

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD JUNE 10, 2025

Vol. 54 Pg. 296

1. GENERAL

The City Council met in a regular session on Tuesday, June 10, 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 Adria M. Jimenez, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Rabbi Lawrence Goldmark.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Jessica Fewer, Senior Management Analyst.

1E. CITY MANAGER REPORT

City Manager France reported the following:

- Summer Dive-In Movies, starting June 12, 2025, 8:00 p.m., at Peak Park Pool.
- Buena Park Youth Theatre and City of Buena Park Production of The Little Mermaid, June 13 -15 and 20-22, 2025, 2:00 p.m. and 7:00 p.m. showings, at Buena Park High School Performing Arts Center.
- Juneteenth Celebration of Freedom, June 19, 2025, 6:00 p.m. – 9:00 p.m., at Boisseranc Park. The event will be comprised of a performance by Biscuits and Gravy, various food trucks, and night swimming.
- Movies Under the Stars, starting June 26, 2025, at Larwin Park. Movies will be played at different City parks throughout the summer.
- Artist Dipali Shai's artwork will be showcased in the Council Chamber for the month of June.

2. PRESENTATIONS

2A. PROCLAMATION RECOGNIZING MAY THROUGH AUGUST 2025 AS DROWNING PREVENTION AND AWARENESS SEASON

Council Member Sonne presented a Proclamation recognizing May through August 2025 as Drowning Prevention and Awareness Season to OCFA Battalion Chief Perez.

2B. PROCLAMATION RECOGNIZING MID-SUMMER THROUGH EARLY AUTUMN 2025 AS WILDFIRE AWARENESS AND PREVENTION SEASON

Council Member Franco presented a Proclamation recognizing mid-summer through early Autumn 2025 as Wildfire Awareness and Prevention Season to OCFA OCFA Battalion Chief Perez.

2C. EMPLOYEE SERVICES AWARDS

Vice Mayor Traut presented a certificate recognizing Buena Park Police Officer Kristine Vu for her 15 years of service with the City of Buena Park and the Buena Park Police Department.

2D. GROUNDSWELL 2024 ANNUAL REPORT

Mayor Ahn announced that the presentation will be rescheduled to another date.

2E. UPDATE FROM THE ASSOCIATION OF CALIFORNIA CITIES – ORANGE COUNTY (ACC-OC)

Association of California Cities – Orange County (ACC-OC) Executive Director Kris Murray provided a presentation regarding ACC-OC’s purpose; its affiliate members; education opportunities to empower local leadership; and, policies and advocacies. Ms. Murray also discussed the issue areas ACC-OC will be tackling in the coming future, and informed the community on ways to get in touch with the association. Lastly, Ms. Murray extended an invitation to the City Council regarding upcoming events hosted by ACC-OC that will be held in July, August and October as well as the Golden Hub of Innovation Awards Ceremony that will be held on June 11, 2025.

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.

Janet Hana, Buena Park resident, spoke regarding the noise and trash nuisance caused by individuals and groups that visit Heroes Park in the summer.

Carlos Rubio, Teamsters Local 911 President, introduced himself and spoke regarding the Public Works field staff’s work in maintaining the quality of life in Buena Park and stated they hope to reach a collective bargaining agreement with the City soon.

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

4. CONSENT CALENDAR (4A – 4L)

Mayor Ahn announced that Consent Calendar Item Nos. 4A through 4L 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 additional requests for separate consideration, the following action was taken on Item Nos. 4A – 4L:

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

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

Minutes

4A. APPROVAL OF MINUTES

Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of May 27, 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. 14985

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$2,015,572.30 DEMAND NOS. 430582 THROUGH 430806 CANCELLED NOS. 430045, 430151, AND 430505

RESOLUTION NO. 14986

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,079,042.69 COVERING REGULAR PAYROLL ENDING MAY 23, 2025

