



**BUENA PARK CITY COUNCIL
AND
SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING
TUESDAY, FEBRUARY 11, 2020
3:30 P.M.**

COUNCIL CHAMBER
6650 BEACH BOULEVARD
BUENA PARK, CALIFORNIA

CALL TO ORDER 3:30 P.M.

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

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 three 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 - 5) (Adjourn to Conference Room)

- 1. 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

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

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

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: *Buena Park Successor Agency and City of Buena Park vs BA Hotel & Resort, LLC*

Case No.: 30-2019-01114045-CU-OR-CJC

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Gov. Code Section 54956.8

Property: 7631 and 7651 Commonwealth Avenue (277-042-08) and APN: 277-082-06

Negotiating Parties: Christopher G. Cardinale, City Attorney, and Joseph A. Klockgether, Jr., Property Owner

Under Negotiation: Price and Terms

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Gov. Code Section 54956.8

Property: 7511 8th Street

Negotiating Parties: Aaron France, Assistant City Manager, and Jorge Abarca, Property Owner

Under Negotiation: Price and Terms

5. 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

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. 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 translation 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.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

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.

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。

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.

Date Posted: February 6, 2020

Adria M. Jimenez, MMC, City Clerk



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: February 11, 2020

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
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 54956.9(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 report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: February 11, 2020

TOPIC: CONF W/LEGAL COUNSEL-EXISTING LIT.

FROM: Christopher G. Cardinale, City Attorney

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Public Employment 54957
Public Employee Discipline/Dismissal/Release 54957
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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 and City of Buena Park vs BA Hotel & Resort, LLC
Title (public employee items):
Employee Organization (labor items):
Subject Matter:
Other: Case No.: 30-2019-01114045-CU-OR-CJC

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: February 11, 2020

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Christopher G. Cardinale, City Attorney

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

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

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

Applicant: _____

Property: 7631 and 7651 Commonwealth Avenue (277-042-08) and APN: 277-082-06

Negotiating Parties: Christopher G. Cardinale, City Attorney, and Joseph A. Klockgether, Jr., 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:

Receive report and provide direction.



STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL
STUDY SESSION EXECUTIVE SESSION
SUMMARY SHEET

MEETING DATE: February 11, 2020

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Aaron France, Assistant City Manager

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

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Hearings

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

Applicant:
Property: 7511 8th Street
Negotiating Parties: Aaron France, Assistant City Manager, 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: February 11, 2020

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

FROM: Joel W. Rosen, AICP, Director of Community Development

EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:

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Pursuant to Government Code Section 54956.9(d)(4) (example: 54956.8, 54957.6)
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Subject Matter:
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BACKUP MATERIAL? YES NO IN C.C. CONF. ROOM

REQUESTED OF COUNCIL/AGENCY BOARD:

Receive report and provide direction.