



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 7:00 PM by Mayor/Chair Fredendall.

ROLL CALL

Members Present: Michael Allawos, Shaunna Elias, Mendell L. Thompson, Mayor Pro Tem/Vice-Chair Karen Davis, Mayor/Chair David Fredendall

Members Absent: None

Staff Present: City Manager/Executive Director Adam Raymond, City/Agency Attorney Danny Aleshire, Assistant City Manager/Interim Public Works Director Moises Lopez, Deputy City Manager Marie Ricci, Chief of Police Mike Randazzo, Finance Director/City Treasurer Kyle Johnson, Assistant Finance Director Natasha Woolford, Human Services Supervisor Eric Deurmeier, Interim Library Director Cindy Romero, Interim Recreation and Human Services Director Annie Warner, Information Technology Director Sam Robbin (via Zoom), Assistant Public Works Director Valerie Velasquez-Santoya, Assistant Public Works Director Paul Zampielo, Economic Development and Housing Manager Tiffany Chew, Senior Planner Yalini Siva, Management Analyst Shantelle Coria, Senior Accounting Technician Jelisa Casarrubias, Senior Office Assistant Dena Perez, Digital Media Specialist Craig Gill, Senior Digital Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Roxanne Breceda

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was given by Pastor Dr. Michael Cordich of the First Baptist Church.

The Pledge of Allegiance was led by Paul Watkins.

HIGH SCHOOL STUDENT REPORTS

1. High School Student Reports

Student reports were presented by Glendora High School representative Maya Yassine and Saint Lucy's Priory High School representative Julianna Santiago.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

2. Public Comments received

Members of the public requesting to speak, included Bob Moore, Frank Artura, Tomoko Toland, John Harold, Michael Matthews, Dr. Bassam Mouazzen, and Gary Boyer, and no written correspondence was received.

MEMBER STATEMENT/REPORTS

Councilmember/Commissioner Allawos reported on Senate Bill 79, noting uncertainty related to implementation, commented on the community survey, highlighted the launch of the MyCivicServices app, and announced the passing of former Mayor and City Councilmember Sue Bauer and requested adjourning tonight's meeting in her memory.

Councilmember/Commissioner Elias reported on her role as the City's representative to the Southern California Association of Governments Community, Economic, and Human Development Committee, noting that Senate Bill 79 had not appeared on the recent agenda and that additional information would be shared as it becomes available.

Councilmember/Commissioner Thompson announced the completion of the City Hall roof repair and removal of the temporary tarp, noted the start of Lassie League and Little League baseball season, recognized Women's History Month, and expressed appreciation for Mayor Pro Tem Davis's approximately 21 years of service, as well as for Councilmember Elias and all women serving in City government.

Mayor Pro Tem/Vice-Chair Davis thanked Councilmember Thompson for his remarks and reported attending the Housing California conference in Sacramento on behalf of the San Gabriel Valley Regional Housing Trust, where discussions included federal housing policy changes, efforts to streamline state housing funding, and a panel on housing and homelessness.

Mayor/Chair Fredendall noted that Assistant Public Works Director Velasquez-Santoya had received the address referenced during public comment and would follow up, and extended condolences on the passing of former Mayor and Councilmember Sue Bauer.

CITY MANAGER AND CITY ATTORNEY STATEMENTS

City Manager/Executive Director Raymond provided a brief overview of prior City Council direction on potential facility modifications, identification of hazardous materials and construction deficiencies, and subsequent policy discussions regarding capital improvement priorities and one-time funding resulted in deferring interim repairs and ultimately proceeding with a reduced-scope roof project.

City/Agency Attorney Aleshire reported no items.

SPECIAL ITEMS

3. A Proclamation Proclaiming March 23-27 as Government Finance Professionals Week

Proclamation presented to Finance Director/Treasurer Johnson, Assistant Finance Director Woolford, Senior Accounting Technician Casarrubias, and Senior Office Assistant Perez.

4. Update on Addressing Homelessness – March 2026

A motion was made by Councilmember Allawos, seconded by Councilmember Thompson that the City Council receive and file the update.