Proclamations 119**4C. PROCLAMATION RECOGNIZING JUNE 19, 2025, AS JUNETEENTH**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Proclamations 119**4D. PROCLAMATION RECOGNIZING MAY THROUGH AUGUST 2025 AS DROWNING PREVENTION AND AWARENESS SEASON**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Proclamations 119**4E. PROCLAMATION RECOGNIZING MID-SUMMER THROUGH EARLY AUTUMN 2025 AS WILDFIRE AWARENESS AND PREVENTION SEASON**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Contracts 70 C-3555 Budgets 47 Human Resources 89**4F. PROFESSIONAL SERVICES AGREEMENT WITH WORKCARE, INC. (WELLNESS SOLUTIONS) FOR A CITY EMPLOYEE COMPREHENSIVE WELLNESS PROGRAM**

To approve an agreement with Workcare Inc., to provide a wellness program for the Police Department and City employees. The program will enhance officer and employee wellness and resilience by providing employee health resources.

Recommended Action: 1) Approve an agreement with Workcare Inc., to provide a comprehensive wellness program for all Buena Park Police Department and City employees; 2) Authorize a budget amendment in the amount of \$76,000; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 4) Authorize the City Manager and City Clerk to execute the agreement in the amount of \$184,610.

APPROVED the recommended action.

Transportation 148**4G. APPROVAL OF THE 2025-2026 MEASURE M2 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM AND RESOLUTIONS ON CIRCULATION ELEMENT & MITIGATION FEE PROGRAM**

Recommended Action: 1) Approve the Measure M2 Seven-Year Capital Improvement Program (CIP); 2) Adopt a resolution concerning the status and update of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program; 3) Authorize the City Clerk to certify the Resolution adoption; and, 4) Authorize staff to submit the necessary documentation to the Orange County Transportation Authority (OCTA).

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14987

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CONCERNING THE STATUS AND UPDATE OF THE CIRCULATION ELEMENT, AND MITIGATION FEE PROGRAM FOR THE MEASURE M (M2) PROGRAM

Transportation 148 Budgets 47

4H. RESOLUTION DESIGNATING PROJECTS TO SUBMIT TO THE CALIFORNIA TRANSPORTATION COMMISSION (CTC) FOR FUNDING UNDER THE ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) AND INCORPORATING THE DESIGNATED PROJECTS INTO THE FISCAL YEAR 2025- 2026 CAPITAL IMPROVEMENT PROGRAM BUDGET

Recommended Action: 1) Adopt a resolution designating projects to submit to the California Transportation Commission (CTC) for funding under the Road Maintenance and Rehabilitation Account (RMRA) and incorporating the designated projects into the 2025-2026 Fiscal Year Capital Improvement Program budget; and, 2) Approve a budget amendment in the amount of \$2,209,426 appropriating funds for the designated projects.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14988

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 TO SUBMIT TO THE CALIFORNIA TRANSPORTATION COMMISSION

Budgets 47

4I. RESOLUTION ADOPTING AND APPROVING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

Recommended Action: Adopt a resolution approving the annual appropriations limit for Fiscal Year 2025-26.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14989

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

Records Retention 171

4J. RESOLUTION UPDATING THE CITYWIDE RECORDS RETENTION SCHEDULE

Recommended Action: 1) Adopt the resolution updating the Citywide Records Retention Schedule.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14990

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, UPDATING THE CITYWIDE RECORDS RETENTION SCHEDULE

Parcel Maps 14.3

4K. APPROVAL OF PARCEL MAP NO. 2023-117 FOR 6245 AUTO CENTER DRIVE

Recommended Action: 1) Approve Parcel Map No. 2023-114 at 6245 Auto Center Drive; and, 2) Authorize the City Engineer and City Clerk to execute the parcel map.

APPROVED the recommended action.

Parcel Maps 14.3

- 4L. APPROVAL OF PARCEL MAP NO. 2021-193 FOR 6644 GRAMERCY STREET
Recommended Action: 1) Approve Parcel Map No. 2021-193 for 6644 Gramercy Street; and, 2) Authorize the City Engineer and City Clerk to execute the parcel map.

