



**BUENA PARK CITY COUNCIL  
AND  
SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY  
SPECIAL MEETING  
TUESDAY, NOVEMBER 12, 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 ON SPECIAL MEETING ITEMS**

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 - 8) (Adjourn to Conference Room)**

**1. WORKERS' COMPENSATION CLAIMS**

Pursuant to Gov. Code Section 54956.95  
Name of Case: Lori Young v. City of Buena Park

**2. 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, Property Owner  
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: 6601 Beach Blvd

Negotiating Parties: Aaron France, Assistant City Manager and Buena Park Collaborative

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 Pavillion, LLC

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

(Successor Agency)

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

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

Name of Case: Buena Park Successor Agency vs. Bosler

Case No.: 34-2016-80002449-CU-WM-GDS

**6. 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

**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

**8. 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 Management Unit

## ADJOURNMENT

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.



If you would like to participate in any matter of business on the agenda and would like a translator in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

如果您想参与议程上的任何事务，并希望翻译成中文，韩文，西班牙文，他加禄文或越南文，请联系市政文员办公室，网址为 (714) 562-3750 在会议开始前48小时。鼓励在口头交流中需要翻译的居民带同传译员。

의제에 관한 비즈니스 문제에 참여하고 중국어, 한국어, 스페인어, 타갈로그어 또는 베트남어로 번역하려면 서기실에 문의하십시오. (714) 562-3750 회의 48 시간 전. 구두 의사 소통 중에 통역이 필요한 주민은 통역사를 데려 오는 것이 좋습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

Kung nais ninyong lumahok sa anumang usapin ng negosyo sa agenda at kailangan ang pagsasalin sa wikang Tsino, Koreano, Espanyol, Tagalog, o Vietnamese, mangyaring makipag-ugnay sa Opisina ng Clerk ng Lungsod sa (714) 562-3750 48-oras bago ang pulong. Ang mga residente na nangangailangan ng pagsasalin sa Oral Communications ay hinikayat na magdala ng mga tagasalin.

Nếu bạn muốn tham gia vào bất kỳ vấn đề kinh doanh nào trong chương trình nghị sự và muốn dịch sang tiếng Trung, tiếng Hàn, tiếng Tây Ban Nha, tiếng Tagalog hoặc tiếng Việt, vui lòng liên hệ với Văn phòng Thư ký Thành phố tại (714) 562-3750 48 giờ trước cuộc họp. Cư dân yêu cầu dịch thuật trong Giao tiếp bằng miệng được khuyến khích mang theo thông dịch viên.

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: November 7, 2019

*Adria M. Jimenez, MMC, City Clerk*



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 2019

TOPIC: WORKER' COMPENSATION CLAIMS

FROM: Eddie Fenton, Director of Human Resources/Risk Management

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 54956.95 (example: 54956.8, 54957.6)

Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case: Lori Young v City of Buena Park
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:

Receive report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 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, Property Owner

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
SUMMARY SHEET

MEETING DATE: November 12, 2019

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Aaron France, Assistant City Manager

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
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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: 6601 Beach Blvd
Negotiating Parties: Aaron France, Assistant City Manager and Buena Park Collaborative
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:

Receive report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 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)
Liability Claims 54956.95
Worker's Compensation Claims 54956.95
Public Employee Appointment 54957
Public Employee Performance Evaluation 54957
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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 54956.9(d)(1) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case: City of Buena Park vs. Butterfly Pavillion, 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 EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 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
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Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.9(d)(1) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case: Buena Park Successor Agency v. Bosler
Title (public employee items): Case No.: 34-2016-80002449-CU-WM-GDS
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 EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 2019

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

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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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 54956.9(d)(4) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
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:

Receive report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 2019

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

FROM: Christopher G. Cardinale, City Attorney

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Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
Report Involving Trade Secret
Hearings

Pursuant to Government Code Section 54956.9(d)(4) (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
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:

Receive report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: November 12, 2019

TOPIC: CONFERENCE WITH LABOR NEGOTIATOR

FROM: Eddie Fenton, Director of Human Resources/Risk Management

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

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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 54957.6 (example: 54956.8, 54957.6)
Applicant:
Property:
Negotiating Parties:
Under Negotiation:
Name of Case:
Title (public employee items):
Employee Organization (labor items): Buena Park Management Unit
Subject Matter:
Other:

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

REQUESTED OF COUNCIL/AGENCY BOARD:

Receive report and provide direction.