



WORKSHOP 1: RESULTS & NEXT STEPS

One-Time Funding Investment in Glendora



Where Glendora Stands Today

Stability restored

Organizational modernization, Measures E & Z, and pension restructuring eliminated a \$3.5–\$4M deficit and earned a AAA bond rating.

Needs remain

Significant facility, street, and infrastructure needs persist — well documented through years of studies and assessments.

A rare opportunity

Fiscal prudence created one-time funding capacity to address a meaningful share of those needs — without a new tax.

A MULTI-YEAR DISCUSSION, BROKEN INTO THREE FOCUSED MEETINGS

A Three-Workshop Series

COMPLETED

01

Workshop 01 • June 16

Foundation & Funding

Reviewed five years of strategic planning, public engagement, and facility assessments. City Council reached consensus on \$11.88M in one-time funds for streets and facilities — within the \$8–\$12M target.

02

Workshop 02 • July 21

Library & Public Works Yard

The City's two most significant facility needs — structural assessments, repair vs. replacement costs, phasing options, and service-continuity considerations.

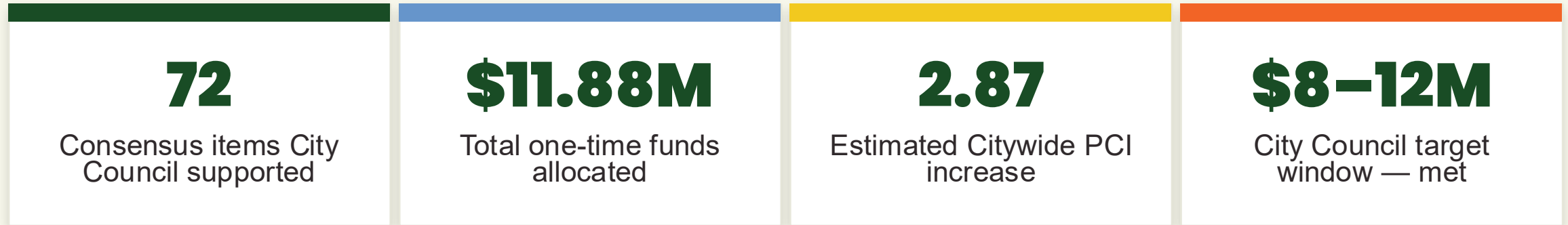
03

Workshop 03 • Sept 15

Funding Options & Next Steps

Grants, land sales, and debt issuance to pay for the work — plus the potential structure of a citizen-led advisory committee.

Council Reached Consensus



How the \$11.88M breaks down



The \$11.88M total falls within the City Council’s \$8–\$12M target window — \$8.73M directed to streets & roads and \$3.15M to existing City facilities.

Streets: \$8.73M Across Key Corridors

How segments were selected

- Coordinated with planned water-main replacement work
- Prioritized major corridors — Route 66, Grand, Valley Center
- Targeted low-PCI segments before they fail
- Standalone-ready streets with no near-term water work
- Selected by PCI, community benefit & project readiness

\$8.73M

directed to streets & roads — 10 grind & overlay segments plus an expanded slurry seal program.

+2.87

PCI gain from the selected segments — the largest one-time lift the City has funded.

Estimated Citywide PCI will increase from base of 63.2 in 2025. Calculation of one-time funding increases plus planned projects less overall annual deterioration is underway.

Funded Street Segments by Corridor

Corridor	Segments	Area (SF)	Treatment	Est. PCI Gain*	Cost
Route 66 Barranca Ave to Grand Ave Pasadena Ave to Elwood Ave Compromise Line to Cataract Ave	3	833,000	2" Grind & Overlay	+1.74	\$4,600,000
Sunflower Ave Arrow Hwy to Juanita Ave Juanita Ave to Gladstone Ave Gladstone Ave to 210 Freeway	3	270,000	2" Grind & Overlay	+0.57	\$1,850,000
Juanita Ave Glendora Ave to San Dimas Wash San Dimas Wash to Bonnie Cove Ave Bonnie Cove Ave to Sunflower Ave	3	186,000	Grind & Overlay / Slurry	+0.39	\$975,000
Valley Center Ave Arrow Hwy to Juanita Ave	1	85,000	2.5" Grind & Overlay	+0.18	\$800,000
Slurry Seal Program (Citywide)	—		Type II Slurry (expanded)	—	\$500,000
Total	11 items	1,374,000 SF		+2.87	\$8,725,000

*Estimated PCI gains are rounded at the segment level and may not sum exactly. Segments selected through the 2025 Pavement Management Program (Bucknam).

RESULTS — CITY FACILITIES

Facilities: \$3.15M Across the City

City Council reached consensus on \$3.15M of FCA-recommended facility maintenance — funding 61 near-term repair and replacement items across City buildings, parks, and recreation sites.

\$3.15M

directed to existing City facilities

61

maintenance items funded
for the 2026–2030 period

13

City sites & parks covered
by the funded work

All funded work comes directly from the Bureau Veritas Facility Condition Assessment — assessment-driven maintenance that moves the City from reactive repairs to a planned program. A site-by-site breakdown follows.

Funded Facility Work by Site

Site	Items	Key work funded	Subtotal
La Fetra Center	6	Foundation repair, roof, HVAC, kitchen	\$1,056,401
Crowther Teen & Family Center	3	Gym roof, parking lots, exterior paint	\$573,200
Finkbiner Park	11	Snack bar, roofs, HVAC, paint, fences	\$372,942
Library / Police Station	3	Generator, electric panel, HVAC	\$247,666
Big Dalton Canyon	12	Roofs, restrooms, retaining wall, paint	\$205,515
City Hall	1	HVAC replacements	\$194,789
Bus Plaza	3	Area lighting, drinking fountain, backflow	\$150,348
Dawson Park Tennis Complex	1	Parking lots: grind, overlay, stripe	\$109,693
Louie Pompei Sports Park	8	Snack bar fixtures & kitchen equipment	\$98,220
Recreation & Human Services	3	Admin roof, HVAC, garage electrical	\$82,049
South Hills Park	7	Restroom upgrades & park amenities	\$39,747
Gladstone Park	2	Roof, drinking fountains, toilets	\$20,322
Old Chamber of Commerce	1	Toilet replacement	\$2,777
Total	61	13 City sites & parks	\$3,153,669

NEXT STEPS

Putting the Plan Into Motion

Allocate \$3M

Allocate \$3M from the sale of the San Jose site into a project account in Fund 301 to begin funding the streets and facilities work.

Return for verification

Staff will bring a detailed implementation timeline for the streets and facilities work back to City Council for verification.

Quarterly updates

Staff will report on the progress of the one-time funding investment in Glendora to City Council every quarter.

Streets & Facilities: What Happens Now

Streets

- The City has engaged TransTech to lead street engineering and design.
- Bid packages and engineering to be completed in 60-90 days.
- Tentatively out to bid in early fall.
- Construction to commence in late 2026 to early 2027.

City Facilities

- The City will package the facility projects over the next month.
- Scope confirmed across 61 items at 13 City sites and parks.
- Bid and contract documents prepared for the packaged work.
- A detailed timeline returns to City Council for verification.