

Tuesday, September 23, 2025, 5:00 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
PUBLIC HEARINGS AT 6:00 P.M.

1. GENERAL

- 1.A. CALL TO ORDER
- 1.B. ROLL CALL
- 1.C. INVOCATION
 - Pastor Don Harbert, BPPD Police Chaplain and The Way Fellowship Church
- 1.D. PLEDGE OF ALLEGIANCE
 - Mark Saucedo, Community Services Supervisor
- 1.E. CITY MANAGER REPORT
 - Aaron France, City Manager

2. PRESENTATIONS

- 2.A. BUENA PARK 2025 SUSTAINABILITY CHAMPION RESIDENT AWARD
 - Presented to Dana Robertson
- 2.B. EMPLOYEE TEN-YEAR SERVICE AWARDS
 - Presented to Rebecca Valdez, Human Resources Manager
 - Presented to Adrian Garcia, Finance Manager

3. ORAL COMMUNICATIONS

- 3.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Regular Meeting Agenda only. Public comments are limited to no more than three minutes each. Those wishing to speak in-person are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

4. CONSENT CALENDAR

The items listed under the Council Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

4.A. APPROVAL OF MINUTES

— Recommended Action: Approval of Minutes of the Special and Regular City Council Meetings of September 9, 2025, and Special City Council Meeting of September 16, 2025

4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving the Claims and Demands.

4.C. RESOLUTION HONORING AND COMMENDING BUENA PARK COMMUNITY SERVICES SUPERVISOR DALE KURATA UPON HIS RETIREMENT

— Recommended Action: Adopt the resolution.

4.D. RESOLUTION HONORING AND COMMENDING BUENA PARK BUILDING AND SAFETY MANAGER ROBERT CULL UPON HIS RETIREMENT

— Recommended Action: Adopt the resolution.

4.E. FINAL PAYMENT TO ONYX PAVING COMPANY FOR THE 2024-25 ANNUAL PAVEMENT REHABILITATION PROJECT

— Recommended Action: 1) Accept the project as complete and approve a final payment to Onyx Paving Company, Inc. in the amount of \$67,065; and 2) Direct the Public Works Department to file a Notice of Completion.

4.F. AGREEMENT WITH THE BUENA PARK NOON LIONS CLUB FOR USE OF THE CITY FACILITIES AT WILLIAM PEAK PARK FOR THE 2025 SILVERADO DAYS CELEBRATION

— Recommended Action: 1) Approve an agreement with the Buena Park Noon Lions Club for use of William Peak Park for the 2025 Silverado Days Celebration; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the Mayor and City Clerk to execute the agreement.

4.G. AMENDMENT NO. 5 TO LICENSE AGREEMENT WITH MGP XII BUENA PARK CENTER, LLC (MERLONE GEIER) FOR USE OF 8150 LA PALMA AVENUE FOR THE BUENA PARK FARMERS MARKET

— Recommended Action: 1) Approve Amendment No. 5 to the License Agreement with MGP XII Buena Park Center, LLC for use of the site at 8150 La Palma Avenue for the Buena Park Farmers Market; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

4.H. RESOLUTION CERTIFYING RESOURCES TO FUND THE PROJECTS IN THE FEDERAL FISCAL YEARS 2026/27-2031/32 TRANSPORTATION IMPROVEMENT PROGRAM (FTIP)

— Recommended Action: 1) Adopt a resolution certifying the 2027 Federal Transportation Improvement Program (FTIP) listed in current and future City projects.

4.I. RESOLUTION AUTHORIZING SUBMISSION OF A PROHOUSING DESIGNATION APPLICATION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

— Recommended Action: 1) Adopt a resolution authorizing application to, and participation in, the Prohousing Designation Program; 2) Authorize the City Manager to submit a Prohousing Designation Program application to the California Department of Housing and Community Development (HCD); and, 3) If approved, authorize the City Manager to execute all documents deemed necessary or appropriate to participate in the Prohousing Designation Program.

5. NEW BUSINESS

5.A. AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ERSC, INC. FOR DESIGN SERVICES OF THE KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT

Presented by Jaden Miller, Associate Engineer

— Recommended Action: 1) Approve Amendment No. 1 to Professional Services Agreement No. 25-21 with Engineering Resources of Southern California, Inc. (ERSC) in the amount of \$105,686.50; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; and 3) Authorize the City Manager and City Clerk to execute the amendment.

5.B. APPROVE EXTENSION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH BOARDWALK ENTERPRISES, LLC.

Presented by Matt Foulkes, Director of Community and Economic Development

— Recommended Action: 1) Approve a 90-day extension to the Exclusive Negotiating Agreement (ENA) with Boardwalk Enterprises, LLC, in a form approved by the City Attorney, to finalize financial feasibility, construction schedule, and review of developer's financial capacity for the City-owned property at 7711-7733 Beach Boulevard for an aquarium, butterfly exhibit and retail development; 2) Authorize the City Manager and City Clerk to execute the Exclusive Negotiating Agreement with Boardwalk Enterprises, LLC; and, 3) If necessary, authorize the City Manager the authority to grant an additional extension of up to 30 days to enable the developer to complete the identified milestones.

6. PUBLIC HEARING

Public Hearings are held at 6:00 PM

6.A. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2024-2025

Presented by Sarabeth Suarez, Housing and CDBG Analyst

— Recommended Action: 1) Hold a public hearing to review the draft CDBG Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2024-2025; and 2) Approve the submission of the CDBG CAPER for Fiscal Year 2024-2025 to the Department of Housing and Urban Development (HUD).

6.B. WATER QUALITY REPORT ON PUBLIC HEALTH GOALS

Presented by Joe Hunt, Public Works Manager

— Recommended Action: 1) Accept and approve the 2025 Water Quality Report on Public Health Goals.

6.C. RESOLUTIONS ADOPTING A GENERAL PLAN SAFETY ELEMENT UPDATE, NEGATIVE DECLARATION, AND THE CLIMATE ACTION AND ADAPTATION PLAN

Presented by Ian McAleese, Senior Planner and Lotus Thai, Sustainability Manager

— Recommended Action: 1) Adopt the attached Resolutions approving General Plan Amendment No. GP-25-3 and the Climate Action and Adaptation Plan (CAAP); and 2) Find that there is not substantive evidence that the project will have a significant effect on the environment based on the findings of fact provided in the Negative Declaration.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

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8. RECESS

8.A. RECESS

9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING A TRAFFIC STUDY IN THE AREAS NEAR BEATTY MIDDLE SCHOOL AND EMERY ELEMENTARY SCHOOL

Presented by Nader Alqam, Principal Engineer

9.B. UPDATE ON THE CITY'S PAVEMENT CONDITION INDEX (PCI) AND DISCUSSION REGARDING FUTURE STRATEGIES TO IMPROVE CITY ROADS

Presented by Mina Mikhael, Director of Public Works

9.C. DISCUSS AND PROVIDE DIRECTION REGARDING THE CREATION OF A SISTER CITY AD HOC COMMITTEE

Presented by Eddie Fenton, Assistant City Manager/Director of Human Resources

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES

12. 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. Supplementary materials distributed to the City Council less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. 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 Korean or Spanish 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.

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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.

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 Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Adria M. Jimenez, MMC
Director of Government and Community Relations
City Clerk

Date Posted: September 18, 2025