

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD MARCH 11, 2025

Vol. 54 Pg. 217

1. GENERAL

The City Council met in a regular session on Tuesday, March 11, 2025, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Ahn presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Franco, Hoque, Sonne, Traut, Ahn
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Anna Patricia B. Almquist, CMC, Assistant City Clerk.

1C. INVOCATION

The Invocation was led by Gerardo Arenado, OCFA Battalion Chaplain.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Adria M. Jimenez, MMC, Director of Government and Community Relations/City Clerk.

1E. CITY MANAGER REPORT

City Manager France reported the following:

- OCFA Open House, Saturday, March 15, 2025, 10:00 a.m., at OCFA Irvine Headquarters.
- Korean Senior Resource Fair, Saturday, April 5, 2025, 9:00 a.m. – 12:00 p.m., at Buena Park Community Center.
- All City Schools Youth Track and Field Meet, Friday, April 4, 2025, 5:00 p.m., at Buena Park High School Football Stadium.

City Manager France announced that Agenda Item No. 5A has been pulled by the developer. Members of the public who wish to speak on the said item were advised to sign up and speak during the Oral Communications segment of the meeting.

2. PRESENTATIONS

2A. CHECK PRESENTATION TO THE ORANGE COUNTY FIREFIGHTER RELIEF FUND
BY THE KOREAN AMERICAN SENIOR ASSOCIATION OF ORANGE COUNTY

Korean American Senior Association of Orange County Chairman Brian Kim, Senior Vice President Joe Pak, and their members presented a check to the Orange County Fallen Firefighters Relief Fund.

2B. PROCLAMATION RECOGNIZING MARCH 2025 AS WOMEN'S HISTORY MONTH

Council Member Hoque presented a Proclamation recognizing March 2025 as Women's History Month to WE LEAD BP.

3A. ORAL COMMUNICATIONS

Mayor Ahn announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Mark Rodden, Buena Park resident, spoke in support of a park at the corner of Pinchot Court and Stanton Avenue for the community to enjoy.

Craig Nida, Buena Park resident, spoke in support of a park at the corner of Pinchot Court and Stanton Avenue for the community to use for recreational activities.

Keith Reeves, Buena Park resident, spoke in support of a park at the corner of Pinchot Court and Stanton Avenue for use of the vacant City-owned property.

Sinclair Roberts, Buena Park resident, spoke in support of a park at the corner of Pinchot Court and Stanton Avenue for use by Buena Park residents.

Vickie Wagstaff, Buena Park resident, spoke regarding her concerns about building affordable housing at the corner of Pinchot Court and Stanton Avenue. Ms. Wagstaff suggested that the City Council should make a decision for the benefit of the community and not the City at-large.

Brian Carver, Buena Park resident, spoke in support of a park at the corner of Pinchot Court and Stanton Avenue for use of Buena Park residents.

Don Harbert, The Way Fellowship Church, spoke in support of a park at the corner of Pinchot Court and Stanton Avenue for use by Buena Park residents.

Jaffet Orellana, Buena Park High School student, spoke regarding the benefits of a nature walk park project in the City.

Assistant City Clerk Almquist acknowledged that the City received email correspondences from Paulina Cortez, Archie L Holton, and James Carver in support of a park at the corner of Pinchot Court and Stanton Avenue.

There being no additional requests to speak, Mayor Ahn closed oral communications.

4. CONSENT CALENDAR (4A – 4E)

Mayor Ahn announced that Consent Calendar Item Nos. 4A through 4E would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no requests for separate consideration, the following action was taken on Item Nos. 4A – 4E:

MOTION: Franco
SECOND: Sonne
AYES: Franco, Sonne, Hoque, Traut, Ahn
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4E be approved.

Minutes**4A. APPROVAL OF MINUTES**

Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of February 25, 2025.

APPROVED the recommended action.

Finance 75**4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS**

Recommended Action: Adopt Resolutions approving Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 14957

A RESOLUTION OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,109,549.59 DEMAND NOS. 429240 THROUGH 429458 CANCELLED NOS. 428937 AND 429197

RESOLUTION NO. 14958

A RESOLUTION OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$20,003.83 COVERING RETIREE PAYROLL ENDING JANUARY 31, 2025

RESOLUTION NO. 14959

A RESOLUTION OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,047,592.32 COVERING REGULAR PAYROLL ENDING FEBRUARY 14, 2025

Proclamations 119**4C. PROCLAMATION RECOGNIZING MARCH 2025 AS WOMEN'S HISTORY MONTH**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Contracts 70 C-3452 C-1998 Budgets 47 Grants 185**4D. AGREEMENT WITH ORANGE COUNTY SHERIFF'S DEPARTMENT (OCSD) TO TRANSFER FUNDS RELATED TO THE 2024 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FOR THE PURCHASE OF CRIME SCENE PROCESSING EQUIPMENT AND BREACHING TOOLS**

Recommended Action: 1) Approve an agreement with the Orange County Sheriff's Department (OCSD) to transfer funds for the 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program for the purchase of crime scene processing equipment and breaching tools; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Ratify the City Manager's execution of the agreement; and, 4) Approve a budgetary action to appropriate funds in the amount of \$12,650.

