



**BUENA PARK CITY COUNCIL  
SPECIAL MEETING  
TUESDAY, OCTOBER 8, 2019  
3:30 P.M.**

COUNCIL CHAMBER  
6650 BEACH BOULEVARD  
BUENA PARK, CALIFORNIA

**CALL TO ORDER**

**3:30 P.M.**

**ROLL CALL**

**COUNCIL MEMBER SUNNY YOUNGSUN PARK  
COUNCIL MEMBER ELIZABETH A. SWIFT  
COUNCIL MEMBER CONNOR TRAUT  
MAYOR PRO TEM FRED R. SMITH  
MAYOR ARTHUR C. BROWN**

**ORAL COMMUNICATIONS**

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to no more than five minutes each. Those wishing to speak are asked to complete a speaker identification form located at the council chamber entrance and place it in the box near the speaker's lectern.

**CLOSED SESSION (1 - 7) (Adjourn to Conference Room)**

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.8

Property: 7511 8th Street

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator  
and Jorge Abarca

Under Negotiation: Price and Terms

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.8

Property: 6601 and 6711 Beach Blvd.

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator  
and Buena Park Collaborative and OneOC

Under Negotiation: Price and Terms

*Our core values are excellence, communication, teamwork, commitment, respect, and integrity.*

Please turn off all cell phones when the meeting is in session.

**3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.8

Property: Firestone Blvd. and Artesia Blvd. (APN 066-020-36)

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Outfront Media, EMI Signs

Under Negotiation: Price and Terms

**4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(1)

Name of Case: *City of Buena Park vs. Butterfly Pavilion, LLC*

Case No.: 30-2019-01059680-CU-BC-CJC

**5. CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Gov. Code Section 54957.6

Agency Negotiator: Eddie Fenton, Director of Human Resources & Risk Management

Employee Organization: Buena Park City Employees' Association; Buena Park

Technical, Office, and Professionals Association; Buena Park Management Unit; Buena

Park Police Management Association; Buena Park Police Association; Buena Park

Unrepresented Employees

**6. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(2)

A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Number of potential cases: One

**7. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(4)

Based on existing facts and circumstances, the City is seeking legal advice on whether to protect the City's rights and interests by initiating litigation.

Number of potential cases: One

## ADJOURNMENT

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This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

I, Adria M. Jimenez, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., the Buena Park Library, 7510 La Palma Avenue, and uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com).

Date Posted: October 3, 2019

Adria M. Jimenez, MMC, City Clerk



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: October 08, 2019

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Ruben M. Lopez, Economic Development Administrator

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
Liability Claims 54956.95
Worker's Compensation Claims 54956.95
Public Employee Appointment 54957
Public Employee Performance Evaluation 54957
Conference with Labor Negotiator 54957.6
Case Review/Planning 54957.8
Conference with Real Property Negotiator 54956.8
Conf w/Legal-Anticipated Lit. (exposure to) 54956.9(d)(2)
Conf w/ Legal-Anticipation Lit. (city initiated) 54956.9(d)(4)
Threat to Public Services or Facilities 54957
Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.8 (example: 54956.8, 54957.6)

Applicant:
Property: 7511 8th Street
Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Jorge Abarca
Under Negotiation: Price and Terms
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Discuss price and terms.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
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MEETING DATE: October 08, 2019

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FROM: Ruben M. Lopez, Economic Development Administrator

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Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.8 (example: 54956.8, 54957.6)

Applicant:

Property: 6601 and 6711 Beach Blvd.

Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Buena Park Collaborative and OneOC

Under Negotiation: Price and Terms

Name of Case:

Title (public employee items):

Employee Organization (labor items):

Subject Matter:

Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Discuss price and terms.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
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FROM: Ruben M. Lopez, Economic Development Administrator

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Pursuant to Government Code Section 54956.8 (example: 54956.8, 54957.6)

Applicant:
Property: Firestone Blvd. and Artesia Blvd. (APN 066-020-36)
Negotiating Parties: Ruben M. Lopez, Economic Development Administrator and Outfront Media, EMI Signs
Under Negotiation: Price and Terms
Name of Case:
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

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Discuss price and terms.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: October 08, 2019

TOPIC: CONF W/LEGAL COUNSEL-EXISTING LIT.

FROM: Christopher G. Cardinale, City Attorney

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

- License Permit Determination 54956.7
Conf w/Legal Counsel-Existing Lit. 54956.9(d)(1)
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Pursuant to Government Code Section 54956.9(d)(1) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case: City of Buena Park vs. Butterfly Pavilion, LLC
Title (public employee items): Case No.: 30-2019-01059680-CU-BC-CJC
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Receive oral report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION [X] EXECUTIVE SESSION [ ]
SUMMARY SHEET

MEETING DATE: October 08, 2019

TOPIC: CONFERENCE WITH LABOR NEGOTIATOR

FROM: Eddie Fenton, Director of Public Works/Risk Management

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

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Hearings

Pursuant to Government Code Section 54957.6 (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items): Buena Park City Employees Association; Buena Park Technical, Office, and Professionals Association; Buena Park Management Unit; Buena Park Police Management Association; Buena Park Police Association; Buena Park Unrepresented Employees
Employee Organization (labor items):
Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

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Receive report and provide direction.





STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: October 08, 2019

TOPIC: CONF W/ LEGAL-ANTICIPATION LIT. (CITY INITIATED)

FROM: Christopher G. Cardinale, City Attorney

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Applicant:
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Name of Case:
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Subject Matter:
Other:

BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

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STUDY SESSION EXECUTIVE SESSION
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FROM: Christopher G. Cardinale, City Attorney / Nabil S. Henein, P.E., Director of Public Works

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Employee Organization (labor items):
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Other:

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