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5C)

Contracts 70 C-3612 Public Works Proj. 125 PW-982

- 5A. PROFESSIONAL SERVICES AGREEMENT WITH ONWARD ENGINEERING FOR THE SCE CORRIDOR TRAIL IMPROVEMENTS PHASE III PLANS (SILVERADO TRAIL), SPECIFICATIONS AND ESTIMATE
Recommended Action: 1) Approve a Professional Services Agreement with Onward Engineering in the amount of \$172,258 for design services for the SCE Corridor Trail Improvements Phase III Project; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

Assistant Engineer Esparza-Almaraz provided a report regarding the approval of Professional Services Agreement with Onward Engineering for design services for the SCE Corridor Trail Improvements Phase III Project. The City of Buena Park currently has two existing segments as part of the SCE Corridor Trail also known as Silverado Trail. The next planned segment, Phase III, will be located between Knott Avenue and El Monte Drive, and will feature design elements consistent with the previous phases to maintain aesthetic continuity. Assistant Engineer Esparza-Almaraz indicated that the scope of work for this project includes, but is not limited to, clearing and grubbing; grading; proposed trail alignment and design; landscaping; irrigation adjustments; directional signage; removal and replacement of broken curbs and gutters, cross gutters, sidewalks, ADA ramps; driveway approaches; utility adjustments; coordination with SCE; and, other incidentals necessary to complete the project. The design phase is scheduled to begin on June 2025 and completed by October 2025. Staff issued a Request for Proposals (RFP) to retain a consultant to provide professional services for the project on April 8, 2025, and received two (2) proposals on April 28, 2025. Following the evaluation, staff determined that Onward Engineering is the most qualified firm based on their understanding of the scope of work, project schedule, cost-effectiveness, and relevant experience, and has successfully delivered similar design projects for other agencies, including the Adams Avenue Active Transportation Improvements – Multipurpose Trails for the City of Costa Mesa, and the Arden Drive Zone 3 Street and Bike Lane Improvements Project for the City of El Monte. It was recommended that the City Council award the agreement with Onward Engineering for professional design services, including preparation of plans, specifications, cost estimates, and construction support.

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

MOTION CARRIED to approve the recommended action.

City Council 55 Policies 186**5B. APPROVAL OF THE CITY OF BUENA PARK'S SPEED CUSHION TRAFFIC CALMING PROGRAM AND POLICY NO. 53**

Recommended Action: 1) Approve the Speed Cushion Traffic Calming Program; and, 2) Approve the associated City Council Policy Statement No. 53.

Senior Engineering Technician Wray provided a report regarding the proposed City of Buena Park's Speed Cushion Traffic Calming Program and Policy No. 53. The Policy establishes a comprehensive framework for identifying, designing, implementing, and possibly removing speed cushions on residential streets in Buena Park. Its primary objective is to enhance neighborhood safety and overall quality of life by mitigating excessive vehicle speeds, while also considering community feedback and the effective allocation of City resources. City staff contacted several cities across Orange County and other regions that have implemented similar programs. Therefore, many elements in Buena Park's Policy are derived from the most successful and efficient approaches observed in other jurisdictions. Senior Engineering Technician Wray indicated that staff conducted in-person evaluations by driving streets with installed speed cushions to assess real-world conditions, and discussed the various key elements incorporated in the Policy from the said evaluation. The Policy balances effective traffic calming with community involvement and City resource management. It provides a structured approach to addressing neighborhood speeding concerns through speed cushions, while also allowing for their removal if community consensus changes. It was recommended that the City Council approve the Speed Cushion Traffic Calming Program, and the associated City Council Policy Statement No. 53.

The City Council asked about placing a temporary speed cushion to test out its effectiveness in mitigating speeding on residential streets in Buena Park prior to actual installation; use of speed humps as the last option under the Traffic Calming Program; and, requirement in requesting for a speed cushion to be installed in an area.

