

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD JULY 22, 2025

Vol. 54 Pg. 340

1. GENERAL

The City Council met in a regular session on Tuesday, July 22, 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 Almquist, Assistant City Clerk.

1C. INVOCATION

The Invocation was led by Pastor Dion Thomas, Sonrise Community Christian Church.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mark Averell, Purchasing Manager.

1E. CITY MANAGER REPORT

City Manager France reported the following:

- Summer Concerts in the Park, Tijuana Dogs, July 23, 2025; Bruno and The Hooligans, July 30, 2025; and, New Romantics, August 6, 2025, 7:00 p.m., at Boisseranc Park.
- 2025 Buena Park Graduates video.
- Captain Geyer and OCFA Division Chief Scheutz provided an update regarding the recent Fourth of July holiday. Captain Geyer reported about the Police Department's objective to increase visibility and enforcement action during the Fourth of July. City staff assisted with the display of informational banners around the City identifying the fines and penalties for illegal fireworks pursuant to the City Ordinance. The Police Department used a drone as part of a pilot program to support fireworks enforcement which assisted with the issuance of citations pertaining to illegal fireworks. Moreover, on July 4, 2025, at Cornflower Circle and Stanton Avenue, the Police Department responded to an eight-year-old girl who was struck by an illegal firework and later succumbed to the injury. OCFA Division Chief Scheutz reported on the calls for service received by OCFA on July 4, 2025; medical aids administered; structure, dumpster, vegetation and miscellaneous fires Countywide. Finally, OCFA responded to a total of four dumpster fires and one grass fire in Buena Park. Buena Park experienced a slight increase in fire-related calls this year and no reported structural fires. OCFA will continue to work with the City and law enforcement to reduce the threat posed by illegal fireworks.

2. PRESENTATIONS

No Presentations.

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.

Mohd Taji, Summer Intern for Assemblywoman Quirk-Silva, spoke regarding his role as an intern in Assemblywoman Quirk-Silva's Office, and advised to contact the office for issues concerning budget, higher education, arts, and cultural representation.

Kathie Fortney, Buena Park resident, spoke regarding the negative impacts of illegal fireworks in the City to her family during the Fourth of July weekend.

Kai Taker, Summer Intern for Assemblywoman Quirk-Silva, spoke regarding his role as an intern in Assemblywoman Quirk-Silva's Office, and offered his assistance to constituents with requests on state information and legislative services.

Don Hammonds, Buena Park resident, spoke regarding his concerns on the approval of Agenda Item Nos. 4E, 4F, 5C, and the City Manager's Report.

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

4. CONSENT CALENDAR (4A – 4I)

Mayor Ahn announced that Consent Calendar Item Nos. 4A through 4I 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. Council Member Franco requested separate discussion on Item No. 4E. There being no additional requests for separate consideration, the following action was taken on Item Nos. 4A – 4I:

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

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

Minutes**4A. APPROVAL OF MINUTES**

Recommended Action: Approval of Minutes of the Special and Regular City Council Meetings of June 24, 2025, and Special and Regular City Council Meetings of July 8, 2025.

APPROVED the recommended action.

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

Recommended Action: 1) Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 15013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,727,768.44 DEMAND NOS. 431264 THROUGH 431469 CANCELLED NOS. 427605, 427743, 430902 AND 431161

Reports & Studies 129**4C. TREASURER'S REPORT FOR THE MONTH OF JUNE 2025**

Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Contracts 70 C-3556 Public Works Proj. 125 PW-964**4D. FINAL PAYMENT TO TUNNELWORKS SERVICES, INC. FOR THE 23-24 AND 24-25 SEWER MAIN LINING AT VARIOUS LOCATIONS PROJECT**

Recommended Action: 1) Accept the project as complete and approve a final payment to Tunnelworks Services, Inc. in the amount of \$18,820; and, 2) Direct the Public Works Department to file a Notice of Completion.

APPROVED the recommended action.

Contracts 70 C-3379**4E. AGREEMENT WITH THE FULLERTON JOINT UNION HIGH SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER (SRO) SERVICES FOR THE 2025-26 SCHOOL YEAR**

Recommended Action: 1) Approve the agreement with the Fullerton Joint Union High School District (FJUHSD) to provide School Resource Officer (SRO) services at Buena Park High School for the 2025-26 school year; 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.

