



David Fredendall, Mayor, District 2  
Michael Allawos, Mayor Pro Tem, District 1  
Karen Davis, Council Member, District 4  
Shaunna Elias, Council Member, District 3  
Mendell Thompson, Council Member, District 5

## **CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY**

5:00 PM CLOSED SESSION  
7:00 PM GENERAL SESSION

Tuesday, September 23, 2025, 5:00 PM  
City Hall Council Chamber  
116 E. Foothill Boulevard, Glendora

### **AGENDA**

#### **CALL TO ORDER**

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#### **ROLL CALL**

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#### **CLOSED SESSION**

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**1. 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 Preservation Foundation, and 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 located at 725 E. Mauna Loa Avenue, APN 8644-027-906. The City's real property negotiators will seek direction from the City Council regarding the use of the property and terms for negotiation.

**2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** A closed session will be held, pursuant to Government Code § 54956.9 (d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation matters are as follows: Dana Joseph Sukarieh v. City of Glendora, Los Angeles Superior Court Case Number 24PSCV03167; Diane M. Bularz, Ron F. Bularz v. City of Glendora, et al., Los Angeles Superior Court Case Number 24PSCV02188; Brandon Perucho v. City of Glendora, Los Angeles Superior Court Case Number 24PSCV02539.

#### **INVOCATION AND PLEDGE OF ALLEGIANCE**

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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**

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#### **PUBLIC COMMENT**

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The City of Glendora encourages community participation at its public meetings. Speakers are limited to three minutes, and time may not be shared or transferred. A total of 30 minutes is reserved for public comment, which may be extended by majority vote of the legislative body. At regular meetings, comments may address both agenda and non-agenda items during the Public Comment portion, with additional opportunities to speak provided during Public Hearings. At special meetings, public comment is limited to agenda items. Residents may participate in person or submit comments by email, phone, mail, or other available methods. Participation options may be adjusted if a State of Emergency, Health Order, or Executive Order limits in-person attendance. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at [www.cityofglendora.gov/citymeetings](http://www.cityofglendora.gov/citymeetings).

### 3. Public Comments Received

## MEMBER STATEMENTS/REPORTS

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### CITY MANAGER AND CITY ATTORNEY STATEMENTS

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### CONSENT CALENDAR

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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.

#### 4. Affirm minutes from the September 9, 2025 meeting

Recommended Action for the City Council, Successor Agency and Housing Authority:

- 1. Affirm minutes as presented.

#### 5. City of Glendora and Glendora Successor Agency Investment Report for August 2025

Recommended Action for the City Council and Successor Agency:

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

#### 6. Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024-2025 Community Development Block Grant (CDBG) Program

Recommended Action for the City Council:

- 1. Approve the submittal of the City of Glendora's FY 2024–2025 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD); and
- 2. Authorize the City Manager to submit the report to HUD.

## UNFINISHED BUSINESS

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#### 7. Update on Addressing Homelessness

Recommended Action for the City Council:

- 1. Receive an update on services provided and efforts undertaken to assist individuals experiencing homelessness in the City.

## NEW BUSINESS

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#### 8. Presentation of Cost Allocation Plan and User Fee Study Results and Scheduling of the Required Public Hearing

Recommended Action for the City Council:

- 1. Receive the Cost Allocation Plan and User Fee Study prepared by Matrix Consulting Group; and
- 2. Provide direction to staff on proceeding with a public hearing to consider adoption of updated user fees.

## MEMBER/STAFF CLOSING COMMENTS

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## ADJOURNMENT

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