Senior Engineering Technician Wray discussed the use of and difference between pavement and rubberized bolt-down types of speed cushions. The cost is not significantly different but the rubberized bolt-down type is easier and cheaper to remove. Moreover, speed humps would only be installed after other measures have been tried and found to not be successful. The process is to be initiated by homeowners and staff will provide assistance as it pertains to policy outline, information, and forms necessary to proceed with the petition. Senior Engineering Technician Wray also explained staff's procedure after receipt of a petition. This involves investigating traffic counts and actual speeds on the subject street, and assessing the need for a speed limit sign, speed limit markings, or striping. Lastly, it was noted that a street with a grade exceeding five percent would likely not be eligible for a speed cushion installation due to physical restrictions.

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

MOTION CARRIED to approve the recommended action.

Admin. Svcs. 112

- 5C. RESOLUTION TO ADOPT A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF BUENA PARK AND THE BUENA PARK TECHNICAL, OFFICE AND PROFESSIONALS ASSOCIATION (TOPs)
 Recommended Action: 1) Adopt a resolution approving a successor Memorandum of Understanding (MOU) between the City of Buena Park and the Buena Park Technical, Office and Professionals Association (TOPs).

Assistant City Manager/Director of Human Resources Fenton provided a report regarding the adoption of a Memorandum of Understanding (MOU) between the City of Buena Park and the Buena Park Technical, Office, and Professionals Association (TOPs). Assistant City Manager/Director of Human Resources Fenton indicated the City and TOPs representatives have been meeting since March 2025 to develop a successor MOU as its current labor contract is set to expire on July 4, 2025. In an effort to continue positive labor relations and recognizing the value of having labor stability with employment contracts for two years with TOPs, the City and TOPs agreed upon a five percent (5%) cost of living adjustment each year, and increases towards medical insurance contributions. Assistant City Manager/Director of Human Resources Fenton also discussed a summary of the significant changes to the successor MOU. As a result of the positive negotiations, a tentative agreement has been reached on a successor Memorandum of Understanding (MOU) and was ratified by the TOPs members. It was recommended that the City Council adopt the proposed Resolution approving a successor Memorandum of Understanding (MOU) between the City of Buena Park and the Buena Park Technical, Office and Professionals Association (TOPs).

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

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14991

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A NEW MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE BUENA PARK TECHNICAL, OFFICE, AND PROFESSIONALS ASSOCIATION EFFECTIVE JULY 5, 2025, AND SUPERSEDING RESOLUTION NO. 14863

6. PUBLIC HEARING

No Public Hearing items.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7A. REPORT

Council Member Hoque announced that she will be hosting a Town Hall meeting on June 18, 2025, 6:00 p.m., at San Marino Elementary School.

Council Member Sonne reported the following:

- May 29 AANHPI Heritage Month Honoree Recognition – Mayor Joyce Ahn
- May 30 Briefing with OCPA CEO Joe Mosca
- June 5 OCPA Legislative and Regulatory Committee Meeting
- June 6 Briefing with OCPA CEO Joe Mosca
- June 6 OCPA Board Chair and CAC Chair Monthly Meeting
- June 9 OCPA Board Meeting

Council Member Franco requested the use of the electronic billboards by the 5 and 91 freeways to advertise for BP Koreatown.

Vice Mayor Traut reported the following:

- May 30 Rally Supporting Workers at West Anaheim Medical Center
- May 31 20th Annual Orange County Conditions of Children Forum
- May 31 Beekeeping 101 Class
- June 1 Raising of the Pride Flag at City Hall
- June 5 SCAG Energy and Environment Committee Meeting

Vice Mayor Traut expressed his distraught of the recent major incidents that have impacted the broader Los Angeles County and Orange County communities, and encouraged the community to know their rights to peacefully protest and have their voices heard through legislative advocacy. Moreover, Vice Mayor Traut congratulated his wife Cheyenne Traut on her three years of service as a Buena Park Library Board Trustee, including a term as Board President. Mrs. Traut decided to step down from her role as Board Trustee due to changes in her doctoral program and academic schedule.