Council Member Franco commented about the importance of having a School Resource Officer on school campuses, and asked about the current and proposed service hours.

Captain Nguyen explained the School Resource Officer's current and proposed service hours. The School Resource Officer will be on campus Monday through Friday from 7:00 a.m. to 4:00 p.m., and will spend one hour at the Police station for briefings, meetings or trainings.

APPROVED the recommended action.

Contracts 70 C-3400**4F. AGREEMENT WITH THE BUENA PARK SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER (SRO) SERVICES FOR THE 2025-26 SCHOOL YEAR**

Recommended Action: 1) Approve an agreement between the City of Buena Park and the Buena Park School District (BPSD) to provide School Resource Officer services at Buena Park Middle School and Beatty Middle School for the 2025-26 school year; 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.

APPROVED the recommended action.

Contracts 70 C-2728**4G. AMENDMENT NO. 2 TO THE AGREEMENT WITH THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY (MWDOC) FOR PARTICIPATION IN AND CO-FUNDING OF THE COUNTY'S WATER CONSERVATION PROGRAMS**

Recommended Action: 1) Approve Amendment No. 2 to the Water Conservation Participation Agreement with the Municipal Water District of Orange County (MWDOC); 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 the City Clerk to execute the Agreement.

APPROVED the recommended action.

Contracts 70 C-3445 Grants 185 Budgets 47**4H. BUDGET APPROPRIATION FOR THE 2024 DEPARTMENT OF JUSTICE TOBACCO GRANT PROGRAM**

Recommended Action: 1) Approve a budget appropriation in the amount of \$17,415 for the Police Department portion of the 2024 Department of Justice Tobacco Grant Program.

APPROVED the recommended action.

Reports & Studies 129

- 4I. APPROVAL OF CITY RESPONSES TO 2024-2025 ORANGE COUNTY GRAND JURY REPORT: "LONG-TERM SOLUTIONS TO SHORT-TERM RENTALS"
Recommended Action: 1) Approve the City's responses to the Orange County Grand Jury Report entitled, "Long-Term Solutions to Short-Term Rentals."

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5C)

Contracts 70 C-3621 Public Works Proj. 125 PW-984

- 5A. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF A CONTRACT WITH TRUELINE FOR THE HEROES PARK PICKLEBALL COURT PROJECT
Recommended Action: 1) Adopt a Resolution approving the plans and specifications for the Heroes Park Pickleball Court Project; 2) Award a contract to Trueline Construction & Surfacing Inc., DBA Trueline in the amount of \$78,104.52; 3) Authorize contingency funds in the amount of \$10,000 in the same purchase order; 4) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 5) Authorize the City Manager and City Clerk to execute the contract.

Assistant Engineer Esparza-Almaraz provided a report regarding a contract for the Heroes Park pickleball court project. Three (3) pickleball courts will be added to Heroes Park to utilize the open space on the existing concrete surface. The Project will include constructing three (3) new pickleball courts, resurfacing two (2) existing basketball courts, installing eight (8) new benches, relocating exercise equipment, installing fencing for the pickleball courts, and resurfacing the existing Senior Center Pickleball Court. The Project was advertised for bids to four (4) contractors on June 4, 2025, and one (1) bid was received on June 25, 2025. The lowest, responsible bid was determined to have been submitted by Trueline Construction & Surfacing, Inc. of Riverside, CA, in the amount of \$78,104.52. Staff recommended awarding the contract to Trueline Construction & Surfacing, Inc., and approving contingency funds in the amount of \$10,000. Construction is scheduled to begin in August 2025 and be completed by October 2025.

The City Council asked about the bidding process for the project; and the budget impact.

Assistant Engineer Esparza-Almaraz explained that the project was advertised for bids to four contractors, but only one bid was received. Additionally, the total cost for the project is \$88,104.52 with a contract amount of \$78,104.52 and a \$10,000 construction contingency. The project will be funded by the Providence St. Jude Hospital Restricted Project Grant Agreement #202501, which was accepted by the City on January 21, 2025. The Providence St. Jude Hospital's grant will provide the City a total of \$71,320. The additional \$26,500 will be rolled over from previous grant periods to support the construction of the project.

Council Member Traut asked about design cost for a pickleball court at Boisseranc Park.

