



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, 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, Chief of Police Mike Randazzo, Public Works Director William Wittkopf, Finance Director/City Treasurer Kyle Johnson, Community Development Director Jeff Kugel, Library Director Janet Stone, City Clerk/Communications Director Kathleen Sessman, Captain Shelly Gold, Captain Chris Stabio, Assistant Director of Human Resources Rita Wendling, Economic Development and Housing Manager Tiffany Chew, Business Services Manager Julie Linger, Support Services Supervisor Marc Archibald, Principal Planner Hans Friedel, Senior Media Specialist Greg Morton, Media Specialist Craig Gill, Senior Office Assistant Tori Tevelow, City Clerk Specialist Lorena Cordova, and Deputy City Clerk/Records Manager Roxanne Breceda

CLOSED SESSION

Closed Session titles were read into the record. There was no one wishing to provide comment. The meeting convened into Closed Session at 6:03 PM.

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.

Closed Session adjourned at 6:47 PM and the meeting reconvened into Open Session at 7:03 PM with all members present. City Attorney Aleshire reported the following actions: Privileged and confidential briefings were given on both Closed Session items and there were no reportable actions taken.

PLEDGE OF ALLEGIANCE

The Invocation was given by Reverend Karen Davis of First Christian Church of Glendora.

The Pledge of Allegiance was led by Dan Tron.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

Mayor Fredendall read into the record the “Immigration Letter to the Community” from the City Manager and the Chief of Police.

PUBLIC COMMENT

3. Public Comments received

Comments and/or correspondence were received from: Linda Davidson, Devon Wemple, Elijah Kouyoumdjian, Teri Merrick, Bob Moore, Susan J Kramer, Bill Shook, Helen Glaze, Kate Hamilton, Andrew Turner, Karen Fortus-Garcia, Dan Tron, Linda Granicy, Tomoko Toland, Jennifer DesCombes, Andrew Turner, Lily Urrutia, Krista Granger, Robert Denman, Richard Viveros Jr., Eric Hamilton, Alicia Romero, Sara Baron, Michael Baron, Lona Ferrari, Reed Pew, Raquel Botero, Robert Chacon, Judy Nelson, Tonya Pace, Monica Garcia, Chris Fense, Jackson Glaze, Ian Jameson, John Kachirisky, John Harrold Esq. and Erica Landmann relating to agenda item 11, Ray Kolbe, and Alexander Mujica.

Mayor Fredendall called for a recess at 8:42 PM and reconvened the meeting back into session at 8:50 PM with all members present.

MEMBER STATEMENTS/REPORTS

Council Member/Commissioner Elias commented on public comments and immigration, encouraged the community to visit City’s website, and thanked speakers for their comments but also encouraged speakers to share their concerns with state representatives.

Council Member/Commissioner Thompson commented on public comments, immigration, and the California Values Act (SB54); affirmed his support for the City’s published “Immigration Letter to the Community” and commented the role of the faith communities and religious leaders; and recognized the Glendora Tartan Band and Pageantry for their representation at the Washington, D.C. Independence Day Parade on July 4, 2025.

Council Member/Commissioner Davis commented on public comments, immigration and the importance of engaging with values of liberty, freedom, and justice for all; affirmed her support for the City’s published “Immigration Letter to the Community;” and commented on the City’s commitment to ensure that all community members live free from fear and are valued.

Mayor Pro Tem/Vice-Chair Allawos commented on hometown values of the community; staying connected with residents; public comments, immigration and the Dale Property; the Glendora Rotary Club for Field of Heroes event; issues related to homelessness, Proposition 1 funding, opposition to Senator Perez’s homeless bill; and announced that the Glendora Public Library Friends Foundation “Night on the Plaza” event was scheduled for July 12, 2025.

Mayor/Chair Fredendall reaffirmed his support of the City’s “Immigration Letter to the Community”; clarified that the City became aware of the related incident at the same time as the

public and that the Glendora Police Department is not engaging in these types of activities; and reiterated the City's commitment to the "Immigration Letter to the Community" letter.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

City Manager/Executive Director Raymond announced that this would be the last City Council meeting until the second meeting in August.