Mayor Ahn reported the following:

- May 28 OC Sanitation District Board Meeting
- May 29 AANHPI Heritage Month Honoree Recognition – Mayor Joyce Ahn
- June 4 OC Sanitation District Operations Committee Board Meeting
- June 5 NOCC South Korea B2B Matchmaking Event
- June 6 City of Hope OC Hospital Key Ceremony and Survivorship Celebration

Mayor Ahn announced that she will be hosting a Town Hall meeting on June 25, 2025, 6:00 p.m., at Beaty Middle School. Also, Mayor Ahn calendared an update from Visit Buena Park.

8. RECESS/RECONVENE

The City Council did not recess.

9. STUDY SESSION (9A – 9C)

9A. DISCUSS AND PROVIDE DIRECTION ON PROPOSED IMPROVEMENTS IN THE VICINITY OF SAN MARINO ELEMENTARY SCHOOL

Assistant City Engineer Arabolu provided a report regarding the proposed improvements in the vicinity of San Marino Elementary School. Staff evaluated traffic safety improvements near San Marino School, specifically the northwest corner of the intersection of San Rio Drive at San Rolando Way, which serve as access routes to the campus. Assistant City Engineer Arabolu explained the existing conditions at San Rolando Way and San Rio Drive and that staff conducted field reviews, collected traffic data, and reviewed the accident history on the said intersection. A summary of the data collected was presented to determine whether the assignment of an adult school crossing guard is warranted. The observed counts were found to not satisfy the minimum thresholds for either pedestrian volume or conflicting vehicular traffic, and neither approach at the intersection is a four-lane undivided roadway, as required for a STOP-controlled crossing guard warrant. Therefore, the intersection did not meet the necessary requirements for the assignment of an adult school crossing guard. Assistant City Engineer Arabolu indicated that staff also conducted a comprehensive review of the existing traffic controls and observed traffic patterns entering and exiting the school driveway located on San Rolando Way; and, discussed the three proposed enhancements adjacent to San Marino Elementary School. Nevertheless, additional improvements will be performed on San Rio Drive and Crescent Avenue Frontage Road but these improvements have not been included in the plan presented to the City Council. Staff discussed the recommendations during an in-person meeting with San Marino Elementary School staff, who expressed agreement with the observations and supported the proposed improvements.

Council Member Hoque expressed interest in incorporating art in crosswalks, and suggested the Cultural Engagement Commission's involvement in setting guidelines for acceptable crosswalk designs.

Vice Mayor Traut asked about additional safety enhancements that could be placed along the sidewalk.

Assistant City Engineer Arabolu stated that staff recommended improvements on the drop off and pick up areas to the principal of San Marino Elementary School and received support to the proposed improvements. Additionally, it was also discussed that staff will ensure that homeowners are notified regarding the implementation of a dedicated right-turn pocket for vehicles exiting San Rolando Way.

Following the discussion, the City Council directed staff to proceed with the installation of an additional crosswalk; update of the existing school signage and pavement markings; and implement a dedicated right-turn pocket. The City Council also instructed the Cultural Engagement Commission to review and provide recommendations to the City Council regarding the guidelines for acceptable crosswalk designs.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING THE MICROGRID INCENTIVE PROGRAM GRANT APPLICATION SUBMISSION

