



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

CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY

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

Tuesday, December 9, 2025, 5:00 PM
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

CALL TO ORDER

ROLL CALL

CLOSED SESSION

1. Closed Session

- CS 1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION A closed session will be held, pursuant to Government Code §§ 54956.9(d)(2) and (e)(3) because there is a significant exposure to litigation in one (1) case related to a written threat to initiate litigation against the City under the California Tort Claims Act.
- CS 2. 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 negotiators City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Community Development Director Jeff Kugel, and Housing and Economic Development Manager Tiffany Chew regarding that certain real property located at 1762 Dale Road, APN 8631-013-023. The City's real property negotiators will seek direction from the City Council regarding the property and negotiations pursuant to an Exclusive Negotiation Agreement, between the City and Mercy Housing California.
- CS. 3 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, Community Development Director Jeff Kugel, and Housing and Economic Development Manager Tiffany Chew regarding certain real property located at 1133 S. Grand Avenue APN: 8632-019-039. The City's real property negotiators will seek direction from the City Council regarding the property.
- CS 4. CONFERENCE WITH LABOR NEGOTIATORS A closed session will be held, pursuant to Government Code §54957.6 with the 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, regarding labor negotiations with the Glendora Management Association (GMA)
- CS 5. CONFERENCE WITH LABOR NEGOTIATORS A closed session will be held, pursuant to Government Code §54957.6 with the City Manager Adam Raymond, and City Attorney Danny Aleshire regarding labor negotiations with Unrepresented Employees (Executive Management Team: Assistant City Manager, Deputy City Manager, Chief of Police, Library Director, Public Works Director, Community Development Director, Information Technology Director, Finance Director, Recreation and Human Services Director, and City Clerk/Communications Director).

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

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.

2. Public Comments Received

MEMBER STATEMENTS/REPORTS

CITY MANAGER AND CITY ATTORNEY STATEMENTS

SPECIAL ITEMS

3. City Net Homeless Count Results

4. Glendora City Council Reorganization

CONSENT CALENDAR

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.

5. Affirm minutes from the November 12, 2025 meeting

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

- 1. Affirm minutes as presented.

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

Recommended Action for City Council:

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

7. Review and Affirm Disbursements for November 2025 in the amount of \$3,547,639.72

Recommended Action for the City Council:

- 1. Review and affirm disbursements for November 2025 in the amount of \$3,547,639.72.

8. Notice of Completion for Dawson Park Playground and Pour-In-Place Surfacing

Recommended Action for City Council:

- 1. Accept and Approve the Notice of Completion for the Dawson Park Playground and Pour-In-Place Surfacing adjacent to the Teen Center;
- 2. Approve the final contract amount of \$141,978; and
- 3. Authorize the Mayor or his designee to sign and file the Notice of Completion for recordation with the County of Los Angeles Registrar-Recorder.

9. Ratify and accept the recommendation of the Business Improvement District (BID) Advisory Board to fill the unscheduled vacancy on the Business Improvement District Advisory Board, Office No. 2 for the term expiring June 30, 2027

Recommended Action for the City Council:

- 1. Ratify and accept the recommendation of the BID Advisory Board to fill the unscheduled vacancy on the Business Improvement District Advisory Board, Office No. 2 for the term expiring June 30, 2027.

10. Conduct the 2026 Annual Review of City Council Appointments to Various Regional Organizations as City Representatives/Delegates and adopt proposed Resolution that becomes effective January 1, 2026

Recommended Action for City Council:

- 1. Review, discuss and make changes to the proposed 2026 City Council Appointments; and
- 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL APPOINTING DELEGATES AND ALTERNATES TO VARIOUS REGIONAL BOARDS AND COMMITTEES THAT THE CITY OF GLENDORA IS A MEMBER FOR 2026 EFFECTIVE JANUARY 1, 2026 AND RESCIND RESOLUTION CC 2025-03."

11. Approve Amendment No. 1 to the Contract Services Agreement for Pre-Design Services with DLR Group, Inc. for additional renderings, animations, and conceptual floor plans for a Civic Center Revitalization project, increasing the Agreement in the amount of \$64,716, to a total of \$103,291

Recommended Action for the City Council:

- 1. Approve Amendment No. 1 to the Contract Services Agreement for Pre-Design Services with DLR Group, Inc. for additional renderings, animations, and conceptual floor plans for a Civic Center Revitalization project, increasing the Agreement in the amount of \$64,716, to a total of \$103,291; and
- 2. Authorized the City Manager or his designee to execute the Amendment.

NEW BUSINESS

12. SB 707 (Durazo) Open Meetings: Meeting and Teleconference Requirements

Recommended Action for City Council:

- 1. Review the required statutory changes under SB 707;
- 2. Provide direction to staff regarding implementation of associated hybrid meeting, translation, accessibility policy, social media and public engagement expectations, advisory body teleconferencing policies; and
- 3. Direct staff and the City Attorney to prepare a Resolution amending the City of Glendora Public Meeting Rules and Protocols to incorporate updated requirements for disruptions, hybrid meetings, teleconferencing, language accessibility, social media and public engagement in April 2026 with a draft Resolution for consideration.

13. Update on Citywide Pavement and Sign Study, and Review of Pavement Management Program

Recommended Action for City Council:

- 1. Receive and file the 2025 Pavement Management Program Update prepared by Bucknam Infrastructure Group, Inc.

14. Consideration of an Agreement with California Skateparks, Inc. for Resurfacing of Finkbiner Park Skatepark in an amount not to exceed \$98,500

Recommended Action for City Council:

- 1. Approve an Agreement with California Skateparks, Inc. for resurfacing and repairs at the Finkbiner Park Skate Park in the amount of \$98,500; and
- 2. Authorize the City Manager or his designee to execute the agreement with California Skateparks, Inc including minimal and/or non-substantive changes.

15. Memorandum of Understanding between the City of Glendora and Glendora Management Association for the three-year term of January 1, 2026, through December 31, 2028

Recommended Action for the City Council:

- 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A 2025-2028 MEMORANDUM OF UNDERSTANDING (MOU) WITH THE GLENDORA MANAGEMENT ASSOCIATION;" and
- 2. Authorize the City Manager to execute the MOU with any and all non-substantive changes to the draft Memorandum of Understanding (MOU).

16. Approve Changes to Compensation and benefits for the Executive Staff for the Three-Year Term of January 1, 2026, through December 31, 2028

Recommended Action for the City Council:

- 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING COMPENSATION AND BENEFITS ADJUSTMENTS FOR EXECUTIVE MANAGEMENT CONTRACT EMPLOYEES."

17. Consideration of Amendment No. 1 to the City Manager's Employment Contract

Recommended Action for City Council:

- 1. Approve Amendment No. 1 to the City Manager's Employment Contract.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: December 3, 2025 04:25 pm