



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 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 (via Zoom), Deputy City Manager Marie Ricci, Chief of Police Mike Randazzo, Public Works Director William Wittkopf, Finance Director/City Treasurer Kyle Johnson, City Clerk/Communications Director Kathleen Sessman, Assistant Public Works Director Valerie Velasquez-Santoya, Building Official David Collett, Principal Planner Hans Friedel, Senior Planner Yalini Siva, Police Captain Chris Stabio, Police Lieutenant Matt Fenner, Business Services Manager Julie Linger, Media Specialist Craig Gill, Senior Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Roxanne Breceda

CLOSED SESSION

Closed Session titles were read into the record.

Mayor Fredendall announced that an item arose after the posting of the agenda that required immediate City Council action regarding real property located at 1134 S. Barranca Avenue that requires a 4/5 vote to add to the agenda and requested a motion.

A motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council add an Urgency Item entitled, "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 Unified School District, with whom City is negotiating and to give direction to its negotiator(s) Adam Raymond, Danny Aleshire, Jeff Kugel, and Moises Lopez regarding certain real properties in Glendora generally located at 1134 S. Barranca Avenue, APN 8632-001-900. The City's real property negotiators will seek direction from the City Council regarding this property." Motion carried 5-0 as follows: AYSE: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

There was no one wishing to provide comment. The meeting convened into Closed Session at 6:07 PM.

1. CONFERENCE WITH LABOR NEGOTIATOR A closed session will be held, pursuant to Government Code §54957.6 to conduct labor negotiations with the City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Deputy City Manager Marie Ricci, and Finance Director Kyle Johnson. Employee Organization: Glendora Management Association (GMA).

Closed Session adjourned at 6:45 PM and the meeting reconvened into Open Session at 7:00 PM with all members present. City Attorney Aleshire reported confidential briefings were held on both Closed Session items, direction was given, and no reportable actions were taken.

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 Iris Cuevas.

HIGH SCHOOL STUDENT REPORTS

2. High School Student Reports

Student reports were presented by Charter Oak Student Representative Iris Cuevas, Saint Lucy's Student Representative Julianna Santiago and Arianna Terrazas.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

3. Public Comments received

Mayor Fredendall read the following statement into the records relating to Independent Cities Association (ICA) Amicus Brief Statement:

"Before we open this evening's Public Comment Period I want to report out and share about a recent action taken on behalf of the City that has become news fodder in social media circles, and I believe needs sharing and clarification as the fueled bonfire has once again made many distractions.

As most of us are aware, The City extends itself beyond our own agency to regional committees, commissions and associations that collaborate to help serve the City in many areas. These inclusions and memberships are made to enhance, improve and expand our voice and presence in the region and the state to advance causes to better promote and position Glendora to receive and provide better service to our residents, than we might be able to do alone.

Participation in these entities is through appointed, elected or volunteered delegates made up of Councilmembers and or Staff. Said delegate becomes the representative on behalf of the City.

One of these associations is Independent Cities Association, an entity made up of 40+ member Cities with the mission being to Network, educate, collaborate and advance the member cities positions toward voice, local controls and address issues of mutual importance related to matters pressed upon us by higher levels of government. I

represent this City at this Association and am presently serving on the Exec. Board of Directors as Vice President.”

Comments were received from: Bob Moore and Wendy Seyfert.

MEMBER STATEMENT/REPORTS

Councilmember/Commissioner Thompson thanked Mayor Fredendall for the ICA statement.

Councilmember/Commissioner Davis highlighted the City’s Halloween Carnival; announced the Halloween Walk taking place Friday, October 31, 2025; reminded the community about Dalton Trail Day and the Glendora Historical Society’s “Family Ties” event on Saturday, November 1, 2025; and noted the Glendora Community Coordinating Council’s holiday basket program.

Councilmember/Commissioner Elias commented on recent social media activity regarding the ICA; recognized Red Ribbon Week and thanked local officers and cadets for their participation; acknowledged the Glendora High School Girls Flag Football Team; and requested a brief overview of the City’s public noticing requirements for public meetings.

Mayor Pro Tem/Vice-Chair Allawos congratulated Aleshire & Wynder on their ICA briefing; reported on the San Gabriel Valley Council of Governments; and addressed topics including smart streetlight technology and Athens Services’ bulk pickup program, encouraging residents to contact Athens or the City with any service-related concerns.

Mayor/Chair Fredendall announced Dalton Trail Day on Saturday, November 1, 2025; reported that there have been no recent transient-related incidents; and reminded the community to use caution and be safe while trick-or-treating.

CITY MANAGER AND CITY ATTORNEY STATEMENTS

There were no statements or reports given.

SPECIAL ITEMS

4. A Proclamation proclaiming October 23-31, 2025 as Red Ribbon Week

Proclamation presented to School Resource Officers Albert Argueta and Crystal Goins.

