
CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 24, 2025
PAGE 1

CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 10:21 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Mayor Moss.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Council Members taking part remotely. The webcast was then terminated.

ROLL CALL

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

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

PRESENTATIONS- Homestead Quarterly Update

Paul Spitzzeri, Museum Director for the Homestead Museum, addressed the City Council and provided an update to the programs and activities taking place at the Workman and Temple Homestead Museum.

CONSENT CALENDAR

Council Member Radecki recused himself from voting on check number 85594 for Item 1 (Register of Demands) due to a potential or actual financial conflict of interest due to he is employed by Square Root Golf and Landscape.

Council Member Ruggles asked for a staff report on Item Nos. 6.4 and 6.5.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 24, 2025
PAGE 2

Council Member Marcucci asked for a staff report on Item No. 6.6.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR JULY 24, 2025

RECOMMENDED ACTION: *Approve the Register of Demands and authorize the appropriate Agency 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: *Approve the Amendment.*

6.4. 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.

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.*

Chris Lum, Construction Manager with CNC Engineering, provided a staff report for consideration of Change Order No. 1 and Deductive Change Order No. 2, with Bear Electrical Solution, Inc. for citywide traffic signal safety lights upgrade. He was available to answer any questions.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 24, 2025
PAGE 3

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.*

Director of Construction Management, Ricardo Sanchez with CNC Engineering, provided a staff report regarding the Citywide Sign Replacement Product and Director of Public Works Mat Hudson provided additional information. Both were available to answer any questions.

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, 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*

Development Services Manager, Kathy Tai, provided a staff report on Ordinance No. 837 and was available to answer any questions.

Mike Greenspan, Armando Herman and Identify as a Women each spoke for one minute in opposition to the Consent Calendar.

Mayor Moss asked if anyone else from the public had comments or questions, there were none.

MOTION BY MAYOR PRO TEM GREUBEL, AND SECOND BY COUNCIL MEMBER RADECKI THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI RECUSING HIMSELF FROM CHECK NUMBER 85594 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 24, 2025
PAGE 4

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

ACTION ITEMS

7.1. CONSIDERATION OF APPOINTMENT FOR THREE (3) VACANT SEATS ON THE PLANNING COMMISSION

RECOMMENDED ACTION: *Discuss and make appointment to the Planning Commission and /or provide additional direction to staff.*

City Manager Josh Nelson reported that there are three upcoming vacant seats on the Planning Commission, and we are in receipt of three applications, including two incumbents.

Mike Greenspan, Armando Herman and Identify as a Women each spoke for one minute in opposition to Item No. 7.1.

Mayor Moss asked if anyone else from the public had comments or questions, there were none.

MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE JACOB ANDREW CORTEZ, ROY M. HABER III AND MICHAEL RUBALCAVA AS COMMISSIONERS TO THE PLANNING COMMISSION. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

PUBLIC HEARINGS-NONE

CLOSED SESSION-NONE

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 24, 2025
PAGE 5

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

PUBLIC COMMENTS

Mike Greenspan, Armando Herman and Identify as a Women each spoke for one minute about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. They spoke about their opposition to government policies/leadership and provided documents for the record.

ADJOURNMENT

There being no further business, the City Council adjourned at 11:09 a.m.



JULIE GUTIERREZ-ROBLES



CORY C. MOSS
MAYOR