Senior Management Analyst Fewer provided a report regarding the Microgrid Incentive Program (MIP) grant application submission. Senate Bill 1339 (SB 1339), enacted in 2018, directed the California Public Utilities Commission (CPUC) and the California Independent System Operator (CASIO) to develop policies related to microgrids throughout California. In April 2023, the CPUC approved a new Microgrid Incentive Program (MIP) to be administered by investor-owned utilities such as Southern California Edison (SCE) within disadvantaged and vulnerable communities (DVCs). This competitive grant program aims to provide \$200 million (\$91.34 Million to SCE customers) in funding to communities that could potentially be affected by power outages; advance power critical services like fire stations, hospitals, etc.; advance climate resiliency technology; provide reliable energy to disadvantaged populations; and inform future clean energy initiatives. Senior Management Analyst Fewer discussed the MIP Project requirements and the three categories of qualifications that must be met for grant award. Buena Park staff met with a representative from Clean Coalition to discuss a potential Buena Park microgrid project which would include all buildings at the Civic Center such as the Police Department, City Hall and Community Center, and potentially have Clean Coalition apply for the grant on the City's behalf. The Buena Park microgrid project was found to meet the first three requirements except the criterion to be able to sustain emergency operations for at least 24 hours. The City reached out to the Investment Grade Audit (IGA) consultant, NV5 Consultants, to see if it would be feasible to install enough solar and Battery Energy Storage Systems (BESS) to provide power to the Police Department, City Hall, and Community Center for the minimum 24-hour period. NV5 determined that the only way to meet the 24-hour threshold is to maximize solar on the site and include two battery energy storage systems (BESS). The City advised Clean Coalition that the project does not appear to be viable based on information available at the time, yet Clean Coalition proceeded with submitting an Initial Resilience Consultation Request Form prior to the April 30, 2025 deadline. Clean Coalition is requesting \$15,000 upfront for preparing and submitting the grant application then \$10,000 after the grant is awarded. Staff sought City Council direction on whether or not to move forward with a MIP grant application and, to pay Clean Coalition up front for grant writing services.

The City Council asked about the intent of the CPUC Microgrid Incentive Program (MIP); requirement of the installation of the front of meter battery system; impact of moving forward with the MIP to the NORESCO, LLC project; containing thermal runaway events; timeline to make a final decision to submit a full application; staff's recommendation on the MIP project; and, use of solar power to charge the battery or to sell back to the grid. Additionally, the City Council spoke about the inappropriateness of Clean Coalition's decision to submit the application without the City's consent; conflicting information from NV5 and Clean Coalition which discourages the City Council to make a well-informed decision; and, directing staff to return with information in response to the City Council's questions and concerns at a City Council meeting by the second meeting in July.

Craig Lewis, Clean Coalition Founder and Executive Director, explained that the intention of the Microgrid Incentive Program is to cover a grid area with multiple critical community facilities in it; and the purpose of installing the battery system in front of the meter to allow the battery to serve the entire grid area being targeted. Mr. Lewis also discussed the timeline following Clean Coalition's submittal of the preliminary application. The next steps include resilience consultation, technical consultation, submission of the full application, SCE's determination of eligibility, and award of implementation funds.

City Manager France indicated that the installation of solar at the Civic Center will be utilized to credit the City energy generated on the grid through the Net Energy Meter 2 (NEM2) program. Staff is still deciding whether the solar project is suitable under the ESCO program, and is awaiting for the completion of 90% of the plans done through NORESKO. This would then determine if it would power up the batteries for the Microgrid Incentive Program or provide the City credit through the grid. As for preventing thermal runaway events, staff will research safety measures appropriate to safeguard the batteries and its storage. Staff reiterated that the submission of the full application is anticipated to be in a few months which would require a monetary commitment, and sought City Council direction on whether or not to proceed. City Manager France also discussed the potential construction of a parking structure to accommodate the growing number of City and PD employees. Therefore, could affect the proposed project area and would require removal of solar panels.

Director of Public Works/City Engineer Mikhael stated that the City is exploring options, with help from NORESKO, about the economic benefit of solar, solar and battery, or neither program to the City.

Council Member Sonne explained that there has been design requirements and regulations put in place to reduce and eliminate incidents caused by battery fires.