APPROVED the recommended action.

Budgets 47**4E. RESOLUTION APPROPRIATING FUNDS FOR PRIOR YEAR CAPITAL IMPROVEMENT PROJECTS, OTHER CARRYOVERS, AND MID-YEAR BUDGET ADJUSTMENTS**

Recommended Action: 1) Adopt a resolution appropriating funds for prior year capital improvement projects, other carryovers, and mid-year budget adjustments.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14960

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROPRIATING FUNDS FOR PRIOR YEAR CAPITAL IMPROVEMENT PROJECT CARRYOVERS, OTHER CARRYOVERS, AND MID-YEAR BUDGET ADJUSTMENTS

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A)

Item Pulled

- 5A. CONSIDERATION OF AN AFFORDABLE HOUSING AND PROPERTY DISPOSITION AGREEMENT WITH HABITAT FOR HUMANITY FOR CITY-OWNED PROPERTY AT 6701 STANTON AVENUE AND 7962 PINCHOT COURT AND CONSIDERATION OF A RESOLUTION DECLARING THE PROPERTIES TO BE EXEMPT SURPLUS LAND
Recommended Action: 1) City Council consider approving an Affordable Housing and Property Disposition Agreement with Habitat for Humanity of Orange County, Inc. ("Habitat") for disposition and development of City-owned property at 6701 Stanton Avenue and 7962 Pinchot Court, subject to non-monetary changes approved by the City Manager and City Attorney; 2) Authorize the City Manager to execute and administer the transaction on the City's behalf; and, 3) Consider approval of a Resolution declaring the subject properties to be "Exempt Surplus Land" pursuant to the California Surplus Land Act (Government Code Section 54220 et seq.)

6. PUBLIC HEARING (6A)

Block Grants 1913

- 6A. APPROVAL OF PROPOSED ACTIVITIES AND BUDGET FOR THE FISCAL YEAR (FY) 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
Recommended Action: 1) Review and approve the proposed activities and budget for the FY 2025-2026 Community Development Block Grant (CDBG) Program.

Mayor Ahn stated that this was the time and place for a public hearing to consider the proposed activities and budget for the Fiscal Year (FY) 2025-2026 Community Development Block Grant (CDBG) Program to be incorporated into the City's Annual Action Plan.

Housing and CDBG Analyst Suarez provided a report regarding the proposed activities and budget for the Fiscal Year 2025-2026 Community Development Block Grant (CDBG) Program to be incorporated into the City's Annual Action Plan. The City received 11 funding requests from City departments and non-profit agencies for a total amount of \$1,068,086. A public hearing notice was also posted at the required locations on February 20, 2025, and published in the newspaper on February 21, 2025. At this time, the U.S. Department of Housing and Urban Development (HUD) has not announced the City's CDBG allocation, but is requiring all grantees to move forward with the budget process using an estimated allocation. Based on the City's CDBG allocation for FY 2024-2025, staff estimated the FY 2025-2026 budget to be \$774,071 in grant funds and \$216,829 from prior years' unprogrammed funds and program income for a total of \$990,900. Upon receipt of HUD's official CDBG allocation, staff will adjust the budget proportionately under the City Manager's discretion. Housing and CDBG Analyst Suarez noted that the Annual Action Plan containing the final CDBG budget will be presented to the City Council prior to submission.

Mayor Ahn opened the public hearing and inquired if anyone present desired to speak. There being no requests to speak, Mayor Ahn closed the public hearing.

Vice Mayor Traut asked about the City's plan if HUD's CDBG allocation for the City is only a fraction of what was estimated.

Housing and CDBG Analyst Suarez explained that in the event that the City does not receive what was estimated, the amounts given for program funding would need to be recalculated.

City Manager France indicated that staff would seek City Council direction regarding a plan to backfill the money if the City does not receive what was estimated, and recommend a general fund subsidy to support the programs.

MOTION: Traut
SECOND: Hoque
AYES: Traut, Hoque, Franco, Sonne, Ahn
NOES: None

MOTION CARRIED to approve the recommended action.

7. MAYOR/CITY COUNCIL REPORTS AND CALENDAR

7A. REPORT

Council Member Hoque reported the following:

- February 26 NOCC Business Networking Luncheon
- February 27 Middle and High School Art Show Awards Reception
- March 6 Heroes and Happy Meals Community Event
- March 7 McDonalds Community Event
- March 8 Buena Park National Little League Opening Day Ceremony
- March 8 Buena Park Soroptimist International Recognition Luncheon

Council Member Hoque indicated serving as a guest speaker at Director Box's class at Fullerton College.

