



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

CALL TO ORDER

The City Council, Successor Agency, Housing and Public Financing Authority meeting was called to order at 7:00 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, Chief of Police Mike Randazzo, Deputy City Manager Marie Ricci, Finance Director/City Treasurer Kyle Johnson, Community Development Director Jeff Kugel, Public Works Director William Wittkopf, Library Director Janet Stone, Recreation and Human Services Director John Aguirre, City Clerk/Agency Secretary/Communications Director Kathleen Sessman, Assistant Public Works Director Valerie Velasquez-Santoya, Assistant Director of Human Resources Rita Wendling, Senior Planner Yalini Siva, City Planner Mark Carnahan, Human Resources Analyst Jaclyn Brown, Media Specialist Craig Gill, Senior Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Roxanne Breceda

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Abigail Gains of Vineyard Church Glendora.

The Pledge of Allegiance was led by Bob Moore.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

1. Public Comments received

Comment was received from Bob Moore.

COMMISSIONER STATEMENTS/REPORTS

Council Member/Commissioner Thompson commented on the Gold Line dedication held on June 5, 2025; recognized the Glendora High School baseball team for winning the California Interscholastic Federation (CIF) championship; and expressed appreciation to the Police Department and others who have honored and celebrated the life of Louie Pompei.

Council Member/Commissioner Elias encouraged residents to be mindful of children out of school for the summer, as they are out playing and to pay attention to your driving; commented on attending the local graduation ceremonies and memorials for Officer Pompei; and reported attending the 4th Annual Glendora Pride in the Foothills 2025 event.

Council Member/Commissioner Davis thanked Council Member/Commissioner Elias and Mayor/Chair Fredendall for attending the 4th Annual Glendora Pride of the Foothills 2025 event, and reaffirmed that Glendora is a safe place for youth; addressed public comment on Senate Bill (SB54) that it is the law and Glendorans can feel safe in their city; and reported attending the League of California Cities (LCC) quarterly meeting with Insurance Commissioner Ricardo Lara present as well, commenting on California Insurance program new laws and incentives for people in fire zones; and commented on the police vehicles in Glendora having Louie Pompei's badge number of "115" and an "E," indicating it was funded by Measure E.

Mayor Pro Tem/Vice-Chair Allawos announced the upcoming launch of the Council of Government Wildfire Safety Home Assessment Program available online in the fall to provide free home assessments and fire safety resources; commented on the Louie Pompei event and thanked the Police Chief Randazzo for his involvement.

Mayor/Chair Fredendall commented and reported on the recent community events and celebrations, including graduation ceremonies; and wished all the fathers a Happy Father's Day.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

City/Agency Attorney Aleshire addressed public comment on Senate Bill (SB54), stating that the City of Glendora is a general law city and is subject to the California Values Act.

PUBLIC HEARING

2. Public Hearing for Tentative Tract Map and Development Plan Review for 46 townhomes located at 631 – 657 East Arrow Highway (Project File No. PLN24-0032; Applicant: Melia Homes, Inc.; Property Owner: Vincenza Rago Family Trust)

Item title was read into the record, and the Public Hearing was declared opened. Applicant Vice President Chad Brown provided a report. Public Testimony was received from Matthew Shortle. Deputy City Clerk/Records Manager Breceda clarified the recommended action on the PowerPoint as the title of the Resolution recommended for adoption. Public Testimony and Public Hearing were closed.

Following a lengthy discussion on affordability and availability of units; Homeowners Association (HOA) fees, maintenance, and safety monitoring responsibilities; unit design and amenities; addressing public testimony on operational impacts to adjacent businesses; parking design and compliance; support of architectural articulation and design appeal; and development zoning and code requirements, a motion was made by Mayor Pro Tem Allawos, seconded by Council Member Thompson, that the City Council 1. Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) for the project; and 2. Adopt **Resolution CC 2025-16** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 84607 FOR SUBDIVISION OF LAND TO CREATE 46 RESIDENTIAL CONDOMINIUM UNITS AND DEVELOPMENT PLAN REVIEW FOR THE CONSTRUCTION OF THE TOWNHOMES ON CERTAIN PROPERTY LOCATED AT 631-657 EAST ARROW HIGHWAY, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN24-0032; APPLICANT: MELIA HOMES, INC.;

PROPERTY OWNER: VINCENZA RAGO FAMILY TRUST)". Motion carried 5 - 0 as follows: AYES: Davis, Elias, Thompson, Allawos, and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

3. Public Hearing to Consider a Resolution Establishing and Amending the Master Schedule of Fees for Service for the Fiscal Year 2025-26

Item title was read into the record, and the Public Hearing was declared opened. There was no one wishing to provide testimony. Public Testimony and Public Hearing were closed.

Following brief discussion on water billing paper fee, support and day camp fees, passport fees, and Carry Concealed Weapons (CCW) permit fees. A motion was by Mayor Pro Tem Allawos, seconded by Council Member Thompson, that the City Council 1. Adopt **Resolution CC 2025-17** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, ESTABLISHING THE MASTER SCHEDULE OF FEES FOR SERVICE AND AMENDING CITYWIDE FEES FOR COST OF SERVICE FOR FISCAL YEAR 2025-26." Motion carried 5 – 0 as follows: AYES: Davis, Elias, Thompson, Allawos, and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

4. Public Hearing to Consider Resolutions Adopting the Two-Year Budget of the City of Glendora for Fiscal Years 2025-26 and 2026-27, Adopting the Investment Policy for Fiscal Year 2025-26, Delegating Investment Authority, Establishing Job Classes, and Determining and Establishing the GANN Appropriations Limit for Fiscal Year 2025-26

Item title was read into the record, and the Public Hearing was declared opened. There was no one wishing to provide testimony. Public Testimony and Public Hearing were closed.

