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COUNCILMEMBERS
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Mendell Thompson, District 5

CITY OF GLENDORA
CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY

6:00 PM CLOSED SESSION
7:00 PM GENERAL SESSION

Tuesday, August 25, 2026
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

As a courtesy to others attending this meeting, please turn off or place in silent mode all cell phones and other communication devices while in the Council Chamber. Thank you.

Hybrid Meeting Access

Members of the public may attend this meeting in person at the location above, or participate remotely by phone or video.

Remote attendees are given the same opportunity to comment as those attending in person.

Join by Phone: +1 669 444 9171

Webinar ID / Meeting Code: 932 924 7224

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For general information about attending meetings, translation tools, and e-mail notifications, see the Guide to Public Meetings at www.cityofglendora.gov/citymeetings.

CALL TO ORDER

ROLL CALL

CLOSED SESSION

1. Closed Session

- CS1. PUBLIC EMPLOYEE APPOINTMENT A closed session will be held, pursuant to Government Code § 54957(b), to consider ratification of the City Manager's appointment to the position of Library Director.
- CS2. PUBLIC EMPLOYEE APPOINTMENT A closed session will be held, pursuant to Government Code § 54957(b), to consider ratification of the City Manager's appointment to the position of Chief of Police.
- CS3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION A closed session will be held, pursuant to Government Code §54956.9 (d)(4) because the City is considering whether to initiate litigation in one case.

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

Any person may request to address a legislative body during a public meeting. Speakers are limited to three (3) minutes, speaking once, on both on- and off-agenda items, unless, upon motion, such time is extended by the legislative body. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body so chooses by majority vote.

Members of the public may comment in person or remotely by phone/video, and remote commenters receive the same time allotment. Comments may also be submitted in writing by email, mail, or other available methods. 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. A Presentation by Fire Safe Foothills Regarding Wildfire Preparedness and Community Resilience Resources

4. Recognition of Moka, Japan Municipal Ambassador Interns Participating in the Glendora Sister City Exchange Program

5. Signage Enforcement Presentation

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony shall be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make their presence known to the Presiding officer. Speakers are entitled to submit written or other evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

Members of the public may comment in person or remotely by phone/video, and remote commenters receive the same time allotment. Comments may also be submitted in writing by email, mail, or other available methods. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at www.cityofglendora.gov/citymeetings.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

6. A Public Hearing to Consider a Resolution Amending the Master Schedule of Fees for Service for the Fiscal Year 2026-27

Recommended Action for the City Council:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend that the City Council approve the following:

— 1. Adopt a City Council Resolution 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 2026-27."

7. First Reading and Introduction of an Ordinance amending Title 21 (Zoning) of the Glendora Municipal Code to update regulations governing Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units in compliance with State law (APLN26-0007)

Recommended Actions for the City Council:

Open and conduct the Public Hearing, accept the evidence and testimony presented, and in the absence of substantial testimony to the contrary, recommend that the City Council approve the following:

- 1. Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA);
- 2. Introduce for first reading an Ordinance titled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO UPDATE REGULATIONS GOVERNING ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS IN COMPLIANCE WITH STATE LAW;" and
- 3. Direct the preparation of a summary of the Ordinance for publication pursuant to Govt Code 36933 and Resolution CC 2018-40.

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 for separate action.

8. Affirm minutes from the City Council July 21, 2026 Meeting

Recommended Action for the City Council:

- 1. Affirm minutes as presented.

9. Review and Affirm Disbursements for July 2026 in the amount of \$4,494,064.03

Recommended Action for the City Council and Successor Agency:

- 1. Review and affirm disbursements for July 2026 in the amount of \$4,494,064.03.

10. City of Glendora and Glendora Successor Agency Investment Report for June 2026 and July 2026

Recommended Action for the City Council and Successor Agency:

- 1. Receive and file the Monthly Investment Activity Report for June 2026 and July 2026.

11. Final Tract Map No. 84681 (Applicant - Owner: Olson Urban VI – Glendora 2, LLC; Location – 263 S. San Jose Drive, Glendora)

Recommended Actions for the City Council:

- 1. Adopt a City Council Resolution entitled "A RESOLUTION OF THE CITY COUNCIL APPROVING FINAL TRACT MAP NO. 84681 FOR A SUBDIVISION LOCATED AT 263 S. SAN JOSE DRIVE, GLENDORA, CALIFORNIA";
- 2. Authorize the Mayor to execute the Indemnity Agreement and Subdivision Improvement Agreement; and
- 3. Authorize the City Engineer and City Clerk to sign Final Tract Map No. 84681 following satisfaction of all applicable prerequisites to recordation.