Assistant Engineer Arbolu indicated the difference in cost of the design for the Heroes Park pickleball court project from the Boisseranc Park pickleball court project is due to the need to demolish the existing handball court at Boisseranc Park prior to the construction of a pickleball court.

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

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

RESOLUTION NO. 15014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING SPECIFICATIONS FOR HEROES PARK PICKLEBALL COURT PROJECT IN SAID CITY

Codes 64 Traffic 147

- 5B. ORDINANCE AMENDING CHAPTER 10.44 (SPECIAL SPEED ZONES) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE BUENA PARK MUNICIPAL CODE ESTABLISHING SPEED LIMITS ON CERTAIN STREETS
Recommended Action: 1) Adopt an Ordinance amending Title 10 of the Buena Park Municipal Code establishing speed limits on certain streets.

Principal Engineer Alqam provided a report regarding a proposed Ordinance amending Title 10 of the Buena Park Municipal Code establishing speed limits on certain streets. An Engineering and Traffic Survey (E&TS) measures drivers' speeds and sets the speed limit to reflect the speed at which 85% of drivers are driving. As per the CVC's Speed Trap Section 40802, this E&TS needs to be updated every five years for the Police Department to be able to enforce speeding violations by radar. The renewal period can be extended to seven or ten years if the citing officer has completed at least 24 hours of certified radar operator training and if a registered engineer confirms that no significant changes in the roadway have occurred since the last review. It has been seven years since the speed limits were established in the City, and with the introduction of the new law, staff determined that it is time to re-certify the speed limits in the City. Principal Engineer Alqam advised the City retained AGA Engineers, Inc. to complete the E&TS based on (1) geometric and characteristic street surveillance; (2) collision rate analysis; and (3) spot speed survey. Spot speed surveys were conducted at 81 street segments to determine vehicular travel speeds and calculate statistical information such as the 85th percentile speed. Accident data from the three prior years was also collected for the study segments. As a result of the updated E&TS and in alignment with recent changes to state law, a total of 21 street segments are recommended for a reduction in posted speed limits. Principal Engineer Alqam explained the E&TS recommended maintaining the existing speeds along the City roadways, except for certain streets, and establishing a speed limit on Eighth Street between Knott Avenue and Western Avenue which previously had no officially adopted limit. The final E&TS and adopted Ordinance will be filed with the appropriate local courts. City staff will proceed with updating speed limit signage and pavement markings as necessary to reflect the newly adopted speed limits.

Assistant City Clerk Almquist acknowledged a comment received through the online agenda system from Buena Park resident Mike Wilkinson in support of the item.

The City Council asked about the required time to survey traffic on certain streets; capacity of the Police Department to enforce the adjustment in speed; any existing speed study conducted on streets that continue to neighboring cities; coordination of traffic signals; rationale for having a certain speed along certain segments such as the entertainment corridor and a segment along Artesia Boulevard; enforcement efforts pertaining to the speed limit changes; and, requirement on defining a roadway segment as a safety corridor.

Council Member Hoque requested for a reduction of the speed limit along Grand Avenue from 35mph to 30mph.

Principal Engineer Alqam explained that the scope of the speed survey conducted was to establish the speed limits specifically within the City rights-of-way. Certain speed limit recommendations were taken into consideration from the E&TS to ensure that the difference and change in speed limits when crossing from one segment to another is not excessive. Additionally, the City coordinates traffic signals within the Buena Park jurisdiction. There is an ongoing OCTA baseline timing project to assess all traffic intersections within Orange County and make recommendations on timing parameters. Upon approval of the study and adoption of the proposed Ordinance, staff will submit the information to the County's consultants for recommendations on any needed traffic signal timing adjustments.

Assistant City Engineer Arabolu indicated staff post signs to let drivers know when there is a significant decrease or increase in speed limits when traveling towards the adjacent jurisdiction. Additionally, the new law provides flexibility for engineers to lower speed limits while strictly basing it on the 85th percentile speed survey data. Engineers could not arbitrarily reduce speed limits unless there are conditions not apparent to drivers. Nevertheless, the Manual on Uniform Traffic Control Devices (MUTCD) defines the qualifications of a safety corridor. Staff will survey the area of Grand Avenue as requested by the City Council, and determine if the segment meets the qualifications to be considered as a safety corridor, then a reduction in speed could be implemented.

