

**CITY OF GLENDORA
CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY**

AGENDA

Tuesday, July 8, 2025

6:00 PM CLOSED SESSION

7:00 PM BUSINESS SESSION

CITY HALL COUNCIL CHAMBER, 116 E. FOOTHILL BOULEVARD, GLENDORA

As a courtesy to others attending this meeting, please turn off or place in silent mode all cell phones and other communication devices while in the Council Chamber. Thank you.



MAYOR/CHAIR

David Fredendall, District 2

MAYOR PRO TEM/VICE-CHAIR

Michael Allawos, District 1

COUNCIL/COMMISSIONERS

Karen Davis, District 4

Shaunna Elias, District 3

Mendell Thompson, District 5



GUIDE TO PUBLIC MEETINGS



**PARTICIPATING IN
PUBLIC MEETING**



MEETING MATERIALS

CALL TO ORDER

ROLL CALL

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

A closed session will be held, pursuant to Government Code § 54956.8, to enable the City Council to give direction to its negotiator(s) City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, and Community Development Director Jeff Kugel regarding certain real property Lot Adjacent to Nelson's Drugstore (APN: 8638-015-011; Approx. 6,000 Sq. Ft.). The City's real property negotiator will seek direction from the City Council regarding this property.

2. THREAT TO PUBLIC FACILITIES

A closed session will be held, pursuant to Government Code §54957, regarding a possible threat to public facilities.

INVOCATION AND PLEDGE OF ALLEGIANCE

In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

Three (3) Minute speaking time limit, speaking once, unless upon motion, such time is extended by the legislative body.

Any person may request to address a legislative body during a public meeting. Speakers are limited to three (3) minutes, speaking once, on both on- and off- agenda items, unless, upon motion, such time is extended by the legislative body. Such statements shall only be allowed during the Public Comment portion of the agenda. If there are any public hearings scheduled, individuals will be given an additional opportunity to comment under said items. Speakers are not permitted to yield their time to another speaker. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body so chooses by majority vote.

To ensure that the public is able to participate, the City may provide a variety of ways in which the public can submit their comment: in person, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

3. Public Comments Received

MEMBER STATEMENTS/REPORTS

CITY MANAGER AND CITY ATTORNEY STATEMENTS

SPECIAL ITEMS

4. A Proclamation Proclaiming July as Parks and Recreation month

5. Recognition of the Glendora Community Emergency Response Team (CERT) from the California Emergency Services Association for their assistance during the Eaton Fire

6. Police Department Quarterly Update

7. National Night Out

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the Consent Calendar is approved. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

8. Affirm minutes from the June 10, 2025 Special City Council meeting, June 10, 2025 City Council, Successor Agency, Housing and Public Financing Authority meeting, and June 24, 2025 City Council, Successor Agency and Housing Authority meeting

Recommended Action for the City Council, Successor Agency, Housing and Public Financing Authority:

- 1. Affirm minutes as presented.

9. Review and Affirm Disbursements for June 2025 in the Amount of \$6,070,136.96

Recommended Action for the City Council and Successor Agency:

- 1. Review and affirm disbursements for June 2025 in the amount of \$6,070,136.96.

10. Second Reading and Adoption of Ordinance No. 2094 Updating the City's Fire Hazard Severity Zone Maps

Recommend Action for the City Council:

- 1. Adopt on second reading Ordinance No 2094 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING THE OFFICIAL FIRE HAZARD SEVERITY ZONE MAP PREPARED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION AND THE OFFICE OF THE STATE FIRE MARSHAL FOR LOCAL RESPONSIBILITY AREAS WITHIN THE CITY, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 51175-51189."

NEW BUSINESS

11. Adopt the Glendora Station Area Vision Plan (PLN22-0059)

Recommended Action for the City Council:

- 1. Adopt a finding of Statutory Exemption pursuant to Title 14 of the California Code of Regulations (CCR), Section 15262 Feasibility and Planning Studies of the California Environmental Quality Act (CEQA) Guidelines; and
- 2. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL ADOPTING THE GLENDORA STATION AREA VISION PLAN."

12. Exclusive Right to Negotiate Agreement (ENA) with Mercy Housing Related to the Disposition and Development of 1762 Dale Road

Recommended Action for the City Council:

- 1. Approve the Exclusive Right to Negotiate Agreement (ENA).

13. Award the agreement for contract services with Yunex, LLC for traffic signal maintenance for a three-Year term with an option to extend the term for three additional one-year periods for an amount not to exceed Nine Hundred Fifty Thousand Dollars (\$950,000) annually during the Term or any Extended Term

Recommended Action for the City Council:

- 1. Award an Agreement for Contract Services with Yunex, LLC for Traffic Signal Maintenance in an amount not to exceed Nine Hundred Fifty Thousand Dollars (\$950,000) annually during the Term or any Extended Term;
- 2. Authorized a ten percent (10%) contingency in the amount of \$95,000 annually; and
- 3. Authorize the City Manager to execute the Agreement.

14. Memorandum of Understanding between the City of Glendora and Glendora Police Management Association (GPMA) for the three-year term of July 1, 2025, through June 30, 2028

Recommend Action for the City Council:

- 1. Waive full reading, read by title only and adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A 2025-2028 MEMORANDUM OF UNDERSTANDING (MOU) WITH THE GLENDORA POLICE MANAGEMENT ASSOCIATION;" and
- 2. Authorize the City Manager to execute the agreement and any and all non-substantive changes to the Memorandum of Understanding.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: July 3, 2025