

**MINUTES**  
**GLENDALE CITY COUNCIL**  
**COUNCIL CHAMBERS**  
613 E. Broadway, 2nd Floor Glendale, CA 91206  
MARCH 4, 2025

**ROLL CALL – All Present**

**1. CLOSED SESSION – 3:39 p.m.**

- a. Conference with Legal Counsel – Existing Litigation: Najarian v. City of Glendale, L.A.S.C. Case No. 24STCP02101; Claim of Najarian, No. 25-0009
- b. Conference with Legal Counsel – Existing Litigation: Sarian v. City of Glendale, L.A.S.C. Case No. 24STCV00716
- c. Conference with Legal Counsel - Anticipated Litigation: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: One potential case
- d. Conference with Real Property Negotiators: City-designated negotiator: Bradley Calvert. Negotiating Party: Events at Eden. Property: 1401 N. Verdugo Road. Instructions to the negotiator(s) will concern the price and terms of payment for the lease of City-owned property
- e. Conference with Real Property Negotiators: City-designated negotiator: Roubik Golanian, Bradley Calvert. Negotiating Party: Orange Wilson, LLC. Property: 210 N. Orange Street. Instructions to the negotiator(s) will concern the price and terms of payment for the sale of City-owned property
- f. Public Employee Appointment – Director of Library, Arts & Culture
- g. Conference with Real Property Negotiators: City-designated negotiators: Roubik Golanian, John Takhtalian, Michael J. Garcia, Gillian van Muyden, Bradley Calvert, Onnig Bulanikian and Mark Berry. Property Location: 1000 S. Central Avenue. Negotiating Parties, Aria Investments, LLC. Instructions to the negotiator(s) will concern the price and terms of payment for the acquisition of property
- h. Conference with Real Property Negotiators: City-designated negotiators: Roubik Golanian, Bradley Calvert, Michael J. Garcia, Gillian Van Muyden, Mark Berry and Onnig Bulanikian. Property Location: 220 and 234-236 North Glendale Avenue and 215-217, 223-225, 231-231A, and 233- 235 North Everett Street. Negotiating Parties: Gateways Hospital and Mental Health Center. Instructions to the negotiator(s) will concern the price and terms of payment for the acquisition of property

City Attorney Mike Garcia indicated that action is anticipated on item 1f. Council recessed to closed session at 3:40 p.m.

**2. REGULAR BUSINESS AGENDA – 6:15 PM**

**Roll Call – All Present**

- a. Flag Salute: Mayor Elen Asatryan
- b. Invocation: Dr. Suzie Abajian, City Clerk
- c. Report of the City Clerk, re: Posting of Agenda. The Agenda for the March 4, 2025, Regular Meeting of the Glendale City Council was Posted on February 28, 2025, on the Bulletin Board Outside City Hall.

**3. PRESENTATIONS AND APPOINTMENTS**

- a. Agenda Preview for the Meetings of Tuesday, March 11, 2025  
Asst. City Manager John Takhtalian provided the preview.

**4. CONSENT ITEMS** (Including Minutes)

The following are Routine and May be Acted Upon by One Motion. Any Member of Council or the Audience Requesting Separate Consideration May do so by Making Such Request Before Motion is Proposed.

**a. City Clerk, re: Minutes of the Special City Council and Regular City Council Meetings of February 18, 2025**

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**b. Glendale Water and Power, re: Award of Contract to Pavco Construction, Inc. for Glendale Water & Power's (GWP) City-Wide Utility Street Repairs Project**

1. Motion authorizing the City Manager, or his designee, to enter into and execute a three-year contract with Pavco Construction, Inc. of Baldwin Park, California for the GWP City-Wide Utility Street Repairs Project (Specification No. 4002), for a not-to-exceed amount of \$2,721,569, with an option for the City to extend the contract for an additional two years for a not-to-exceed amount of \$2,000,000

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**c. Public Works, re: Adopt the Specification for the Petroleum Tank Testing and Repairs Program**

1. Resolution 25-29 adopting the Specification for the Petroleum Tank Testing and Repairs Program, Specification No. 4012; and directing the City Clerk to Advertise for Bids

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**d. Management Services, re: Use of City Days at the Alex Theatre: Glendale Sister City Committee Event**

1. Motion to approve use of one of twelve annual City Days at the Alex Theatre for the Glendale Sister City Committee Event to be held on March 26, 2025

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

## **5. CITY COUNCIL/STAFF COMMENTS**

Councilmember Kassakhian and fellow councilmembers attended the Independent Cities Association Conference, where they participated in various discussions and presentations, including one featuring Glendale's Police Chief. Kassakhian also recognized the opening day of Little League, congratulating all the young athletes in the city. He requested an update from staff on Community Services and Parks projects.