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

PUBLIC HEARING

5. Consideration of Proposed Funding Recommendations for the FY 2026-27 Community Development Block Grant (CDBG) Funds

Item title was read into the record, and the Mayor/Chair formally opened the Public Hearing.

Staff presented the report and provided an overview of the Community Development Block Grant (CDBG) program and proposed allocation of funds.

The Mayor opened the Public Testimony period. No members of the public addressed the Council, and no written correspondence was received. The Public Testimony period and Public Hearing were closed.

City Council discussed the proposed use of CDBG funding and potential future consideration of low-income housing improvements, and clarification on the estimated number of residents benefiting from the proposed infrastructure improvements.

Following deliberation, a motion was made by Councilmember Allawos, seconded by Councilmember Thompson, to: 1. Accept the proposed funding recommendations for the FY 2026-2027 One-Year Action Plan; and 2. Commence the required 30-day public comment period for the FY 2026-2027 Plan.

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

CONSENT CALENDAR

A motion was made by Councilmember/Commissioner Allawos, seconded by Councilmember/Commissioner Thompson, to approve Consent Calendar Items as presented, affirming the actions appropriate to each item.

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

6. Affirm minutes from the March 10, 2026 meeting

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

7. City of Glendora and Glendora Successor Agency Investment Report for February 2026

The City Council and Successor Agency received and filed the Monthly Investment Activity Report for February 2026.

8. Consideration of Amendment No. 2 to the Contract Services Agreement with Environment Planning Development Solutions, Inc., dated May 24, 2022 for additional environmental services related to the North Glendora Reservoir replacement project in an amount not to exceed \$17,575 for additional services.

The City Council 1. Approved Amendment No. 2 ("Amendment") to the Contract Services Agreement ("Agreement") with Environment Planning Development Solutions, Inc. (dba EPD Solutions) dated May 24, 2022, extending the Term of the Agreement and increasing the contract

sum by \$17,575 to a total amount not to exceed \$190,191; 2. Authorized the City Manager to execute Amendment No. 2, including minimal and/or non-substantive changes; and 3. Authorized the City Manager to extend the term of the Agreement by two additional one-year periods.

9. Amendment No. 1 to the Agreement for Contract Services with JMDIAZ, Inc. for Engineering and Land Development Services

The City Council 1. Approved Amendment No. 1 (“Amendment”) to the Contract Services Agreement (the “Agreement”) with JMDiaz, Inc. (“JMD”) extending the contract term by one year and increasing the compensation due to JMD under the Agreement by \$349,000 to a total amount of \$570,000; and 2. Authorized the City Manager to execute the Amendment.

10. Consider Amendment No. 4 to the Contract Services Agreement with CSG Consultants, Inc. for Building Plan Review and Inspection Services for an additional one-year term and an amount not to exceed \$1,810,000

The City Council 1. Approved Amendment No. 4 to the Contract Services Agreement with CSG Consultants, Inc., extending the contract term by one year and increasing the contract amount by \$425,000, a new not-to-exceed total of \$1,810,000; and 2. Authorized the City Manager to execute the agreement.

11. Consideration of a Construction Contract to Harbor Construction Coating & Restoration, Inc. for the Mary E. & Clement M. La Fetra Center Stairs Replacement Project in an amount not to exceed \$234,600

The City Council 1. Adopted a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15301(d) of the California Code of Regulations (CEQA Guidelines); 2. Approved the Construction Contract with Harbor Coating Construction & Restoration Inc. for the Mary E. & Clement M. La Fetra Center Staircase Replacement Project, Plan No. 1387, in the amount of \$234,600; 3. Authorized a contingency for necessary change orders in an amount not to exceed 10% (\$23,460) of the total contract amount (\$234,600) for a total authorization not to exceed \$258,060; and 4. Authorized the City Manager or his designee to execute the Contract and approve change orders within the approved contingency amount, including minimal and/or non-substantive changes.