12. Consider an Agreement for Public Works Services with WGJ Enterprises, Inc. (dba PCI) for On Call Striping Services for a One-Year Term in the Amount not to Exceed \$75,000

Recommended Actions for the City Council:

- 1. Approve an Agreement with WGJ Enterprises, Inc., dba PCI, for On Call Striping Services for a One-Year Term in the amount not to exceed \$75,000; and
- 2. Authorize the City Manager or his designee to execute the Agreement and approve necessary change orders within the approved contingency amount, subject to approval as to form by the City Attorney, and to make minor, non-substantive revisions as necessary.

13. Consider an Agreement to Peterson-Chase General Engineering Construction, Inc. for the Lone Hill Avenue Bridge over San Dimas Wash Rehabilitation Project, Plan No. 1138 in an amount not to exceed \$278,390

Recommended Actions for the City Council:

- 1. Determine that the Lone Hill Avenue Bridge over San Dimas Wash Rehabilitation Project, Plan No. 1138, is categorically exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301(c), and direct staff to file a Notice of Exemption;
- 2. Authorize a supplemental appropriation in the amount of \$177,100 from Proposition C Fund Account No. 23200990-70000 for rehabilitation of Lone Hill Avenue Bridge over San Dimas Wash;
- 3. Award and approve the Agreement for Public Works Services with Peterson-Chase General Engineering Construction, Inc. for the Lone Hill Avenue Bridge over San Dimas Wash Rehabilitation Project, Plan No. 1138, in the amount of \$278,390;
- 4. Authorize a contingency for necessary change orders in an amount not to exceed 10% or \$27,839 of the total contract amount for a total authorization not to exceed \$306,229; and
- 5. Authorize the City Manager or his designee to execute the Agreement and approve necessary change orders within the approved contingency amount, subject to approval as to form by the City Attorney, and to make minor, non-substantive revisions as necessary.

14. Consideration of Amendment No. 1 to the Agreement for Public Works Services with Best Contracting Services, Inc. for the San Gabriel Plant Roof Repairs Project

Recommended Actions for the City Council:

- 1. Approve Amendment No. 1 to the Agreement for Public Works Services with Best Contracting Services, Inc. for the San Gabriel Plant Roof Repairs Project to expand the Scope of Work and increase the Contract Sum by \$23,805, from \$46,854 to an amount not to exceed of \$70,659; and
- 2. Authorized the City Manager or his designee to execute the Amendment.

15. Consideration of Amendment No. 1 to the Agreement with Granicus, LLC for a one-year renewal for the City's website in an amount not to exceed \$55,126.95

Recommended Actions for the City Council:

- 1. Approve Amendment No. 1 to the Agreement with Granicus, LLC, exercising the one-year renewal option for the City's website and community engagement platform, in an amount not to exceed \$55,126.95; and
- 2. Authorize the City Manager, or designee, to execute Amendment No. 1 in a form approved by the City Attorney.

16. Consideration of Amendment No. 1 to the Contract Service Agreement with General Pump Company for Additional On-Call Emergency and Maintenance Services for the City of Glendora Water Infrastructure

Recommended Actions for the City Council:

- 1. Approve Amendment No. 1 to the Professional Services Agreement with General Pump Company, Inc. for on-call well and booster pump maintenance services, extending the initial term one year and increasing the contract amount by \$250,000, from \$300,000 to \$550,000; and
- 2. Authorize the City Manager to execute Amendment No. 1, including minimal and/or non-substantive changes.

17. Consideration of Amendment No. 1 to the Contract Services Agreement with Big Sky Electric Inc., for On-Call Electrical Services to Extend the Term of the Agreement by One Year and Increase the Contract Amount by \$100,000

Recommended Actions for City Council:

- 1. Approve Amendment No. 1 to the Agreement for Contract Services with Big Sky Electric, Inc. for on-call electrical services and maintenance for the City of Glendora Water Infrastructure, increasing the contract amount from \$100,000 to \$200,000 and extending the agreement term for an additional one-year period; and
- 2. Authorize the City Manager or his designee to execute Amendment No. 1, including minimal and/or non-substantive changes.