Council Member Sonne reported the following:

- February 26 NOCC Business Networking Luncheon
- March 3 Buena Park Community Academy Opening Night
- March 5 Snacks and Sustainability Event
- March 6 OCPA Regulatory and Legislative Committee Meeting
- March 7 Buena Park Soroptimist International Recognition Luncheon
- March 20 OCPA Board Meeting

Council Member Franco calendared the following items: 1) Consideration of a Citywide garage sale in April; and, 2) Build Coyote Park at the corner of Pinchot Court and Stanton Avenue.

Vice Mayor Traut reported the following:

- February 28 Guest Speaker for the Grocery Workers Rising Kick-Off Rally at Albertsons Buena Park

Vice Mayor Traut indicated serving as a guest speaker at Director Box's classes at Fullerton College.

Mayor Ahn reported the following:

- February 26 NOCC Business Networking Luncheon
- February 27 Street Hockey Rink Installment Ceremony at Gordon H Beatty Middle School
- February 27 Middle and High School Art Show Awards Reception

Mayor Ahn thanked Police Chief Nunes and the entire Police Department for participating in the community meeting held at District 1.

8. RECESS/RECONVENE

Mayor Ahn recessed the meeting at 5:55 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:03 p.m.

9. STUDY SESSION (9A – 9B)

9A. SIX-MONTH REVIEW OF THE BUENA PARK COMMERCIAL FACADE IMPROVEMENT PROGRAM

Director of Community and Economic Development Foulkes provided a report regarding the City's Commercial Corridor Facade Improvement Program launched in September 2024. Director Foulkes discussed the Program's goals and details: to revitalize and improve the appearance and aesthetics of properties and facades along commercial corridors in the City. In addition, the Program aims to provide financial and technical assistance to property/business owners to make improvements to their buildings and properties. Since its launch, the City has received numerous calls and inquiries about the Program, but has only received five formal applications. Economic Development staff reviewed the application materials to determine Program eligibility. Some have already completed preliminary designs for the proposed improvements and have received construction quotes for completion of the work. Because Program participation has been slower than anticipated, staff sought City Council direction on some alternatives to increase participation. Staff will also continue to work with the current applicants on their projects and take advantage of any future opportunities to further promote the program to the Buena Park business community.

Mayor Ahn asked about the possible eligibility of businesses that have been vandalized or burglarized.

Director Foulkes indicated that businesses have commercial insurance to assist with the repair or reconstruction due to vandalism or burglary. However, if such businesses are interested in exterior cosmetic improvements, they are encouraged to apply to receive a monetary grant through the program.

Received and filed.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING JOHN BEAT PARK RENOVATION

Community Services Supervisor Kurata provided a report regarding potential renovations to John Beat Park. John Beat Park has faced issues including unhoused population activities, graffiti, and vandalism due to its proximity to the railroad and flood control areas. Therefore, residents have expressed that safety at the park is a concern and would rather visit nearby parks instead of John Beat Park. There has been issues with the damaged wrought iron fence and trees that require trimming or removal. Nevertheless, the Buena Park Police Department has been instrumental in addressing ongoing concerns around the area, particularly increased patrols, strengthened collaboration with outreach teams, and closely coordinated with Public Works to ensure the integrity and safety of the area. Community Services Supervisor Kurata also highlighted incident reports from January 2024 through January 2025 and the key actions taken by Buena Park Police Department. Nevertheless, John Beat Park improvements have been identified as a high priority on the Parks & Recreation Master Plan. If approved, the John Beat Park improvements will be included in next fiscal years' capital improvement project. Staff sought City Council direction on next steps regarding the proposed renovations at John Beat Park.

The City Council spoke in support of improving the amenities at John Beat Park.

Following the discussion, the City Council directed staff to proceed with the proposed renovations at John Beat Park.

10. CITY MANAGER REPORT

City Manager France reported the following:


- Orchard View Gardens Grand Opening, Wednesday, March 12, 2025, 12:00 p.m. – 1:30 p.m., at 8300 Valley View Street, Buena Park.
- Employee St. Patrick's Day Celebration, Monday, March 17, 2025, 2:00 p.m. – 3:30 p.m., at the Mayor's Garden.

11. COMMISSION & COMMITTEE UPDATES

Assistant City Clerk Almquist had nothing to report.

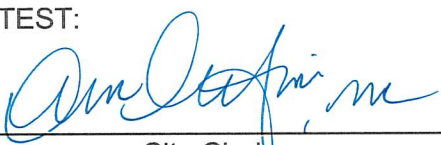
12. ADJOURNMENT

There being no further business, Mayor Ahn adjourned the meeting at 6:32 p.m.



Mayor

ATTEST:



City Clerk