12. Notice of Completion for Resurfacing of Finkbiner Park Skate Park

The City Council 1. Accepted and Approved the Notice of Completion for the Resurfacing of Finkbiner Park Skate Park project by California Skateparks Inc.; and 2. Authorized the Mayor to sign the Notice of Completion for recordation.

MEMBER AGENDA ITEMS

13. Unscheduled Vacancy on the Water Commission Update (Office No. 3; Term Expiring: June 30, 2029)

A motion was made by Councilmember Allawos, seconded by Councilmember Thompson, directing staff to proceed with Option 1: Scheduling interviews and the appointment to fill unscheduled vacancy on Water Commission, Office No. 3 at a Special City Council meeting on April 14, 2026 at 5:30 p.m.

Motion carried 5 - 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

14. Consideration of a Resolution adopting an updated legislative platform to be used as the background to review proposed legislation and requests for support/opposition

A motion was made by Mayor Pro Tem Davis, seconded by Councilmember Thompson, to approve/adopt the following: 1. Approve the FY 2025-2027 State and Federal Legislative Platform; and 2. Adopt **Resolution CC 2026-05** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING AN AMENDED ADMINISTRATIVE POLICY FOR A LEGISLATIVE ADVOCACY PROGRAM."

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

15. Information on Citizen Ad-Hoc Committees, City Council Sub-Committees, and Direction on the Use of One-Time Funds

City Council discussion included considerations of the use of one-time funds, pros and cons of establishing a committee to review the City's facilities and infrastructure needs, funding approaches with emphasis on street improvements, and types of ad hoc committee and different approaches to gather community input.

A motion was made by Mayor Fredendall, seconded by Councilmember Thompson, to direct staff to define available surplus funds by reducing reserves to 30% to implement the Corporate/Public Works Yard restructure plan, as previously presented, and initiate the project immediately. Any remaining available or short-term realized funding shall be directed toward street restoration. Funding sources shall include excess reserves and the reprioritization of capital project funds, excluding pension and other post-employment benefits (OPEB) 115 Trust funds.

Motion failed 2 – 3 as follows: AYES: Thompson, Fredendall; NOES: Allawos, Elias, Davis; ABSENT: None; ABSTAIN: None.

A motion was made by Councilmember Thompson, seconded by Mayor Fredendall, to direct staff to conduct a series of three City Council workshop, one each month, to evaluate the use of one-time funds, review current capital needs and facility conditions, explore funding options including grants and private financing, and consider the potential formation, scope, and structure of a future advisory committee.

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

A motion was made by Mayor Pro Tem Davis, seconded by Mayor Fredendall, to receive and file the report.

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

NEW BUSINESS

16. Annual Report for the Business Improvement District and Consideration of a Resolution of Intent to Levy and Collect Assessments for Fiscal Year 2026-2027 For the Glendora Village Business Improvement District

A motion was made by Mayor Fredendall, seconded by Councilmember Thompson, to approve/adopt the following: 1. Approve the FY 2026-2027 Business Improvement District Annual Report; and 2. Adopt **Resolution CC 2026-06** entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA DECLARING THE CITY COUNCIL'S INTENT TO LEVY AND COLLECT ASSESSMENTS FOR THE FISCAL YEAR 2026-2027 FOR THE GLENDORA VILLAGE BUSINESS IMPROVEMENT DISTRICT AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING CONCERNING THE LEVY OF THE ANNUAL ASSESSMENTS."

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

17. 2025 General Plan Annual Progress Report and the Housing Element Implementation Annual Progress Report

A motion was made by Councilmember Allawos, seconded by Councilmember Thompson, to receive and file the 2025 General Plan Annual Progress Report and the Housing Element Implementation Annual Progress Report.

Motion carried 5 – 0 as follows: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

MEMBER/STAFF CLOSING COMMENTS

There were no statements or reports given.

ADJOURNMENT

Meeting was adjourned at 10:18 PM in memory of Sue Bauer.

Kathleen R. Sessman, MMC
City Clerk/Communication Director

Minutes were approved on April 14, 2026.