18. Consideration of Purchases of Water Mainline Parts and Supplies from the following three suppliers Core & Main, Ferguson, and Western Water Works in a combined amount not to exceed \$350,000 for Fiscal Year 2026-27

Recommended Action for City Council:

- 1. Authorize purchases of water mainline parts and supplies from each of the three suppliers: Core & Main, Ferguson, and Western Water Works in a combined amount not to exceed \$350,000 for Fiscal Year 2026-27.

19. Consideration of the Purchase of Water Meters and Water Meter Parts

Recommended Action for the City Council:

- 1. Authorize the Purchase of Water Meters and Water Meter Parts from Thirkettle Corporation (dba Aqua Metric Sales Company) in an amount not to exceed \$60,000 for Fiscal Year 2026-27.

UNFINISHED BUSINESS

20. Update on the Glendora People Movement Project and Review of First Last Mile 100% Design Plans

Recommended Actions for the City Council:

- 1. Receive a presentation providing a status update on the Glendora People Movement Project;
- 2. Approve the 100% design plans for the Glendora Avenue and Foothill Boulevard First/Last-Mile Improvements, dated July 8, 2026, and find that the plans are reasonable and consistent with applicable design standards for purposes of Government Code Section 830.6; and
- 3. Authorize the City Engineer to approve minor revisions that are consistent with the approved design and do not materially alter the design. Any material modification shall receive documented discretionary approval before construction.

21. Consideration of Amendment No. 2 to the Contract Services Agreement with Mariposa Landscapes, Inc. for Landscape Maintenance and Weed Abatement Services, Extending the Term of the Agreement Through June 28, 2027

Recommended Actions for the City Council:

- 1. Approve Amendment No. 2 to the to the Contract Services Agreement with Mariposa Landscapes, Inc. for landscape maintenance & weed abatement services, extending the term of the agreement through June 28, 2027, in the amount not to exceed of \$1,720,000 for the period of the extension; and
- 2. Authorize the City Manager or his designee to execute the Amendment.

22. Consider authorizing a supplemental appropriation in the amount of \$9,000,000 to account 30100990-70000 for construction of streets and facilities projects identified at the City Council Workshop 1 held on June 16, 2026

Recommended Actions for City Council:

- 1. Authorize a supplemental appropriation in the amount of \$9,000,000 to Capital Projects Fund, account 30100990-70000, for construction of streets and facilities projects identified at Workshop 1; and
- 2. Authorize the necessary budget adjustments.

NEW BUSINESS

23. Consider an Agreement for Public Works Services with West Coast Arborists, Inc. for Citywide Tree Trimming and Tree Maintenance Services for a Five-Year Term in the amount not to exceed \$760,000 Annually

Recommended Actions for the City Council:

- 1. Award an Agreement with West Coast Arborists, Inc. for Citywide Tree Trimming and Tree Maintenance Services for a five-year term in the amount not to exceed \$760,000 annually during the term of the agreement;
- 2. Authorized a ten percent (10%) contingency in an amount not to exceed \$76,000 annually during the term of the Agreement; and
- 3. Authorize the City Manager or his designee to execute the Agreement including minimal and/or non-substantive changes.

24. Consideration of an Agreement for Public Works Services to J. De Sigio Construction, Inc. for the Live Oak Water and Street Improvement Project for a total amount not to exceed \$715,623

Recommended Actions for the City Council:

- 1. Adopt a City Council Resolution entitled, "A Resolution of the CITY COUNCIL OF THE CITY OF GLENDORA, FINDING AND DETERMINING THAT AN EMERGENCY EXISTS WITH RESPECT TO THE NORTH LIVE OAK AVENUE WATER AND STREET IMPROVEMENT PROJECT, AUTHORIZING AND APPROVING THE PROJECT WITHOUT NOTICE FOR BIDS PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTIONS 1102, 20168 AND 22050";
- 2. Determine that the Live Oak Water and Street Improvement Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15269(b), Emergency Projects, and direct staff to file a Notice of Exemption;
- 3. Approve and ratify the Agreement with J. De Sigio Construction, Inc. for the Live Oak Water and Street Improvement Project in the amount of \$622,623;
- 4. Authorize a contingency amount not to exceed \$93,000 for necessary change orders, resulting in a total authorized contract amount not to exceed \$715,623; and
- 5. Authorize the City Manager or designee to execute the Agreement, approve necessary change orders within the approved contingency amount, subject to approval as to form by the City Attorney, and make minor, non-substantive revisions as necessary.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

ADDITIONAL INFORMATION

Accessibility and Accommodation Requests: Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting may request such accommodation from the City Clerk's Office at (626) 914-8210 or CityClerk@cityofglendora.gov. Notification 72 hours prior to the meeting (48 hours for assisted listening devices) will enable the City to make reasonable arrangements to assure accessibility.

