City of Glendora Minutes
Regular Meeting

Tuesday, April 8, 2025
City Hall Council Chamber
116 E. Foothill Boulevard
Virtually via Zoom ID# 9329247224

The City Council also serves as members of the Board of Directors of the Successor Agency of the former Community Redevelopment Agency, and Housing Authority and Public Financing Authority, which are concurrently convening this evening.

CALL TO ORDER

The City Council, Successor Agency, and Housing Authority meeting was called to order at 6:00 PM.

ROLL CALL

Members Present: Karen Davis, Shaunna Elias, Mendell L. Thompson, Mayor Pro Tem/Vice-Chair Michael Allawos, Mayor/Chair David Fredendall

Members Absent: None

Staff Present: City Manager/Executive Director Adam Raymond, City/Agency Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Deputy City Manager Marie Ricci, Public Works Director William Wittkopf, Recreation and Human Resources Director John Aguirre, City Clerk/Communications Director Kathleen Sessman, Captain Shelly Gold, Human Resources Analyst Jaclyn Brown, Media Specialist Craig Gill, Senior Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Roxanne Breceda

REORDERING OF AND ADDITIONS TO THE AGENDA

Mayor Fredendall requested that the agenda be reordered to have Agenda Item #5 conducted before Item #1. There were no objections, agenda was reordered.

SPECIAL ITEMS

5. Recognition of Foothill Christian Students for the Great History Challenge

The City Council conducted recognition to Foothill Christian Students: Jude Miralles, Evelyn Jarvie, Aiden Joens, and Ella Hale.

CLOSED SESSION

Closed Session titles were read into the record. There was no one wishing to provide public comment. The meeting convened into Closed Session at 6:12 PM.

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, and Human Resources Assistant Director Rita Wendling. Employee Organization: Glendora Police Managers Association (GPMA), and Glendora Police Officers Association (GPOA)

2. 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

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – A closed session will be held, pursuant to Government Code § 54956.8, to enable the City Council to consider negotiations with Glendora Unified School District, with whom City is negotiating and to give direction to its negotiator(s) Adam Raymond, Danny Aleshire, Jeff Kugel, and Moises Lopez regarding certain real properties in Glendora Unified School District: Whitcomb Continuation High School (Approx. 9.48 acres), 350 W. Mauna Loa Avenue, APN 8640-006-901; Williams Education Center (Approx. 9.31 acres), 301 S. Loraine Avenue, APN 8649-020-901; and Azusa Unified School District: Azusa Adult Education Center (Approx. 9.07 acres), 1134 S. Barranca Avenue, APN 8632-001-900. The City's real property negotiators will seek direction from the City Council regarding these properties

Closed Session adjourned at 7:00 PM and the meeting reconvened back into Open Session at 7:09 PM. City Attorney Aleshire reported that Closed Session Items 1 – 3 were discussed, staff provided a status report to City Council, and no report action was taken.

INVOCATION AND PLEDGE OF ALLEGIANCE
The Invocation was given by Pastor Mike Churchill of Cornerstone Bible Church.

The Pledge of Allegiance was led by the Los Angeles County Fire Department Assistant Fire Chief Steve Cabrera.

PUBLIC COMMENT
4. Public Comments received

Comments were received from: Erica Landmann, Assistant Fire Chief Steve Cabrera, and Ash Nayak.

CITY MANAGER AND CITY ATTORNEY STATEMENTS
City Manager/Execute Director Raymond addressed public comment statements relating to the Morgan Ranch community and 2025 Community Survey questions relating to South Hills development.

MEMBER STATEMENT/REPORTS
Council Member/Commissioner Elias commented on the opportunity to visit the Public Works Street Yard; and commended Glendora High School Student Report Representative Lily Lusk for hitting a home run.

Council Member/Commissioner Thompson commented on the increase in sales tax, Measures A and Z; and the Los Angeles County Board of Supervisors' approval to create a new county department for regional homeless services.

Council Member/Commissioner Davis commented on the City's partnership with the San Gabriel Valley Council of Governments and her role on the Homeless Committee; and announced Easter Egg Hunt on April 19, Earth Day Festival on April 26, and 2025 Glendora Mayor's Prayer Breakfast on April 30, 2025.
Mayor Pro Tem/Vice-Chair Allawos reported on the CalCities Policy Committee meeting and requested a report on Cal Fire defensible space requirements for Zone 0.

