



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

CALL TO ORDER

The City Council, Successor Agency and Housing Authority meeting was called to order at 7:18 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, Chief of Police Mike Randazzo, Public Works Director William Wittkopf, Finance Director/City Treasurer Kyle Johnson, Community Development Director Jeff Kugel, Recreation and Human Services Director John Aguirre, City Clerk/Communications Director Kathleen Sessman, Captain Shelly Gold, Captain Chris Stabio, Assistant Public Works Director Valerie Velasquez-Santoya, Assistant Public Works Director Paul Zampielo, Senior Planner Yalini Siva, Senior Management Analyst Russell Ackerman, 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 Dr. Michael Cordich of First Baptist Church.

The Pledge of Allegiance was led by Mayor Fredendall.

REORDERING OF AND ADDITIONS TO THE AGENDA

Mayor Fredendall requested that the agenda be reordered and that Special Items, Agenda Item No. 1 and 2 be conducted prior to Public Comments. There were no objections, agenda was reordered.

CLOSED SESSION REPORTABLE ACTION

Mayor Fredendall announced that the City Council meeting held a special meeting to discuss the following Closed Session item and requested City Attorney Aleshire to report any reportable action:

- “2. 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 but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.”

City Attorney Aleshire reported the that a privileged and confidential discussion was held. There was no reportable action taken.

SPECIAL ITEMS

1. San Gabriel Valley Council of Governments (SGVCOG) 2025 President's Introduction from the Board President and Claremont City Council Member Ed Reece

Introduction from San Gabriel Valley Council of Government Board President and Claremont City Council Member Ed Reece was presented.

2. Presentation from Glendora Hospital on Expansion Plans

An update by Chief Executive Officer Anthony Quintero was presented.

PUBLIC COMMENT

Comments and correspondence were received from: John Harrold, Alicia Cole, Linda Hermann, T.J. Santarelli, John Fields, Matt Bartlett, Max Duffy, Teri Merrick, John David Martinez, Tonya Pace, Devin Wemple, Steve Kerman, and Erica Landmann. Bob Moore withdrew his request to provide public comment.

MEMBER STATEMENT/REPORTS

Councilmember/Commissioner Elias welcomed everyone back and commented on resuming Council business.

Councilmember/Commissioner Davis thanked everyone who spoke during public comment; and announced the Patriot Day Community Remembrance Service event scheduled for September 11, 2025.

Councilmember/Commissioner Thompson thanked everyone who spoke during public comment; announced that a Special Joint Meeting of the Glendora City Council and Planning Commission is scheduled for Thursday, August 26, 2025 regarding the proposed Objective Design Standards (ODS); commented on concerns related to the adopted Glendora Vision Plan; reminded the community to drive carefully as schools are back in session; and announced that the Glendora High School football kickoff game is scheduled for Friday, August 29, 2025.

Mayor Pro Tem/Vice-Chair Allawos requested that tonight's meeting be adjourned in memory of former Mayor and Councilmember Lois Shade; reported on the San Gabriel Valley Economic Partnership Legislative Breakfast Series; congratulated his daughter and son-in-law and announced the birth of granddaughter; and commented on the Glendora Police Department Driving Under the Influence (DUI) checkpoint.

Mayor/Chair Fredendall welcomed everyone back.

CITY MANAGER AND CITY ATTORNEY STATEMENTS

City Manager/Executive Director Raymond announced the mailing of the new Activity Guide; and commented on the recent engagement of Taylor Swift and Travis Kelce.

PUBLIC HEARINGS

3. Conduct a Public Hearing to consider an Resolution adopting a Tentative Tract Map No. 84681 and Development Plan Review for 41 single-family detached residential homes at

263 S. San Jose Drive (AIN #S 8655-007-900, 8655-007-901, 8655-007-902 AND 8655-021-900), LOCATED AT THE TERMINUS OF SAN JOSE DRIVE AND WOODLAND LANE, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN24-0045; APPLICANT: THE OLSON COMPANY; PROPERTY OWNER: CITY OF GLENDORA)”

Item title was read into the record, and the Public Hearing was opened.

A staff presentation was made by Senior Planner Siva who announced for the record that the proposed resolution inadvertently included the following verbiage on page 12, “The Applicant shall provide 6-inch concrete curb along the project frontage at the back of sidewalk on Route 66,” which does not apply to the project. Staff requested that the City Council strike said requirement and approve the proposed resolution with this revision.

Applicant presentation was given by The Olson Company Vice President Brian Geis.

Public Testimony period was opened. Comments and correspondence were received from: Kathy Pinkstaff and Stephen Kerman. Public Testimony period was closed.

There was no rebuttal or closing comments from applicant.

Public Hearing was closed.

City Council discussion included support for the project, first floor design plans; the traffic study and traffic-calming measures including chokers, speed bumps and humps; vehicular concerns such as increased trips onto Woodland Land; preservation of natural landscape; construction timeline; affordable home ownership; community design; and privacy.

