



**BUENA PARK CITY COUNCIL  
SPECIAL MEETING  
TUESDAY, JUNE 22, 2021  
3:30 P.M.**

COUNCIL CHAMBER  
6650 BEACH BOULEVARD  
BUENA PARK, CALIFORNIA

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**SPECIAL NOTICE REGARDING COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19. The Governor issued Executive Order N-25-20, which allows Council Members to attend City Council meetings telephonically. Please be advised that some, or all, of the City of Buena Park Council Members and staff may attend this meeting telephonically.

This meeting will allow public attendance in person with the following precautions in place to ensure the health and safety of the public:

- Attendees must submit to a verbal health screening and temperature check before entering the Council Chamber.
- Attendees will be required to wear a face covering at all times while in the Council Chamber or City Hall.
- Social distancing of 6 feet is required at all times. Designated seating has been identified for public use.

Members of the public may also submit their comments and questions in writing, for City Council consideration, by sending them to the City Clerk at [comments@buenapark.com](mailto:comments@buenapark.com). **Please submit all comments and questions by 2:30 p.m., on Tuesday, June 22, 2021.** All comments and questions will be read during the meeting.

All meetings of the City Council are available on the City's website at [www.buenapark.com](http://www.buenapark.com) and the City's Cable Channel BPTV Channel 3/99. Please contact the City Clerk's Office at (714) 562-3750, for any questions.

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

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

**CALL TO ORDER 3:30 P.M.**

**ROLL CALL**  
**COUNCIL MEMBER ARTHUR C. BROWN**  
**COUNCIL MEMBER SUSAN SONNE**  
**COUNCIL MEMBER ELIZABETH A. SWIFT**  
**MAYOR PRO TEM SUNNY YOUNGSUN PARK**  
**MAYOR CONNOR TRAUT**

**PLEDGE OF ALLEGIANCE**

**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)**

- 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
- 2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Pursuant to Gov. Code Section 54956.8  
Property: 7711-7733 Beach Blvd., Buena Park, CA  
Negotiating Parties: Butterfly Pavilion, LLC/Proforma 77 Corporation and Aaron France, City Manager
- 3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Pursuant to Gov. Code Section 54956.8  
Property: 7860 Beach Blvd., Buena Park, CA  
Negotiating Parties: Stanford Buena Park, LLC and Aaron France, City Manager
- 4. 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: 1

## 5. THREAT TO PUBLIC SERVICES OR FACILITIES

Pursuant to Gov. Code Section 54957

Consultation with: Aaron France, City Manager, Adria Jimenez, City Clerk;  
and Eddie Fenton, Assistant City Manager

## 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 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, 스페니쉬, 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](http://www.buenapark.com).

Date Posted: June 17, 2021

Adria M. Jimenez, MMC, City Clerk



### STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL  
STUDY SESSION  EXECUTIVE SESSION   
SUMMARY SHEET

MEETING DATE: June 22, 2021

TOPIC: CONF W/LEGAL COUNSEL-EXISTING LIT.

FROM: Christopher G. Cardinale, City Attorney

**EXECUTIVE SESSION INFORMATION REQUIRED BY THE BROWN ACT:**

<input type="checkbox"/> License Permit Determination 54956.7	<input type="checkbox"/> Conference with Real Property Negotiator 54956.8
<input checked="" 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 54956.9(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: June 22, 2021

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Aaron France, City Manager

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<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: 7711-7733 Beach Blvd., Buena Park, CA

Negotiating Parties: Butterfly Pavilion, LLC/Proforma 77 Corporation and Aaron France, City Manager

Under Negotiation: Price, Terms and Conditions of Sale

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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### STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL  
STUDY SESSION  EXECUTIVE SESSION   
SUMMARY SHEET

MEETING DATE: June 22, 2021

TOPIC: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

FROM: Aaron France, City Manager

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

Applicant: \_\_\_\_\_

Property: 7860 Beach Blvd., Buena Park, CA

Negotiating Parties: Stanford Buena Park, LLC and Aaron France, City Manager

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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### STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL  
STUDY SESSION  EXECUTIVE SESSION   
SUMMARY SHEET

MEETING DATE: June 22, 2021

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

FROM: Christopher G. Cardinale, City Attorney

**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)

Applicant: \_\_\_\_\_

Property: \_\_\_\_\_

Negotiating Parties: \_\_\_\_\_

Under Negotiation: \_\_\_\_\_

Name of Case: \_\_\_\_\_

Title (public employee items): \_\_\_\_\_

Employee Organization (labor items): \_\_\_\_\_

Subject Matter: \_\_\_\_\_

Other: \_\_\_\_\_

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### STUDY AND EXECUTIVE SESSION

BUENA PARK CITY COUNCIL  
STUDY SESSION  EXECUTIVE SESSION   
SUMMARY SHEET

MEETING DATE: June 22, 2021

TOPIC: THREAT TO PUBLIC SERVICES OR FACILITIES

FROM: Aaron France, City Manager

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| <input type="checkbox"/> Case Review/Planning 54957.8                     | <input type="checkbox"/> Hearings   |

Pursuant to Government Code Section 54957 (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: Consultation with: Aaron France, City Manager; Adria Jimenez, City Clerk; and, Eddie Fenton, Assistant City Manager

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