Ruben Perales, PE, TE, AGA Engineers, Inc. Vice President, indicated that speed surveys are conducted at specific times as required by the California Vehicle Code and Manual on Uniform Traffic Control Devices (MUTCD). The survey is typically done on school days, off-peak, free flow conditions where traffic engineers get a representative speed of a certain segment. As for the slower speed established along the entertainment corridor and the segment of Artesia Boulevard and Beach Boulevard, factors such as the 85th percentile speed, pedestrians and on-street parking, were taken into consideration. Moreover, as of the completion of the survey, no change was recommended on the speed limit along Grand Avenue. However, if the City Council directs staff to conduct another survey on this segment, staff will restudy if there are any compelling reasons to reduce the speed to 30mph.

Police Captain Geyer stated that the Police Department is prepared to enforce the updated speed limits on certain City streets.

City Manager France discussed the enforcement that will be implemented as a result of the speed limit changes. Also, with regards to the request to reduce the speed on Grand Avenue, staff could perform a separate study.

Mayor Ahn reopened public comment.

Don Hammonds, Buena Park resident, spoke regarding his concerns on the impact of the speed limits to the community, and provided recommendations to repair and improve City streets.

MOTION TO AMEND

MOTION: Traut
SECOND: Franco

MOTION TO AMEND the Ordinance to include a reduction in speed limit on Grand Avenue contingent upon staff's finding of its qualification as a safety corridor.

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

MOTION TO AMEND CARRIED to approve the recommended action and ADOPTED the following titled ordinance:

ORDINANCE NO. 1756

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING CHAPTER 10.44 (SPECIAL SPEED ZONES) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE BUENA PARK MUNICIPAL CODE ESTABLISHING SPEED LIMITS ON CERTAIN STREETS IN THE CITY OF BUENA PARK

Fire Zones 79**5C. CONSIDERATION OF AN ORDINANCE ADOPTING THE FIRE HAZARD SEVERITY (FHSZ) MAP PURSUANT TO GOVERNMENT CODE SECTION 51179**

The City Council will consider adopting an Ordinance to designate moderate, high, and very high fire severity zones within its jurisdiction, in compliance with Government Code Section 51179.

Recommended Action: 1) Review this report and consider any public comment; and, 2) Adopt (by 4/5 vote) or introduce for first reading an Ordinance approving the local responsibility area fire hazard severity zone map, as recommended by the State Fire Marshal.

City Attorney Cardinale provided a report regarding a proposed Ordinance approving the local responsibility area fire hazard severity zone map, as recommended by the State Fire Marshal. Local governments are required to adopt the updated maps for "local responsibility areas" (LRA) zones under Government Code Section 51179. The updated Fire Hazard Severity Zones (FHSZ) maps affect building codes, defensible space requirements, and disclosure obligations for property transactions. For example, LRA High and Very High FHSZs require California's Wildland Urban Interface (WUI) building codes to be applied to the design and construction of new buildings. Government Code 51182 also requires a 100-foot defensible space clearance and wildland fire safety practices for buildings in high fire zones. CAL FIRE recently released the 2025 Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) Maps, starting with regions in northern California and releasing Maps for southern California at the end of March. The most recent updates to these Maps reflect changes in climate, development, and scientific modeling. Staff received the updated LRA FHSZ Map for Buena Park on March 24, 2025. The updated FHSZ Maps include a small section in the northern part of Buena Park that is designated as a Very High Fire Severity Zone. As required by law, staff posted the updated Maps online for public comment and review for 30 days. The City is obligated to adopt the Map, as published by the State Fire Marshal, and can only modify the Map by increasing the fire severity of an area; the City cannot reduce or eliminate high or very high severity designations made by the State. It was recommended that the City Council adopted the FHSZ Map for Buena Park, as published by the State Fire Marshal.

City Manager France indicated that the City sent a letter of appeal to CalFire arguing that Rosecrans Boulevard could serve as a wildfire buffer to which CalFire responded that they would not make an exception for the said area.

