

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

AGENDA

Tuesday, June 24, 2025

5:00 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 LABOR NEGOTIATOR

A closed session will be held, pursuant to Government Code §54957.6 to conduct labor negotiations. City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Deputy City Manager Marie Ricci, Chief of Police Mike Randazzo, and Assistant Director - Human Resources Rita Wendling and Human Resource Analyst Jaclyn Brown. Employee Organizations: Glendora Police Managers Association (GPMA), and American Federation of State, County & Municipal Employees (AFSCME)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

A closed session will be held, pursuant to Government Code §54956.9(d)(4), because the city is considering whether to initiate litigation in one case.

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

A closed session will be held, pursuant to Government Code § 54956.9(d)(2) and (e)(1) because there is a significant exposure to litigation in one (1) but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

A closed session will be held, pursuant to Government Code 54956.8, enable the City Council and Housing Authority 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 that certain real property 1762 Dale Road, APN 8631-013-023. The City's real property negotiator will seek direction from the City Council regarding Exclusive Negotiating Agreement.

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.

5. Public Comments Received

MEMBER STATEMENTS/REPORTS

CITY MANAGER AND CITY ATTORNEY STATEMENTS

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony share be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

6. A Public Hearing to Consider a Resolution Approving the Issuance of Bonds for the Purpose of Financing and/or Refinancing Certain Revenue Bonds for Emanate Health and Affiliates

Recommended Action for the City Council:

Conduct a public hearing under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) in connection with the proposed bonds by the California Statewide Communities Development Authority (CSCDA) in amount not to exceed \$90,000,000 for the purpose of financing and/or refinancing certain revenue bonds for Emanate Health; and

- 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS (EMANATE HEALTH) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$90,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION, CONSTRUCTION, EQUIPPING, IMPROVEMENT, RENOVATION, REHABILITATION AND/OR REMODELING (INCLUDING BY REIMBURSING EXPENDITURES MADE FOR SUCH PURPOSES) OF HOSPITAL, HEALTH CARE AND RELATED FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO."

7. A Public Hearing to consider adopting Resolutions approving the Engineer's Report and confirming a diagram and assessment for the City of Glendora Landscape Maintenance District Number 1 for Fiscal Year 2025/26

Recommended Action for the City Council:

Conduct Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following:

- 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1"; and
- 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

8. A Public Hearing to consider adopting Resolutions approving the Engineer's Report and confirming a diagram and assessment for the City of Glendora Streetlight Maintenance District Number 1 for Fiscal Year 2025/26

Recommended Action for the City Council:

Conduct Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following:

- 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1"; and
- 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

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.

9. City of Glendora and Glendora Successor Agency Investment Report for May 2025

Recommended Action for the City Council and Glendora Successor Agency:

- 1. Receive and file the Monthly Investment Activity Report for May 2025.

10. Authorize Reallocation of Previously Approved State Homeland Security Program Sub-recipient Agreement for Grant Year 2021 Funds to Meridian Vehicle Barriers

Recommended Action for the City Council:

- 1. Authorize the Reallocation of the Previously Approved Funds for the 2021 State Homeland Security Program Subrecipient Agreement with County of Los Angeles for \$72,000 from Flock ALPR cameras to Meridian vehicle barriers, and,
- 2. Authorize the Purchase of 3 vehicle barriers and deployment equipment from Meridian Rapid Defense Group based in Pasadena, CA for \$72,000, including taxes and fees.

11. Approval of the State Homeland Security Program (SHSP) Subrecipient Agreement for Grant Year 2023 with the County of Los Angeles, and Authorization to Enter into Agreements with Flock Group, Inc. and Axon Enterprise, Inc. for the Acquisition and Development of Additional Stationary and Mobile Automated License Plate Reader (ALPR) Systems

Recommended Action for the City Council:

- 1. Approve the 2023 State Homeland Security Program Subrecipient Agreement with County of Los Angeles;
- 2. Approve a two-year agreement with Flock Group, Inc., for the use of eleven (11) additional automated license plate readers in the amount of \$71,050;
- 3. Approve a 31-month agreement with Axon Enterprise, Inc., for the expansion of our existing Fleet 3 cameras, activating the existing automated license plate readers technology in eighteen (18) patrol vehicles in the amount of \$33,278.94; and
- 4. Approve an increase in estimate revenues and a supplemental appropriation in the FY2024-25 Midcycle Budget from Grants Fund 280 in the amount of \$100,000.

12. Authorize the transition of City Cellphone services from Verizon Wireless to T-Mobile

Recommended Action for the City Council:

- 1. Authorize the Information Technology to transition the City's cellphone service provider from Verizon Wireless to T-Mobile, utilizing already budgeted funds.

13. Approve expenditure in the amount of \$86,113.70 for the replacement of the engine in Water Division vehicle No. 304, Kenworth T880 Vactor hydro-excavator

Recommended Action for the City Council:

- 1. Approve the expenditure of \$86,113.70 for the replacement of the engine in Water Division Vehicle No. 304 (Kenworth T880 Vactor hydro-excavator).

14. Approval of Amendment No. 3 to the Agreement for Contractual Services between CSG Consultants, Inc. and the City of Glendora Dated July 13, 2021 for Building Plan Review and Inspection Services

Recommended Action for the City Council:

- 1. Approve an Amendment No. 3 to the Contract Services Agreement with CSG Consultants, Inc., extending the contract term by one year and increasing the contract amount by \$385,000; and
- 2. Authorize the City Manager to execute the agreement.

15. Award Professional Contract Services Agreement to JMDiaz, Inc. (JMD) in an amount not to exceed \$221,000 for services related to providing professional engineering and land development services

Recommended Action for the City Council:

- 1. Award Professional Contract Services Agreement to JMDiaz, Inc. (JMD) in an amount not to exceed \$221,000 for services related to providing professional engineering and land development services; and
- 2. Authorize the City Manager to execute.

UNFINISHED BUSINESS

16. Approval of a Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League

Recommended Action for the City Council:

- 1. Approve the Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League; and
- 2. Authorize the City Manager or his designee to execute the agreement, including making non-substantive changes.

17. City Facility Capital Needs Update, Funding Options, and Election Timelines

Recommended Action for the City Council:

- 1. Receive a report on capital needs of City facilities, options to fund those needs, and election timeline; and
- 2. Provide direction to staff, as necessary.

NEW BUSINESS

18. Short Range Transit Plan

Recommended Action for the City Council:

- 1. Authorize staff to proceed with the phased implementation of the Short Range Transit Plan, including service redesign, capital improvements, and technology upgrades, contingent upon the acquisition of necessary fleet and infrastructure resources;
- 2. Direct staff to identify and pursue grant funding and other financial opportunities at the local, regional, state, and federal levels to support implementation, including vehicle procurement, bus stop enhancements, and technology systems;
- 3. Authorize staff to initiate procurement planning for transit vehicles, bus stop amenities, and related capital improvements, subject to available funding; and
- 4. Authorize staff to make necessary adjustments to the new routes as needed based on ongoing ridership trends and community feedback.

19. First Reading and Introduction of an Ordinance Updating the City's Fire Hazard Severity Zone Map

Recommended Action for the City Council:

- 1. Introduce for first reading an Ordinance 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."

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: June 19, 2025