A motion was made by Council Member/Commissioner Thompson, seconded by Mayor Pro Tem/Vice-Chair Allawos, that the City Council, Housing Authority, Finance Authority, Successor Agency 1. Adopt **Resolution CC 2025-18, SA CC 2025-18, FN 2025-01, HA 2025-02** entitled, "A JOINT RESOLUTION OF THE CITY COUNCIL, SUCCESSOR AGENCY, HOUSING AUTHORITY AND FINANCE AUTHORITY OF THE CITY OF GLENDORA ADOPTING THE BUDGET FOR THE CITY OF GLENDORA FOR FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026, AND ADOPTING THE TENTATIVE BUDGET PLAN FOR FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027;" 2. Adopt **Resolution CC 2025-19** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA DETERMINING AND ESTABLISHING GANN APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2025-26 IN ACCORDANCE WITH ARTICLE XIII B OF THE CALIFORNIA CONSTITUTIONS AND GOVERNMENT CODE SECTION 4910;" 3. Adopt **Resolution CC 2025-20, SA 2025-20** entitled, "A RESOLUTION OF THE CITY COUNCIL AND SUCCESSOR AGENCY, OF THE CITY OF GLENDORA ADOPTING THE ANNUAL STATEMENT OF INVESTMENT POLICY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026;" 4. Adopt **Resolution CC 2025-21, SA 2025-21**, entitled, "A RESOLUTION OF THE CITY COUNCIL AND SUCCESSOR AGENCY OF THE CITY OF GLENDORA DELEGATING INVESTMENT AUTHORITY TO THE CITY TREASURER;" and 5. Adopt City Council **Resolution CC 2025-22** entitled, "A RESOLUTION OF THE CITY COUNCIL APPROVING AN AMENDMENT TO THE AUTHORIZED POSITION CONTROL LISTING AND THE CLASSIFICATION AND COMPENSATION PLAN FOR THE CITY OF GLENDORA." Motion carried 5 – 0 as follows: AYES: Davis, Elias, Thompson, Allawos, and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

CONSENT CALENDAR

A motion was made by Council Member/Commissioner Davis, seconded by Council Member/Commissioner Thompson, to approve Consent Calendar Items # 5 - 8 as presented, affirming the actions appropriate to each item and noting that item # 9 was pulled and will be conducted separately. Motion carried 5 - 0 as follows: AYES: Davis, Elias, Thompson, Allawos and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

5. Affirm minutes from the City Council, Successor Agency and Housing Authority May 27, 2025 and City Council, Successor Agency, Housing and Public Financing Authority June 3, 2025 meetings

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

6. Review and Affirm Disbursements for May 2025 in the amount of \$5,699,817.39

The City Council and Successor Agency reviewed and affirmed disbursements for May 2025 in the amount of \$5,699,817.39.

7. Award an Agreement to G.M. Sager Construction Co., Inc., for Asphalt Paving Maintenance and Repairs in the amount of \$73,801

The City Council 1. Awarded an Agreement to G.M. Sager Construction Co., Inc., for asphalt paving maintenance and repairs in the amount of \$73,801; and 2. Authorized the City Manager or his designee to execute the Agreement with G.M. Sager Construction Co., Inc., including minimal and/or non-substantive changes.

8. Consideration of a Resolution Adopting Projects for the Road Maintenance and Rehabilitation Account for Fiscal Year 2025-26

The City Council adopted **Resolution CC 2025-23** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1 (THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017)."

9. Acquisition of Vehicles for Police Department

Item pulled for separate discussion on vehicle fleet maintenance and production process; and update given.

A motion was made by Council Member Davis, seconded by Mayor Pro Tem Allawos, that the City Council 1. Approved the acquisition of four (4) 2025 Ford Police Interceptor Utility Explorers from National Auto Fleet Group, including taxes and fees, in the amount of \$271,618.04. Motion carried 5 - 0 as follows: AYES: Davis, Elias, Thompson, Allawos and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

NEW BUSINESS

10. Approval of Amendment No. 2 to the Public Works Agreement between West Coast Arborists, Inc. and the City of Glendora dated June 22, 2021 for Tree Trimming and Tree Maintenance Services in an Amount Not to Exceed \$741,490 for FY 2025/26

A motion was made by Council Member Thompson, seconded by Council Member Allawos, that the City Council, 1. Approve Amendment No. 2 to the Agreement between West Coast Arborists and the City of Glendora dated June 22, 2021, for Tree Trimming and Tree Maintenance Services, increasing the authorized annual expenditure by an amount not to exceed \$741,490 for FY 2025/26, increasing the cumulative amount of the agreement to \$3,163,980, and extending the term of the agreement through June 30, 2026; and 2. Authorize City Manager to execute Amendment No. 2. Motion carried 5 – 0 as follows: AYES: Davis, Elias, Thompson, Allawos, and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

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

A motion was made by Council Member Davis, and seconded by Mayor Pro Tem Allawos, that the City Council 1. Adopt **Resolution CC 2025-24** entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING A 2025-2028 MEMORANDUM OF UNDERSTANDING (MOU) WITH THE GLENDORA POLICE OFFICERS ASSOCIATION;” and 2. Authorize the City Manager to execute the agreement and any and all non-substantive changes to the draft Memorandum of Understanding. Motion carried 5 – 0 as follows: AYES: Davis, Elias, Thompson, Allawos, and Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

COMMISSION/STAFF CLOSING COMMENTS

There were no statements or reports given.

ADJOURNMENT

Meeting adjourned at 8:50 PM.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were affirmed on July 8, 2025.