Levine Act Disclosure: Pursuant to the Levine Act (Government Code §84308), any party to a proceeding involving a license, permit, contract, or other entitlement for use before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made to a Councilmember within the preceding twelve (12) months.

Broadcasting [*City Council only*]: This meeting is broadcast live at cityofglendora.gov/citymeetings, on [YouTube.com/cityofglendora](https://www.youtube.com/channel/UCvYUwUwUwUwUwUwUwUwUwUw), and on Cox Communications Channel 3 and Verizon/Fios Channel 31, and is replayed the following week on the same channels. On-demand replays are available online at any time.

In-Person Public Comment: Members of the public may address the governing body on any agenda item, or during the Public Comment portion of the meeting, by completing a Public Comment Card, available in the lobby or at the podium, and submitting it to the City Clerk before Public Comment or the Public Hearing closes. When your name is called, step to the podium and state your name before beginning. Speakers are limited to three (3) minutes, speaking once, on both on- and off-agenda items, unless, upon motion, such time is extended by the legislative body. Providing your name, city of residence, mailing address, or other identifying information beyond your name is voluntary; if you would like a follow-up from the City, please provide contact information.

Written Comment: To submit a written comment on an agenda item or during Public Comment, email publiccomment@cityofglendora.gov with the subject line "Public Comment" followed by the name of the governing body, meeting date, and agenda item number or brief description, or mail your comment to 116 E. Foothill Blvd, Glendora, CA 91741, ATTN: City Clerk's Department, RE: "Public Comment." Comments are forwarded to the City Clerk and made part of the public record.

Remote Participation (SB 707): Pursuant to Senate Bill 707 and Government Code §§ 54953.4 and 54954.3, members of the public may provide public comment in real time either in person or remotely through the two-way telephonic/video service identified below. Remote commenters receive the same time allotment as those commenting in person; remote comments on items not on the agenda will be heard following the in-person Public Comment period.

Remote Public Comment: To provide public comment remotely, press *9 if participating by telephone, or use the "Raise Hand" feature if participating by video. When called upon, you will be unmuted and given your allotted time to speak; telephone participants may press *6 to mute or unmute. Remote speakers must be present in the queue when called and are responsible for ensuring they remain connected and able to hear the meeting.

Join by Phone: +1 669 444 9171

Webinar ID / Meeting Code: 932 924 7224

Join by Video [cityofglendora.gov/zoom](https://us06web.zoom.us/j/9329247224) (<https://us06web.zoom.us/j/9329247224>). Please be advised the City does not guarantee this link will work or that there will not be technical difficulties; the only way to guarantee real-time participation is via in-person comment or telephone call-in.

Remote Access Disruption: If a disruption prevents the public from participating remotely, the meeting will recess for at least one (1) hour while staff makes good-faith efforts to restore service, per City Council Policy No. 1.45 (Technological Disruption of Remote Participation Services). If service is not restored within that time, the City Council will take a roll-call vote confirming that good-faith efforts were made and that the public interest in continuing outweighs further delay.

Technical Assistance: Meeting staff will monitor remote access during the meeting. If you experience remote access issues, please notify the meeting host as soon as possible.

Supplemental Materials (Government Code § 54957.5): Materials related to an item on this agenda that are distributed to the governing body after the agenda packet is posted are available for public inspection in the City Clerk's Office, 116 E. Foothill Blvd, Glendora, California, during normal business hours, and on the City's website.

Recording: Members of the public may record any portion of this meeting using an audio or video recorder, or a still or motion picture camera, provided the device is operated in a non-disruptive manner.

Meeting Recording: Testimony given before the governing body is recorded. The timer light at the podium, on the iPad will turn yellow when the speaker has 30 seconds remaining, and red when the speaker's time has expired.

Certification of Meeting Notice and Agenda Posting

This notice and agenda were posted on the City's website and at the locations identified in the Guide to Public Meetings at least 72 hours prior to the meeting date, in compliance with the Ralph M. Brown Act.