



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 Moises Lopez, Chief of Police Mike Randazzo, Community Development Director Jeff Kugel, Finance Director/City Treasurer Kyle Johnson, Assistant Public Works Director Valerie Velasquez-Santoya, City Clerk/Communications Director Kathleen Sessman, Economic Development and Housing Manager Tiffany Chew, Business Services Manager Julie Linger, City Planner Mark Carnahan, Management Analyst Stephanie Ryan, 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 First Baptist Church.

The Pledge of Allegiance was led by Julie Michael.

HIGH SCHOOL STUDENT REPORTS

1. High School Student Reports

Student reports were presented by Charter Oak Student Representative Iris Cuevas and Saint Lucy's Student Representatives Sophia Munoz and Julie Michael.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

2. Public Comments received

Members of the public addressed the Council, and written correspondence was received from: Norma Fernandez, Frank Artura, Bob Moore, Hector Rojero, and Hayley Block.

MEMBER STATEMENT/REPORTS

Councilmember/Commissioner Thompson encouraged residents to report potholes, commented on the recent weather conditions, provided an update that management is obtaining bids to repair the Council Chamber roof, and acknowledged the students in attending the meeting tonight.

Councilmember/Commissioner Elias reported on her participation in the 2026 Greater Los Angeles Homeless count and clarified a misunderstanding regarding her assigned counting area, provided an update on touring the Men's Central Jail, and commented on a recent incident at her residence related to a Council policy matter, and encouraged members of the public to contact her through the City, by email or phone to schedule a meeting with her.

Councilmember/Commissioner Allawos requested that the meeting be adjourned in memory of Sylvia Sleeky and reported on attending the League of California Cities Governance, Transparency, and Labor Relations Policy Committee meeting in Sacramento.

Mayor Pro Tem/Vice-Chair Davis thanked staff for their assistance with the 2026 Greater Los Angeles Homeless Count, commented on community member Sylvia Sleeky, invited the community to attend a celebration of her life on January 31, 2026, at Foothill Christian Church, and commented on Glendora High School's Bandorama.

Mayor/Chair Fredendall reported on his participation in the 2026 Greater Los Angeles Homeless Count and recognized Principal Planner Friedel on being selected to serve a 15-month assignment with the California Governor's Office of Land Use and Climate Innovation, Visioning and Community Engagement Technical Advisory Group.

CITY MANAGER AND CITY ATTORNEY STATEMENTS

City Manager/Executive Director Raymond announced that the City will be distributing notices regarding the annual Consumer Price Index (CPI) water rate adjustment, noting the 3.45 percent increase effective March 1, 2026.

Assistant City Manager Lopez responded to inquiries regarding potholes, trash, and street debris, advised the public to contact the Public Works Department at (626) 914-8246 or public_works@cityofglendora.gov, reported that 40 potholes were repaired following the recent rainstorm, and announced that the City received a \$1.2 million grant for the Sandburg Middle School Park Track and Field conversion, supported by Congressman Cisneros.

City Attorney Aleshire provided a brief overview of the City of Glendora's mayoral selection process and commented on mayor selection practices among California cities.

CONSENT CALENDAR

A motion was made by Councilmember/Commissioner Allawos, seconded by Mayor Pro Councilmember/Commissioner Thompson, that the City Council approve Consent Calendar Items #3 - #7 as presented, affirming the action appropriate to each item.

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

3. Affirm minutes from the January 13, 2026 Meeting

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

4. City of Glendora and Glendora Successor Agency Investment Report for December 2025

The City Council and Successor Agency received and filed the Monthly Investment Report for December 2025.

5. Glendora Housing Authority Annual Report for Fiscal Year 2023-2024

The City Council and Housing Authority 1. Received and filed the annual report, and 2. Directed staff to forward report to the California Department of Housing and Community Development.