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

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

ORDINANCE NO. 1757

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION FIRE HAZARD SEVERITY ZONE MAP FOR LOCAL RESPONSIBILITY AREAS

6. PUBLIC HEARING

No Public Hearing items.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS**7A. REPORT**

Council Member Hoque reported the following:

- July 9 Summer Concert in the Park – Yachty by Nature
- July 16 Summer Concert in the Park – Soto Band

Council Member Hoque and Vice Mayor Traut jointly calendared a six-week enriching, recreational, and cultural program for kids.

Council Member Sonne reported the following:

- July 14 OCPA Board Meeting
- July 15 District 3 Community Meeting
- July 19 P-Nut Picnic Day
- July 21 Assemblywoman Quirk-Silva's Press Conference on ICE Raids

Council Member Sonne reported attending the July 14, 2025, OCPA Board meeting wherein the Board passed and adopted a sustainable workforce and inclusive economic development guidelines which outline expectations for contractors, vendors and internal operations and incorporate workforce development, job quality standards, targeted hirings, supplier diversity, DEI integration, and accountability and metrics. Council Member Sonne also thanked the community for attending and participating, and the City staff for the assistance during the July 15, 2025, District 3 Community Meeting held at Ehlers Event Center. Lastly, Council Member Sonne calendared parking meter options for targeted areas on Stanton Avenue and Grand Avenue.

Council Member Franco calendared a formation of a Sister City Ad-Hoc Committee.

Vice Mayor Traut reported the following:

- July 17 Introductory Meeting with Senator Schiff's Office
- July 21 Assemblywoman Quirk-Silva's Press Conference on ICE Raids
- July 21 Boys and Girls Club of Buena Park Board Meeting

Mayor Ahn reported the following:

- July 11 Meeting with Interns at Assemblywoman Quirk-Silva's Office
- July 17 Visit Buena Park Operations Meeting
- July 17 Introductory Meeting with Senator Schiff's Office
- July 21 Assemblywoman Quirk-Silva's Press Conference on ICE Raids

Mayor Ahn reported attending eight additional events and meetings with community organizations.

8. RECESS/RECONVENE

Mayor Ahn recessed the meeting at 6:37 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:53 p.m.

9. STUDY SESSION (9A – 9B)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING THE PREFERENTIAL PARKING DISTRICT POLICY

Senior Engineering Technician Wray provided a report regarding the Preferential Parking District (PPD) Policy. The City Council originally adopted a PPD Policy on August 8, 2017, and eight PPDs have been established since its approval. Nevertheless, requests for PPDs were becoming more frequent but it was found that there were no clear guidelines on how to establish them. Senior Engineering Technician Wray discussed current policy requirements; staff investigation on PPD requests; comparison of permit parking policies from various Orange County jurisdictions; costs associated with PPDs excluding staff time; and, total revenue from parking permit sales. It was noted that the current policy is very flexible, allowing each PPD to meet the needs of that particular area. It allows each PPD to be reviewed on a case-by-case basis and for the specific terms of each PPD to fit the needs of the area in question. The policy was also developed by staff based on reviewing similar policies in other Orange County agencies at that time.

The City Council asked about use of license readers to determine residency of the owner of a parked vehicle; consideration to lower the percentage of the resident petition requirement; and, changing the validity period of parking permits.

Police Captain Geyer indicated that private companies offer license plate readers for the purpose of verifying the owner of a parked vehicle's residency. The Police Department uses its license plate readers for law enforcement purposes only.

Council Member Sonne expressed interest in keeping the resident petition requirement as it is, but allow for residents to file an appeal given the special circumstances of the neighborhood. Also, Council Member Sonne requested for a report of previous PPD requests that did not meet the threshold.

Council Member Hoque requested staff to explore the feasibility of a PPD in the area of Monroe Avenue and Garfield Circle.

City Manager France stated that the City Council has discretion on making revisions to the requirements of the PPD Policy. Neighboring Orange County cities have established a threshold on petition requirement. If there is an interest to loosen the two-third resident petition requirement, staff will return with information and options from other cities with regards to such requirement.

Senior Engineering Technician Wray indicated that staff will assist residents having issues with meeting the threshold to establish a PPD. Moreover, PPD parking permits are currently valid for two years. Increasing the validity to five years would reduce the time and cost dedicated for administrative work for the parking permit processing.

Following the discussion, the City Council directed staff to explore the feasibility of a PPD in the area of Monroe Avenue and Garfield Circle; and, increase the validity of the parking permit from two years to five years.