Councilmember Brotman reported that the quarterly clothing swap event was a success. He announced that the next quarterly Repair Café will take place on March 8 at the Brand Library. He also highlighted the South Coast Air Quality Management District's efforts to reduce emissions and promote electrification, noting that he may request staff to draft a letter in support of their work.

Mayor Asatryan discussed the first Advocacy Day event in Sacramento. She announced that the Greater Downtown Glendale Association will host its fifth annual International Women's Day celebration on March 7 at the Glenmark Hotel. She also requested an update from City Attorney Mike Garcia on the Verdugo Wash report and thanked the retiring Fire Chief, Greg Fish, for his many years of service. Additionally, she introduced Acting Fire Chief Jeff Brooks and Acting GWP General Manager Scott Mellon and asked them to make remarks.

City Clerk Dr. Abajian announced that the Commission on the Status of Women, in partnership with the Armenian Bar Association, will host a film screening of *And So I Stayed* followed by a panel discussion on domestic violence and the challenges survivors face. The event will take place on March 8 at 2 p.m. at the Central Library.

City Manager Roubik Golanian announced the appointment of Lessa Pelayo-Lozada as the Director of Library, Arts, and Culture.

Councilmembers Najarian and Gharpetian appointed Vivian Kanchian to the Sustainability Commission.

City Attorney Mike Garcia announced that the Charter Review Committee will meet on Thursday at 5 p.m. at the MSB Building.

## **6. COMMUNITY EVENT ANNOUNCEMENTS (3-Minutes; 5-Speaker Limit)**

Per Mayor Policy, This Item Also Permits Speakers Wishing to Speak Under General Oral Communications, Subject to the Three Minute Time Limit. Discussion is Limited to Matters Not on the Agenda.

Jackie Gish  
Alek Bartrosouf  
Tony Passarella  
Mike Mohill  
Edith Fuentes

## **7. ADOPTION OF ORDINANCES**

## 8. ACTION ITEMS

- a. **Community Development, re: Declaration that ten (10) City-owned Parking Lots Qualify as “Exempt Surplus Land”, and further declaring that sixteen (16) additional parcels are Surplus Land pursuant to the Surplus Land Act (“SLA”)**

Presenting:

Bradley Calvert, Director of Community Development

Staff Comment:

Mike Garcia, City Attorney

Public Comments:

Mike Mohill

Alex Balekian

1. Resolution 25-30 finding and declaring ten (10) City-owned properties are exempt from the Surplus Land Act

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

2. Resolution 25-31 declaring that sixteen (16) City-owned properties Surplus Land under the Surplus Land Act

Moved: Brotman

Seconded: Najarian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

- b. **Community Development, re: Drive-Through Technical Report: Design and Procedures for Evaluating Developments with Drive-Through Operations**

Presenting:

Bradley Calvert, Director of Community Development

Staff Comment:

Mike Garcia, City Attorney

Public Comments:

Betty Mc Bryde

Mardy Graves

Alek Bartrosouf

Jackie Gish

Scott Gerhardt

Amber Avines

Bryant Berry  
Grey James  
Allan Durham  
Nicolas Freeman  
Mary Freeman  
Malyn Tannon  
David Purduano  
Odette  
Alexander Yesayan

Item will be continued to next week's meeting.

1. Motion to Provide Direction to Staff Regarding Design and Procedures for Evaluating Developments with Drive-Through Operations

## 9. HEARINGS

## 10. REPORTS – INFORMATION

## 11. WRITTEN COMMUNICATIONS

## 12. DISCUSSION OF COUNCILMEMBER FUTURE AGENDA REQUESTS

## 13. ORAL COMMUNICATIONS

Discussion is Limited to Items NOT a Part of this Agenda. Each Speaker is Allowed 5 minutes. Council May Question or Respond to The Speaker But There Will be no Debate or Decision. The City Manager May Refer the Matter to the Appropriate Department for Investigation and Report.

Rafik Babakhanyan  
Tony Sardo  
Beth Brooks  
Marcell Hilliard  
Amber Avines  
Herbert Molano  
J. Ruiz  
Rob

## 14. NEW BUSINESS

**a. Motion to approve appointment of Lessa Pelayo-Lozada as the Director of Library, Arts, & Culture for the City of Glendale**

Moved: Brotman                      Seconded: Kassakhian

## Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

- b. **Motion to resolve the lawsuit entitled Kevin Sarian v. City of Glendale, Los Angeles Superior Court Case No. 24STCV00716 in exchange for a full release of all claims in the amount of \$200,000**

Moved: Najarian

Seconded: Gharpetian

Vote as Follows

Ayes: Brotman, Gharpetian, Kassakhian, Najarian, Asatryan

Noes: None

Absent: None

Abstain: None

**15. ADJOURNMENT – 10:05 p.m.**

Moved: Kassakhian

Seconded: Brotman

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Mayor of the City of Glendale

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City Clerk of the City of Glendale