PUBLIC HEARINGS

5. Public Hearing to consider adopting an Ordinance Amending Title 21 (Zoning) of the Glendora Municipal Code to Establish Objective Design Standards and Streamline Existing Regulations in Alignment with the City’s Adopted Housing Element and State Law

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

A staff presentation was made. Public Testimony period was opened. There being no one wishing to provide testimony, the Public Testimony period and Public Hearing were closed.

City Council discussion included architectural styles; state law requirements for housing developments; building code amenities; height variation; side-yard architecture; electric vehicle (EV) and Americans with Disabilities Act (ADA) parking regulations; and reference to the user guide.

A motion was made by Councilmember Davis, seconded by Councilmember Thompson, that the City Council 1. Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA); 2. Introduce for first reading **Ordinance 2095** entitled, "AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS AND STREAMLINE EXISTING REGULATIONS IN ALIGNMENT WITH THE ADOPTED HOUSING ELEMENT AND STATE LAW (File # PLN22-0042);" and 3. Direct the preparation of a summary of introduced Ordinance for publication pursuant to Govt. Code 36933 and Resolution CC 2018-40. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

6. Public Hearing to consider a Resolution adopting an Update to the General Plan Safety Element (PLN22-0043)

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

A staff presentation was made by Principal Planner Hans Friedel, who announced for the record that Appendix Attachment B had been inadvertently omitted from the agenda item and was now attached and available for public review. The Public Testimony period was opened. Correspondence was received from the Glendora Citizens group. There being no one wishing to provide oral testimony, the Public Testimony period and Public Hearing were closed.

City Council discussion included information on texting 67283 for emergency alerts and texting "Glendora" for City updates; the Fire Hazard Severity Zones Map; Housing Element zoning and related State requirements; identification of community hazards, map boundaries, and evacuation sites; Emergency Operations Center (EOC) exercises, shelter areas, and regional shelters; Fire Hazard Policy F-22; disaster service response; and CEQA requirements regarding the availability and adequacy of Los Angeles County services.

Following discussion, a motion was made by Councilmember Davis, seconded by Councilmember Thompson, that the City Council 1. Find and determine that the Safety Element update is exempt from the California Environmental Quality Act (CEQA); and 2. Adopt **Resolution CC 2025-37** entitled, "A RESOLUTION OF THE CITY COUNCIL APPROVING A GENERAL PLAN AMENDMENT TO ADOPT THE AMENDED SAFETY ELEMENT, INCORPORATING THE MOST RECENT FEMA FLOOD INSURANCE RATE MAP, AND FINDING THE PROJECT IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)." Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

7. Public Hearing for Tentative Tract Map and Development Plan Review for a 3-story, 24-unit residential development at 363 W. Route 66 (Project File No. PLN24-0051; Applicant: The Olson Company; Property Owner: Anthony Verlingo)

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

A staff presentation was made. An applicant presentation was given by Brian Cunningham, Director of Development for The Olson Company.

The Public Testimony period was opened. Public Testimony was received from: Harrison Smalley. The Public Testimony period and Public Hearing were closed.

Closing comments were provided by Brian Cunningham, Director of Development for The Olson Company.

City Council discussion included locating bedrooms with bathrooms on the first floor; clarification of public testimony regarding homelessness and crime trends as noted in the Los Angeles County report; art requirements for the community gates; unit cost considerations; management and income verification for the 55-year affordability covenant; Covenants, Conditions, and Restrictions (CC&Rs) related to parking enforcement; no overnight street parking condition; Homeowners Association (HOA) oversight of garage use and authority to inspect garages; placement of mechanical equipment and architectural design details; parking concerns; roof edge treatment; concerns with front setbacks and parking; and clarification of the procedural constraints surrounding any consideration of project denial.

Following discussion, a motion was made by Councilmember Davis, seconded by Councilmember Thompson, 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 2025-38** titled, "A RESOLUTION OF THE CITY COUNCIL APPROVING TENTATIVE TRACT MAP (NO. 84726) AND DEVELOPMENT PLAN REVIEW FOR SUBDIVISION OF LAND TO CONSTRUCT TWENTY-FOUR (24) RESIDENTIAL CONDOMINIUM UNITS ON CERTAIN PROPERTY LOCATED AT 363 WEST ROUTE 66, GLENDORA, CALIFORNIA (APN #8639-020-003) (FILE NO. PLN24-0051)." Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

CONSENT CALENDAR

Councilmember Thompson commented on Item #11, and Mayor Pro Tem Allawos requested clarification on Item #12.

A motion was made by Councilmember/Commissioner Davis, seconded by Councilmember/Commissioner Thompson to approved Consent Calendar Items #8 - #12 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 October 14, 2025 Meeting

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

9. City of Glendora and Glendora Successor Agency Investment Report for September 2025

The City Council and Successor Agency receive and filed the Monthly Investment Activity Report for September 2025.

10. Accept the Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant PT26120 award and authorize an increase in estimated revenues in the amount of \$120,000 and appropriate expenditures in the same amount to the OTS Account #28250940

The City Council 1. Accepted the Office of Traffic Safety STEP Grant PT26120 award; and 2. Authorized an increase in estimated revenues and a supplemental appropriation in the amount of \$120,000 in the OTS STEP Grant Fund 282.