Mayor/Chair Fredendall announced Easter Egg Hunt on April 19, 2025, Glendora Mayor's Prayer Breakfast on April 30, 2025, and the State of the City on May 8, 2025; and commented on Measure A.

SPECIAL ITEMS

6. A Proclamation proclaiming April 22, 2025 as Earth Day

A Proclamation was presented to Athens Director of Government Affairs Denaee Amaya and Recreation and Human Services Director John Aguirre.

7. A Proclamation proclaiming April 13 – 19, 2025 as National Public Safety Telecommunicators Week

A Proclamation was presented to Dispatcher II Cory Ennis.

8. A Proclamation proclaiming April 6 – 12, 2025 as National Library Week

A Proclamation was presented to Board of Library Trustee Erica Landmann.

CONSENT CALENDAR
A motion was made by Mayor Pro Tem/Vice-Chair Allawos, seconded by Council Member/Commissioner Davis, to approve Consent Calendar Items #9 - #11 as presented, affirming the actions appropriate to each item. Motion carried 5 – 0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

9. Affirming City Council, Successor Agency and Housing Authority minutes for March 25, 2025 Meeting

The City Council, Successor Agency and Housing Authority affirmed the minutes as presented.

10. Review and Affirm City Council and Successor Agency Disbursements for March 2025 in the Amount of $4,147,735.36

The City Council and Successor Agency reviewed and affirmed disbursements for March 2025 in the amount of $4,147,735.36.

11. Notice of Completion for Mauna Loa Avenue, east of Glendora Avenue Water and Street Improvements Project, Plan Numbers 1346 and 1347

The City Council 1. Accepted the completion of Mauna Loa Avenue, east of Glendora Avenue Water and Street Improvements Project, Plan Numbers 1346 and 1347 by Stephen Doreck Equipment Rentals, Inc.; 2. Approved the final contract amount of $2,903,471; 3. Authorized the Mayor or his designee to sign & file the Notice of Completion with the County of Los Angeles Registrar-Recorder; 4. Authorized the Public Works Director to release project retention in the amount of $142,937.50 to Stephen Doreck Equipment Rentals, Inc. 35 days following recordation of the Notice of Completion; 5. Authorized the Release of the Payment Bond in the amount of $2,649,395.00, six months after recordation of the Notice of Completion, if no claims have been received; and 6. Authorized the release of the Performance Bond one year following recordation of the Notice of Completion if the improvements remain free from defects in materials and workmanship.

NEW BUSINESS

12. Award an Agreement to Big Ben Inc., for the Lone Hill Water Main Relining Project in the amount of $572,000

A motion was made by Mayor Pro Tem Allawos, seconded by Council Member Thompson, that the City Council 1. Adopt City Council **Resolution CC 2025-07** entitled, "A RESOLUTION OF THE CITY COUNCIL FINDING AND DECLARING, BY A FOUR-FIFTHS VOTE OF THE ENTIRE CITY COUNCIL, THAT AN EMERGENCY EXISTS WHICH WILL NOT PERMIT THE COMPETITIVE SOLICITATION OF BIDS TO REPAIR A SIGNIFICANT WATER MAIN BREAK LOCATED OFF OF NORTH LONE HILL AVENUE ON GORDON RANCH ROAD, AND AUTHORIZING THE CITY MANAGER TO AWARD CONTRACTS NECESSARY TO REPAIR AND REMEDIATE THE SAME;" 2. Award an Agreement to Big Ben Inc., for the Lone Hill Water Main Relining Project in the amount not to exceed $520,000; 3. Authorize a ten percent (10%) contingency in the amount of $52,000; 4. Authorize the City Manager or his designee to execute the Agreement with Big Ben Inc., including minimal and/or non-substantive changes; and 5. Adopt a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15269 (b), Emergency Projects, of the California Code of Regulations. Motion carried 5 – 0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

MEMBER/STAFF CLOSING COMMENTS

Council Member/Commissioner Thompson requested a report on the Flock System license plate vehicle readers technology and its role as a tool for law enforcement and commented on Morgan Ranch robberies.

Mayor Pro Tem/Vice-Chair Allawos wished everyone a Happy Easter.

ADJOURNMENT

Meeting adjourned at 8:16 PM.

Kathleen Sessman

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were affirmed on April 22, 2025.