6. Award an Agreement for Contract Services to Marx Brothers Fire Extinguishers Company, Inc. for Fire Suppression System Maintenance in an amount not to exceed \$94,590 during the initial term of the Agreement (RFP No. 9890745)

The City Council 1. Awarded an Agreement for Contract Services to Marx Brothers Fire Extinguishers Company, Inc. for Fire Suppression Maintenance and Repair services at City of Glendora facilities in the amount of \$31,530 annually, not to exceed \$94,590 during the initial term of the Agreement; 2. Authorized the City Manager or his designee to approve up to two, one-year extensions to the term of the Agreement, along with adjustments to the Contract Sum that do not exceed the applicable CPI increases for such periods; and 3. Authorized the City Manager or his designee to execute the Agreement including minimal and/or non-substantive changes.

7. Award an Agreement for Contract Services to Pro-Craft Construction, Inc. for As-Needed Plumbing Services in an amount not to exceed \$225,000 (RFP No. 9940965)

The City Council 1. Awarded an Agreement for Contract Services to Pro-Craft Construction, Inc. for as-needed plumbing services at various City of Glendora facilities in the amount not to exceed \$225,000; 2. Authorized the City Manager or his designee to approve up to three, one year extensions to the term of the Agreement; and 3. Authorized the City Manager or his designee to execute the Agreement, including minimal and/or non-substantive changes.

UNFINISHED BUSINESS

8. Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND), Associated Project Plans, a Use and Maintenance Agreement with Los Angeles County Flood Control District, and an Amendment to the Contract Agreement with Craftwater Engineering, Inc. for the Finkbiner Park Stormwater Capture Project

Following discussion, a motion was made by Councilmember Allawos, seconded by Councilmember Thompson, that the City Council approve the following actions: 1. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and the associated Mitigation Monitoring and Reporting Program (MMRP) for the Finkbiner Park Stormwater Capture Project pursuant to the California Environmental Quality Act (CEQA); 2. Approve the Finkbiner Park Stormwater Capture project plans; 3. Authorize the City Manager to execute a Use and Maintenance Agreement with the Los Angeles County Flood Contract District (LACFCD) for project implementation on County property; 4. Approve an Amendment to the Contract Services Agreement with Craftwater Engineering, Inc., to extend the term of the agreement through December 31, 2026, to provide continued support through the regulatory permitting process; and 5. Authorized the City Manager to execute the amendment to the Amendment to the Contract Services Agreement with Craftwater Engineering, Inc.

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

9. Resolution Adopting the Glendora Local Hazard Mitigation Plan (LHMP)

A motion was made by Mayor Pro Tem Davis, seconded by Councilmember Thompson, that the City Council approve the following action: 1. Adopted **Resolution CC 2026-01** titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING THE 2025 GLENDORA LOCAL HAZARD MITIGATION PLAN."

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

NEW BUSINESS

10. Economic Action Plan – Consider the Adoption of a Restaurant Incentive Program

Discussion included the proposed restaurant incentive program, restaurant scenarios, use of taxpayer funds to support economic development and business attraction, proposed funding amount, loan forgiveness timelines, tiered versus performance-based structures, accountability measures such as performance benchmarks, reporting requirements, repayment triggers in the event of early closure, underwriting standards, and safeguards to protect public funds; impacts on existing Glendora restaurants and businesses, broader economic factors including the balance between residential growth and commercial activity, the importance of both daytime and evening customer traffic, regional competition for restaurant operators, and whether landlord participation could strengthen the program; and interest in continuing the item to allow staff to return with additional details regarding program structure, financial protections, stakeholder input, and clear evaluation criteria including a matrix identifying measures of success, and loan terms.

A motion was made by Councilmember Thompson, seconded by Councilmember Allawos, that the City Council continue the item to a future meeting and direct staff to return by the end of March with a staff report providing additional information regarding program structure, financial protections and safeguards, scenarios, stakeholder input, clear evaluation criteria including a matrix identifying measures of success, and loan terms.

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 9:07 PM in memory of Sylvia Slakey.

Kathleen R. Sessman, MMC
City Clerk/Communication Director

Minutes were approved on February 24, 2026.