Following discussion, a motion was made by Councilmember Thompson, seconded by Mayor Pro Tem Allawos, 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 2025-32** entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 84681 FOR SUBDIVISION OF LAND TO CREATE 41 DETACHED SINGLE-FAMILY RESIDENTIAL HOMES AND DEVELOPMENT PLAN REVIEW FOR THE CONSTRUCTION OF THE HOMES ON CERTAIN PROPERTY LOCATED AT 263 S. SAN JOSE DRIVE (AIN #S 8655-007-900, 8655-007-901, 8655-007-902 AND 8655-021-900), LOCATED AT THE TERMINUS OF SAN JOSE DRIVE AND WOODLAND LANE, GLENDORA, CALIFORNIA (PROJECT FILE NO. PLN24-0045; APPLICANT: THE OLSON COMPANY; PROPERTY OWNER: CITY OF GLENDORA,” with requested revisions. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None, ABSTAIN: None.

CONSENT CALENDAR

A motion was made by Mayor Pro Tem/Vice-Chair Allawos, seconded by Councilmember/Commissioner Davis, to approve Consent Calendar Items #4 - #10 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.

4. Affirm minutes from the July 8, 2025 Regular Joint City Council Meeting

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

5. Review and Affirm Disbursements for July 2025 in the amount of \$7,374,278.38

The City Council and Successor Agency reviewed and affirmed disbursements for July 2025 in the amount of \$7,374,278.38.

6. City of Glendora and Glendora Successor Agency Investment Report for June 2025 and July 2025

The City Council and Successor Agency reviewed and affirmed the Monthly Investment Activity Report for June 2025 and July 2025.

7. Approval of Amendment No. 2 to the Agreements for Contract Services between the Consultants on the approved 2021-2026 Master On-Call Consultant List and the City of Glendora for Architectural and Engineering Services in an amount not to exceed \$250,000 for each consultant

The City Council 1. Approved Amendment No. 2 to the Agreements between the Consultants on the approved 2021-2026 Master On-Call Consultant List and the City of Glendora, extending the terms thereof through November 30, 2026, in an amount not to exceed \$250,000 for the period commencing on July 1, 2025 through November 30, 2026, for each consultant; and 2. Authorized the City Manager, to execute the amendments to the agreements with all the listed consultants, including minimal or non-substantive changes.

8. Authorize the Purchase of Water Mainline Parts and Supplies in an amount not to exceed \$350,000

The City Council authorized the Purchase of Water Mainline Parts and Supplies in an amount not to exceed \$350,000 from Western Water Works Supply Company and Ferguson Enterprises, LLC.

9. Designation of Voting Delegates for the League of California Cities Annual General Assembly October 8-10, 2025 (Response required by Wednesday, September 24, 2025)

The City Council 1. Designated Councilmember Davis as the voting delegate to represent the City of Glendora at the Leagues' Annual Business Meeting conducted on Friday, October 10, 2025; 2. Designated Mayor Pro Tem Allawos as the City's alternate in the event Councilmember Davis is unable to serve in that capacity; and 3. Directed the City Clerk to submit the required online "Voting Delegate" form to through the Cal Cities Portal <https://my.calcities.org/Voting-Delegate-Submissions> no later than Wednesday, September 24, 2025.

10. Notice of Completion for CDBG-Funded Street Improvements at Norgate Street and Nearglen Avenue, et al., Plan No. 1394

The City Council 1. Accepted the completion of CDBG-Funded Street Improvements at Norgate Street and Nearglen Avenue, et al., Plan No. 1394, by Copp Contracting, Inc.; 2. Approved the final contract amount of \$377,985.16; 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 the project retention 35 days after the recordation of the Notice of Completion; 5. Authorized the release of the Labor and Materials Bond in the amount of \$361,364, six months after recordation of Notice of Completion, if no claims have been received;

and 6. Authorized the release of the Faithful Performance Bond one (1) year following recordation of Notice of Completion if the improvements remain free from defects in materials and workmanship.

UNFINISHED BUSINESS

11. Agreement with Streetlight Restoration Specialists, Inc. for the Restoration of Antique Streetlights in the amount of \$226,240

Following discussion, a motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council, 1. Award an Agreement to Streetlight Restoration Specialists, Inc. for the Restoration of certain Antique Streetlights in an amount in an amount not to exceed \$226,240; 2. Authorize the expenditure of a contingency not to exceed ten percent (10%) of the original contract amount; 3. Authorize the Public Works Director to execute any necessary change orders; and 4. Authorize the City Manager or his designee to execute the Agreement with Streetlight Restoration Specialists, Inc., including minimal and/or non-substantive changes. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None, ABSTAIN: None.

UNFINISHED BUSINESS

12. Consideration of a Memorandum of Understanding (MOU) with Three Valleys Municipal Water District (TVMWD) for the Water Use Efficiency (WUE) Dashboard Project and receive update on Urban Water Use Objective

A motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council, 1. Receive and file the Urban Water Use Objective Update; and 2. Authorize and approve to enter into an inter-agency service and co-funding memorandum of understanding agreement with Three Valleys Municipal Water District (TVMWD) for the Water Use Efficiency (WUE) Dashboard Project in an amount not to exceed \$70,224. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None, ABSTAIN: None.

13. Annual Comprehensive Financial Report for Fiscal Year ending June 30, 2024

Item continued to the next City Council meeting. Finance Director/City Treasurer Johnson announced that the Budgeting Brief brochure was finalized and will be included in the upcoming water billing mailing.

MEMBER/STAFF CLOSING COMMENTS

There were no statements or reports given.

ADJOURNMENT

Meeting adjourned at 9:29 PM in memory of Lois Shade.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on September 9, 2025.