adopting a notice of exemption regarding same

Project Location - Specific: Citywide

Project Location-City: City of Industry

Project Location-County: Los Angeles

Description of Project: The proposed ordinance adds Section 15.28.200 (Fire Hazard Severity Zones) to Chapter 15.28 (Fire Code) of Title 15 (Buildings and Construction) of the City of Industry Municipal Code, adopting the updated Local Responsibility Areas (LRA) Fire Hazard Severity Zone (FHSZ) map, as recommended by the California Office of the State Fire Marshal. The adoption of these zones is for the purpose of identifying areas of moderate, high, and very high fire hazard severity within city boundaries.

Name of Public Agency Approving Project: City of Industry

Name of Person or Agency Carrying Out Project: City of Industry

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. *State type and section number:* 15061(b)(3) (Common Sense Exemption)
- ☐ Statutory Exemptions. *State code number:*

Reasons why project is exempt:

Lead Agency The proposed ordinance adopting the updated Local Responsibility Areas (LRA) Fire Hazard Severity Zone (FHSZ) map does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that adoption of the Ordinance has no possibility of having a significant effect on the environment. The proposed Ordinance does not contemplate any specific project requiring discretionary review, but merely adopts a state-mandated mapping designation.

Contact Person: Kathy Tai Telephone: (626) 333-2211

Signature: _____ Date: _____

Title: Development Services Manager

ITEM NO. 7.1



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Julie Gutierrez Robles, City Clerk

DATE: July 24, 2025

SUBJECT: Consideration of Appointment for Three (3) Vacant Seats on the Planning Commission

Background:

In accordance with Section 17.64.020 of the Industry Municipal Code (IMC), the Planning Commission consists of five members, appointed by the mayor, with the approval of the City Council. Each member serves a term of four years.

Discussion:

At this time, there are Three (3) upcoming vacant seats on the Planning Commission. The seats are appointed by the City Council.

To fill the vacancy, the City Clerk issued a notice of vacancy on June 10, 2025, inviting applications for the open seats. Applications were submitted by the following people:

- Jacob Andrew Cortez
- Roy M. Haber III
- Michael Rubalcava

The applications are attached to this staff report.

Fiscal Impact:

No Fiscal Impact

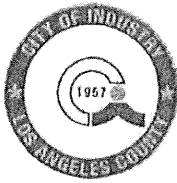
Recommendation:

Discuss and make appointment to the Planning Commission and /or provide additional direction

to staff.

Exhibits:

1. Jacob Cortez.
2. Roy Haber
3. Michael Rubalcava



CITY OF INDUSTRY

CITY OF INDUSTRY

APPLICATION FOR CITY COMMISSION, AUTHORITY, OR ADVISORY COMMITTEE

To: The Honorable Mayor and Members of the City Council

Please accept this correspondence as my formal interest in serving on the
City of Industry Planning Commission.

I very much appreciate your consideration.

Sincerely,

Jacob Andrew Cortez
Print your name

Phone Number

J Cortez
Signature

6/12/25
Date



CITY OF INDUSTRY

9 JUL 25 AM 9:45

CITY OF INDUSTRY

APPLICATION FOR CITY COMMISSION, AUTHORITY, OR ADVISORY COMMITTEE

To: The Honorable Mayor and Members of the City Council

Please accept this correspondence as my formal interest in serving on the
City of Industry PLANNING COMMISSIONER.

I very much appreciate your consideration.

Sincerely,

ROY M. HABER III

Print your name

Phone Number

Email Address

Roy M. Haber III

Signature

8 JULY 2025

Date



CITY OF INDUSTRY

CITY OF INDUSTRY

APPLICATION FOR CITY COMMISSION, AUTHORITY, OR ADVISORY COMMITTEE

To: The Honorable Mayor and Members of the City Council

Please accept this correspondence as my formal interest in serving on the
City of Industry Planning Commission.

I very much appreciate your consideration.

Sincerely,

Michael Rubalcava

Print your name

15722 E. Main Ave.
Address

(916) 222-1111
Phone Number
mrubalcava@ibp.com
Email Address

[Signature]

Signature

6/16/25

Date

BY U.S. MAIL

June 27, 2025

City of Industry
C/O: Office of the City Clerk
15625 Mayor Dave Way
City of Industry, CA 91744

Dear Mayor Moss and Members of the City Council:

I am writing to express my interest in serving on the City Planning Commission. As a lifelong resident of the area and an electrical engineer with a strong background in systems integration, project leadership, and interdepartmental coordination, I am eager to bring my technical expertise, collaborative spirit, and problem-solving abilities to help guide the responsible and sustainable development of our community.