9B. REVIEW AND DISCUSS BID RESULTS FOR THE THELMA AVENUE COMMUNITY GARDENS PROJECT

Senior Engineering Technician Wray provided a report regarding the bid results for the Thelma Avenue Community Gardens Project. The City currently operates a community garden on leased property within the Southern California Edison (SCE) Right-of-Way (ROW), located south of Thelma Avenue between Knott Avenue and Holder Avenue. In 2021, community meetings were held as part of the Community Gardens Master Plan process to develop a Capital Improvement Project (CIP) for the site. Although funding was allocated for the CIP in 2022, the project was temporarily paused as other projects took precedence. Nevertheless, the project was approved to resume last year and included several key enhancements to safety, accessibility, and aesthetics. Senior Engineering Technician Wray discussed that a public art feature was included in the design but not included in the final estimate due to concerns on the high cost. The public art feature was instead added as an additive bid, and the City Council may decide to include or not to include it in the project. The project was advertised for bids on June 5, 2025. Three (3) bids were received and publicly opened on July 7, 2025. It was found that Green Giant Landscaping, Inc. from La Habra, CA was the apparent low bidder with a construction contract inclusive of Additive Bid Item A for privacy screening in the amount of \$866,415. It was also recommended that a 20% contingency for the project, which would bring the total construction cost to \$1,039,698. This results in a funding shortfall of \$404,135 compared to the available project budget of \$635,563. If the City Council chooses to proceed with the award, staff will return with a budget amendment or identification of additional funding sources necessary to fully fund the project at a subsequent City Council meeting.

Nancy, Buena Park resident, spoke in support of the Thelma Avenue Community Gardens Project and requested the City Council to consider landscaping maintenance around the perimeter of the community gardens.

The City Council spoke regarding consistent maintenance of trees, shrubs, and the sidewalk; concerns on privacy screening and potential graffiti; to plant more trees due to high foot traffic around the area; access to the garden after sunset denied by SCE due to public safety; in support of incorporating public art as part of the community gardens project. Moreover, the City Council asked about potential cost savings excluding the lighting; approving the project in phases; tree removal along Thelma Avenue; the significance of the tractor wheels design; income generated from leasing the plots; and, reason for the 20% contingency fund for the project. Lastly, the City Council recommended to remove the lighting aspect in the electrical enhancements of the project; and, add a crosswalk at the intersection of Thelma Avenue and Silver Street.

Senior Engineering Technician Wray indicated that Public Works could clean and paint over the graffiti on the privacy screens. SCE requires the City to post its hours outside of the entrances of the garden to notify residents about dawn to dusk access only. The total bid for all electrical work from Green Giant Landscaping, Inc. was \$144,000, which includes lighting, electrical for operating the gates, and new panel with meter and fuses required. Senior Engineering Technician Wray explained some adjustments made to cut down significant labor costs associated with the columns. Any further reduction to the decorative columns would require staff to reengineer the plans. As for the removal of existing landscaping along Thelma Avenue, not all but only some trees will be completely removed particularly those that are too high and those blocking the area where the new fence will be placed. Staff recommended a 20% contingency for the project due to the project area being leased from SCE and for any unforeseen issues that may occur.

Vice Mayor Traut discussed the significance and importance of incorporating the tractor wheels in the Public Art design.

City Manager France suggested funds for this project could be pulled from the undesignated general funds.

Director Box stated that the annual income generated from leasing the plots is nominal.

Following the discussion, the City Council directed staff to proceed with the Thelma Avenue Community Gardens Project including Additive Bid Item A (Privacy Screening), Additive Bid Item B (Public Art), and a 10% contingency for the project; construct a crosswalk at the intersection of Thelma Avenue and Silver Street; remove the lighting aspect in the electrical enhancements of the project; and, return with a budget amendment for approval at a subsequent City Council meeting.

10. CITY MANAGER REPORT

City Manager France reported the following:

- Summer Concert in the Park, New Romantics, August 6, 2025, 7:00 p.m., at Boisseranc Park.
- Buena Park Police Annual National Night Out, August 6, 2025, 6:00 – 8:00 p.m., at Boisseranc Park.

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 8:12 p.m.



Mayor

ATTEST:



City Clerk