SPECIAL ITEMS

4. A Proclamation Proclaiming July as Parks and Recreation month

Proclamation presented to Community Services Commissioner Eddie Kouyoumdjian and Administrative Assistant Megan Stone.

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

California Emergency Services Association (CESA) Board Members, Disaster Management Area Coordinator (DMAC) for Area D Diana Manzano-Garcia and Duarte Public Safety Manager and Area D Advisory Board Chair Bryan Arizumi recognized Stephen Avalos, Sharon Martinez, and the Glendora Community Emergency Response Team (CERT) for their assistance during the Eaton Fire.

6. Police Department Quarterly Update

Update presented.

7. National Night Out

Announcement of the upcoming National Night Out event schedule for August 8, 2025.

CONSENT CALENDAR

A motion was made by Mayor Pro Tem/Vice-Chair Allawos, seconded by Council Member/Commissioner Thompson, to approve Consent Calendar Items #8 - #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.

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

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

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

The City Council and Successor Agency reviewed and affirmed the 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

The City Council adopted 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)

Written correspondence was received from: John Harrold Esq. and Erica Landmann.

City Council discussion included the City’s 6th Regional Housing Needs Assessment (RHNA) cycle Housing Element requirements and associated unit expectations; the Metro Gold Line transit rider parking lot elements, shared-rider parking; potential developments opportunities and requirements of the Metro owned property; parcel subdivision implications under Senate Bill 9 (SB9); promenade design; development zoning considerations and scenarios; State Housing Element law requirements relating to site densities; statutory exemption from the California Environmental Quality Act (CEQA) that went into effect on July 1, 2025; and community outreach efforts.

Following discussion, multiple motions were made.

A motion was made by Council Member Davis, that the City Council approve the recommendations as presented with revisions to the Glendora Station Area Vision Plan specifically relating to Metro requiring potential developers on Metro owned property to include public parking to preserve the Park & Ride amenity adjacent to the station.

An alternate motion was made by Mayor Pro Tem Allawos, that the City Council table or continue the item until a public meeting was held. Motion failed due to the lack of a second.

The original motion made by Council Member Davis, seconded by Council Member Thompson, moved that 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 Resolution **CC 2025-30** entitled, “A RESOLUTION OF THE CITY COUNCIL ADOPTING THE GLENDORA STATION AREA VISION PLAN,” with a revision to the Glendora Station Area Vision Plan (PLN22-0059) specifically relating to property adjacent to the station owned by Metro require potential developers to include accessible public parking to preserve the Park & Ride amenity. Motion carried 4 - 1 as follows: AYES: Davis, Elias, Thompson, Fredendall; NOES: Allawos; ABSENT: None; ABSTAIN: None.

Mayor Fredendall requested a motion to extend tonight’s meeting past the 10:30 PM meeting curfew. A motion was made by Mayor Pro Tem Allawos, seconded by Council Member Thompson. There were no objections, meeting continued.

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

A motion was made by Council Member Thompson, seconded by Council Member Davis, that the City Council 1. Approve the Exclusive Right to Negotiate Agreement (ENA). Motion carried 5 - 0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

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

A motion was made by Mayor Pro Tem Allawos, seconded by Council Member Thompson, that 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. Motion carried 5 - 0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

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

A motion was made by Mayor Pro Tem Allawos, seconded by Council Member Thompson, that the City Council 1. Adopt Resolution **CC 2025-31** 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. Motion carried 5 - 0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

MEMBER/STAFF CLOSING COMMENTS

Mayor/Chair Fredendall thanked staff and team for their reports.

City Manager/Executive Director Raymond thanked staff for their efforts in planning and coordinating tonight's meeting.

ADJOURNMENT

Meeting was adjourned at 11:20 PM.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on August 26, 2025.