Through my role at Northrop Grumman, I have led multidisciplinary teams through complex design, testing, and implementation projects, many of which required close cooperation across diverse technical and administrative departments. This experience has honed my ability to navigate regulations, balance stakeholder needs, and deliver thoughtful, data-driven solutions—skills that I believe are vital to planning commission work.

I hold a Bachelor of Science in Electrical Engineering from California State Polytechnic University, Pomona. My career has instilled in me a deep respect for the processes that shape physical infrastructure and urban development. I am particularly drawn to this opportunity because I am passionate about using my engineering background to support thoughtful civic planning, encourage smart growth, and ensure projects align with the long-term goals of the city.

I would be honored to contribute my professional insight and commitment to public service as a member of the Planning Commission.

Thank you for your consideration.

Cordially,

Michael Rubalcava

Michael Rubalcava

SKILLS SUMMARY

Lab Hardware: Oscilloscope, Frequency Counter, Digital Multimeter, Resistance Load Box, Electric Load

Software: Altium, PSpice, LTSpice, HyperLynx, TeamCenter9, E3 Enterprise: Zuken, LabVIEW, MATLAB

Microsoft Office: Word, Excel, PowerPoint, Outlook, Project and Visio

Related Certification: ESD Hardware, Cable Mate/Demate, Foreign Object Elimination, Cleanroom

EXPERIENCE

Northrop Grumman Corporation, Azusa, CA

Electrical Engineer; Special Test Equipment (STE)

September 2021 – Present

Integration and Test Lead

- Responsible for leading a power rack design with third party supplier including:
 - Hardware design, system requirements, rack integration and test, and coordination between companies
- Developed STE Certification procedure used to validate STE software and hardware of the specific test configuration and requirements sell off
- Instructed team in test procedures, test hardware, lab safety, and best practices for using test equipment on testing telemetry, power, and timing signals
- Directed the debug, test, and safe-to-mate/certification for STE equipment
 - Includes rack level and full STE Test Configuration testing
- Provided support of STE hardware after delivery to customer
- Generated several rack level interconnects and STE test configurations using Zuken
- Coordinated across multiple functional groups such as design (Payload/AI&T), manufacturing, mission assurance, and inspection to ensure smooth development and production of STE hardware

Electrical Engineer; STE Electrical Team

September 2021 – Present

- Upgraded the STE CCA (Circuit Card Assembly) schematic/board design with Altium
- Developed, released, and performed CCA Acceptance test procedure for hardware validation
- Coordinated between firmware and electrical systems teams for board level development and testing
- Identified and led the hardware team in CCA Failure Analysis
- Performed updates for a CCA board rework/blue wire of a timing signal
 - Troubleshooted failing signals, proposed circuit updates, performed circuit software/hardware simulation, and wrote schematic/CCA document updates
 - Operated lab equipment such as oscilloscopes and DMMs to identify failing signals within the CCA
- Created and released various Altium parts within the hardware library for use in schematic and CCA design
- Trained supporting engineers in CCA handling and test procedures

Associate Electrical Engineer; STE Integration and

September 2020 – September 2021

Test Team

- Led the STE I&T team during rack certification
 - Responsible for coordinated testing schedule and communication between the STE Team and other groups (AI&T, Payload, Manufacturing, and PMO)
- Produced STE test plan and collaborated with various functional groups (software, firmware, and systems) to ensure STE functionality and requirements were met
- Developed comprehensive STE Certification procedure and validated the STE test configuration and requirements sell off

Associate Electrical Engineer; STE Electrical Team

September 2019 – September 2021

- Selected various hardware that would be used inside the STE Rack
- Fabricated schematic design and PCB layout for a STE CCA Board that consists of analog and digital signals, telemetries, high level pulses, and timing signals
- Performed test procedure on STE CCA board to validate hardware functionality
- Responsible engineer and designer for eight system level interconnect diagrams ranging from engineering level to flight level interconnects and test configurations
- Executed end of life/ beginning of life worst case circuit analysis using excel and PSpice/LTSpice

EDUCATION

Bachelor of Science, Electrical Engineering

Graduation Date: May 2019

California State Polytechnic University, Pomona