

Minutes
Special Meeting
Workshop No. 3: Funding Options



Tuesday, September 15, 2026
Glendora Public Library Bidwell Forum
140 S. Glendora Avenue, Glendora
Virtually via Zoom ID# 9329247224

CALL TO ORDER

The special meeting was called to order at 6:00 PM by Mayor David Fredendall.

ROLL CALL

Members Present: Michael Allawos, Shaunna Elias, Mendell Thompson, Mayor Pro Tem Karen K. Davis, Mayor David Fredendall

Members Absent: None

Staff Present: City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Finance Director/City Treasurer Kyle Johnson, Assistant Community Development Director Sean McPherson, Police Chief Mike Randazzo, Public Works Director Hal Ghafari, Recreation and Human Services Director Annie Warner, Library Director Rino Landa, Public Communications Coordinator Greg Morton, Audio Visual Production Specialist Craig Gill, Business Services Manager Paul Fisher, Assistant Public Works Director Valerie Velasquez-Santoya, Assistant Public Works Director Paul Zampiendo, Library Services Manager Cindy Romero, City Clerk/Communication Director Kathleen R. Sessman and Deputy City Clerk/Records Manager Roxanne Breceda

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Doug Frymer.

NEW BUSINESS

2. Workshop No. 3: Funding Options & Next Steps

Mayor Fredendall invited Public Comment prior to the presentation. No members of the public requested to speak. Written correspondence received from Joe Cina, Glendora Chamber of Commerce, was included in the agenda packet.

Staff report and overview presented by City Manager Raymond, Finance Director Johnson, Assistant Community Development Director McPherson, and Assistant City Manager Lopez. The report concluded the three-workshop series authorized by the City Council on March 24, 2026 and framed on April 28, 2026, following Workshop No. 1 Foundation and Funding on June 16, 2026 and Workshop No. 2 Library and Public Works Yard on July 21, 2026. The presentation reviewed six categories of possible funding and revenue options for the City's major capital facility needs — one-time funds and reserves, grants and appropriations, land and development, debt issuance, ballot measures, and additional options including public-private partnerships, philanthropy, and service level reductions — a proposed fiscal guardrail framework for the use of one-time reserves, a recommended \$7,000,000 layered funding strategy for Phase 1 of the Corporate Yard project, and the potential formation, scope, structure, membership, and timing of a citizen advisory committee.

Mayor Fredendall invited Public Comment. Speakers included Gary Boyer, Linda Sanders, Mike Albers, Ralph Munoz, Carolyn Thomas, Pam Richards, Erica Landman, Doug Frymer, Michael Baron, Mike Kotowski, and Juliette Albers. No additional written correspondence was received.

Discussion included the use of one-time funds and pension set-aside reserves and a fiscal guardrail framework requiring a named replenishment source and repayment period; consideration of a standing infrastructure commission rather than a short-term committee; preservation of the City's AAA bond rating; grant and appropriation strategy, including the \$10,600,000 State budget request submitted through Senator Pérez's office for the Glendora Public Library; land and development options, including Surplus Land Act constraints, park replacement requirements, deed and grant restrictions, and the pending South Hills development feasibility analysis; debt issuance capacity and the relationship between annual debt service and ongoing service levels; ballot measure thresholds and prior polling results; public-private partnerships and philanthropic contributions; the scope and phasing of the Corporate Yard project, including the status of Phase 2; the status of the Glendora Public Library project, pending an updated cost estimate in November 2026; the formation, scope, and timing of a citizen advisory committee and the alternative of a standing infrastructure commission; the need for a statistically valid community survey on service levels and funding; and the effect of construction cost escalation on deferring capital projects.

Following discussion, a motion was made by Councilmember Allawos, seconded by Councilmember Thompson, to direct staff to continue pursuing the following funding and revenue strategies:

- (1) State budget appropriations and earmarks;
- (2) State competitive grant programs;
- (3) Federal programs;
- (4) Emergency management and resiliency funding; and
- (5) Stormwater and low impact development (LID) funding.

Motion carried 5 - 0 by the following vote: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

A motion was made by Councilmember Allawos, seconded by Councilmember Thompson, to approve the recommended \$7,000,000 layered funding strategy for Phase 1 of the Corporate Yard project, and to direct staff to return to the City Council with:

- (1) The appropriation of funds as stated in the staff report; and
- (2) A policy on the use of one-time funding, including a repayment strategy and the fiscal guardrail framework.

Motion carried 5 - 0 by the following vote: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

A motion was made by Mayor Fredendall, seconded by Councilmember Elias, to direct staff to return to the City Council after the first of the year regarding a citizen advisory committee, including:

- (1) A determination as to whether such a committee is needed;
- (2) The purpose and scope of the committee; and
- (3) Optionality for the structure and scope of a standing commission.

Motion carried 4 - 1 by the following vote: AYES: Elias, Thompson, Davis, Fredendall; NOES: Allawos; ABSENT: None; ABSTAIN: None.

A motion was made by Mayor Fredendall, seconded by Councilmember Elias, to:

- (1) Direct staff to conduct an updated, scientifically valid, standalone community survey addressing City services, facilities, and service levels, including what services the community would be willing to reduce or forgo and what funding measures the community would support, with the work to commence as soon as possible.

Motion carried 5 - 0 by the following vote: AYES: Allawos, Elias, Thompson, Davis, Fredendall; NOES: None; ABSENT: None; ABSTAIN: None.

ADJOURNMENT

Meeting adjourned at 8:54 PM.

Kathleen R. Sessman, MMC
City Clerk/Communication Director

Minutes were approved on September 22, 2026.