Senior Management Analyst Fewer explained the solar power will charge the batteries for the MIP project on a consistent basis. The third-party that will be involved will then take the power and draw either down by the grid or by the solar power then sell it back to a provider such as OCPA in the case of Buena Park.

James Carver, Buena Park resident, spoke regarding his concerns on the project and provided his expert advice on preventing a potential fire incident caused by the battery system.

Following the discussion, the City Council directed staff to return with information in response to the City Council's questions and concerns by the second City Council meeting in July.

9C. DISCUSS AND PROVIDE DIRECTION ON THE USE OF THE WILLIAM PEAK PARK CLUBHOUSE BY THE FRIENDLY CENTER FOR FOOD DISTRIBUTION AND NUTRITION PROGRAMS

Community Services Supervisor Saucedo provided a report regarding the use of the William Peak Park Clubhouse by the Friendly Center for food distribution and nutrition programs. The William Peak Park Clubhouse is currently underutilized and could serve as an ideal location for expanded community outreach. A partnership with the Friendly Center could allow the facility to be more effectively used in alignment with one of the City's goals of promoting community health and well-being, especially the underserved populations. The proposed plan would allow the Friendly Center operate the "Friendly Mart" in the clubhouse, replacing the current food distribution program held at the Community Center. The Friendly Mart offers an inviting and innovative grocery shopping experience for individuals in an appointment-only basis. The Friendly Center will be fully responsible for the operations of the Friendly Mart, including staffing, supplies, and program delivery, while the City will maintain oversight of the facility to ensure compliance with operational standards and community needs. Community Services Supervisor Saucedo emphasized that the proposal does not replace the operation of the Friendly Center's emergency food assistance program and will remain at the Family Resource Center in the lower level of the Buena Park Community Center. In addition, the City will continue to utilize the clubhouse for the annual Silverado Days festival held each October. Some necessary repairs to the clubhouse need to be completed prior to use by the Friendly Center. These include the replacement of window coverings, upgrades of electrical system for refrigeration units, painting of interior walls and overall cleaning of the facility. The costs could be absorbed by the existing Public Works building maintenance budget. The anticipated start date is July 1, 2025, if approved by the City Council. Staff sought City Council direction to draft an amendment to the existing agreement with the Friendly Center to include the use of the William Peak Park Clubhouse. The amended agreement will be presented to the City Council for formal consideration at a future meeting.

The City Council spoke in support of the use of the William Peak Park Clubhouse by the Friendly Center for food distribution and nutrition programs and the benefit of implementing the Friendly Mart to members of the Buena Park community.

Council Member Franco asked about the security measures that will be put in place at the William Peak Park Clubhouse.

Kenia Hernandez Cueto, Ph.D., Friendly Center President/CEO, discussed the security measures that will be put in place at the Buena Park Friendly Mart location similar to that of the one in the City of Orange.

City Manager France indicated that security cameras have been installed at William Peak Park. However, the visibility may not reach the Clubhouse. Staff will install one that would focus more on the Clubhouse.

Following the discussion, the City Council directed staff to collaborate with the City Attorney's Office to draft an amendment to the existing agreement with the Friendly Center to include the use of the William Peak Park Clubhouse, and return with the amendment to the City Council for formal consideration at a future meeting.

10. CITY MANAGER REPORT

City Manager France reported the following:

- District 4 Town Hall Meeting, June 18, 2025, 6:00 – 8:00 p.m., at San Marino Elementary School.
- District 1 Town Hall Meeting, June 25, 2025, 6:00 – 8:00 p.m., at Beaty Middle School.
- District 3 Town Hall Meeting, July 15, 2025, 6:00 – 8:00 p.m., at Ehlers Event Center.
- District 5 and District 2 Town Hall Meetings are to be determined.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Jimenez had nothing to report.

12. ADJOURNMENT

There being no further business, Mayor Ahn adjourned the meeting at 8:26 p.m.



 Mayor

ATTEST:



 City Clerk