11. Approve the Agreement with Miracle Playground Sales for Shade Structure for Gladstone Park in an amount not to exceed \$186,141

The City Council 1. Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) for the project; 2. Approved an Agreement with Miracle Playground Sales for Gladstone Park Shade Structure and Picnic Site Installation in the amount of \$186,141; and 3. Authorized the City Manager or his designee to execute the agreement with Miracle Playground Sales including minimal and/or non-substantive changes.

12. Authorize the Purchase of Ten Workstations and Related Furniture

The City Council 1. Authorize the Purchase of Ten Workstations and Related Furniture from Government & Business Interiors, LLC in an amount not to exceed \$85,000; and 2. Approve a supplemental appropriation in FY 2025-27 Adopted Two-Year Budget in the amount of \$85,000 split \$42,500 from Capital Project Fund (Fund 301) and \$42,500 from Water Capital Project Fund (Fund 502).

NEW BUSINESS

13. Award a five-year (5) Professional Service Agreement to Axon Enterprise, Inc. to consolidate current body worn camera, fleet camera, and interview camera agreements, and include the upgrade of several current products, the purchase of new taser devices, and replacement of body worn cameras and fleet cameras for an amount not to exceed \$1,397,498.67

Following discussion, a motion was made by Councilmember Davis, seconded by Mayor Pro Tem Allawos, that the City Council 1. Award a Master Services and Purchasing Agreement with Axon Enterprise, Inc. (Axon) in an amount not to exceed \$1,397,498.67 over a five (5) year period; 2. Authorize the Police Chief to execute any necessary contingency in an amount not to exceed 5% of the original contract amount; 3. Authorize the City Manager to execute the Agreement; and 4. Approve supplemental appropriations in the amount of \$100,000 in Asset Forfeiture (Fund 281) and \$77,000 in Community Oriented Policing Services (Fund 275) in the FY2025-27 Adopted Two-Year Budget. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

Mayor Fredendall requested a motion to extend the meeting past the 10:30 PM curfew. A motion was made by Councilmember Davis, seconded by Mayor Pro Tem Allawos. There being no objections, the meeting continued.

14. Introduction and First Reading of an Ordinance Approving the 2025 City-Wide Engineering and Traffic Speed Surveys and Declaring Speed Limits

Following discussion, a motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council 1. Introduce for first reading **Ordinance 2096** entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE 2025 CITYWIDE ENGINEERING AND TRAFFIC SURVEY AND AMENDING THE GLENDORA MUNICIPAL CODE TO DETERMINE AND

DECLARE PRIMA FACIE SPEED LIMITS;" and 2. Direct staff to prepare a Summary Ordinance for Publication. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

15. Capital Improvement Update

A motion was made by Councilmember Thompson, seconded by Mayor Pro Tem Allawos, that the City Council 1. Receive and file the FY 2025/26 Capital Improvement Program Update. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

16. First Reading and Introduction of Ordinance adopting the 2025 California Building Standards Codes

A motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Davis, that the City Council 1. Introduce for first reading **Ordinance 2097** entitled, "AN ORDINANCE OF THE CITY OF GLENDDORA, CALIFORNIA, ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA ADMINISTRATIVE CODE; CALIFORNIA FIRE CODE; CALIFORNIA BUILDING CODE; CALIFORNIA EXISTING BUILDING CODE; CALIFORNIA HISTORICAL BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA WILDLAND-URBAN INTERFACE CODE; CALIFORNIA ELECTRICAL CODE; CALIFORNIA RESIDENTIAL CODE; CALIFORNIA GREEN BUILDING STANDARDS CODE; CALIFORNIA REFERENCED STANDARDS CODE; AND CALIFORNIA ENERGY CODE; INCLUDING SELECTED APPENDICES THERETO;" and 2. Direct the preparation of a summary of ordinance for publication pursuant to Govt. Code 36933 and Resolution CC 2018-40. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

17. Consider Approval of City Attorney Rate Increases and an Amendment to the City Attorney Contract

A motion was made by Mayor Pro Tem Allawos, seconded by Councilmember Thompson, that the City Council 1. Authorize an increase in some of the hourly billing rates for the City Attorney's Office; 2. Approve an Amendment to the Contract Services Agreement for City Attorney Services, dated March 13, 2018; and 3. Authorize the Mayor to execute the Amendment to the Contract Services Agreement. Motion carried 5-0 as follows: AYES: Davis, Elias, Thompson, Allawos, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

MEMBER/STAFF CLOSING COMMENTS

Councilmember/Commissioner Elias congratulated the Glendora High School Girls Flag Football team for their 19-0 victory and upcoming semifinal game this weekend.

Councilmembers wished everyone a safe and happy Halloween

ADJOURNMENT

Meeting adjourned at 10:52 PM.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on November 12, 2025.