

Tuesday, April 22, 2025, 3:00 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

**BUENA PARK CITY COUNCIL
SPECIAL MEETING AGENDA**

3:00 p.m.

1. GENERAL

- 1A. CALL TO ORDER
- 1B. ROLL CALL
- 1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

2A. ORAL COMMUNICATIONS

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

3. CLOSED SESSION

Adjourn to Council Conference Room

3A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

— Pursuant to Gov. Code Section 54956.9 (d)(4); Based on existing facts and circumstances, the City is seeking legal advice on whether to protect the City's rights and interests by initiating litigation; Number of potential cases: One

3B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

— Pursuant to Gov. Code Section 54956.8; Property: 6245 Auto Center Drive; Negotiating Parties: Aaron France, City Manager and Simpson & Simpson Holdings, LLC; Under Negotiation: Price and Terms

3C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

— Pursuant to Gov. Code Section 54956.9 (d)(1); Name of Case: Orange County Water District et al. v. 3M Company, et al.; Case No. 30-2020-01172419-CU-PL-CXC

3D. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

— Pursuant to Gov. Code Section 54956.9 (d)(1); Name of Case: City of Buena Park vs. BA Hotel & Resort, LLC; Court of Appeal, Fourth Appellate District, Division Three Court of Appeal; Case No. G061816; United States Bankruptcy Court – Central District of California; In re Mona10, Inc., Case No. 8:23-bk-10432; In re Patricia C. Pham, Case No. 8:23-bk-10433; In re Shirley Q. Pham, Case No. 8:23-bk-10434

3E. CONFERENCE WITH LABOR NEGOTIATOR

— Pursuant to Gov. Code Section 54957.6; Agency Negotiator: Eddie Fenton, Assistant City Manager/Director of Human Resources; Employee Organization: Buena Park City Employees' Association; Buena Park Technical, Office, and Professionals Association; Buena Park Management Unit; Buena Park Police Association; Buena Park Police Management Association; and, Buena Park Unrepresented Employees

4. ADJOURNMENT

4A. MEETING ADJOURNMENT

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.

시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

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: April 17, 2025



City Council Special Meeting Agenda Report

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Meeting	Agenda Group
Tuesday, April 22, 2025, 3:00 PM	CLOSED SESSION Item: 3A.
Prepared By	Approved By
Adria Jimenez, City Clerk	Aaron France, City Manager
Presented By	
Christopher G. Cardinale, City Attorney	

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Gov. Code Section 54956.9 (d)(4)

Based on existing facts and circumstances, the City is seeking legal advice on whether to protect the City's rights and interests by initiating litigation.

Number of potential cases: One



B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Meeting	Agenda Group
Tuesday, April 22, 2025, 3:00 PM	CLOSED SESSION Item: 3B.
Prepared By	Approved By
Adria Jimenez, City Clerk	Aaron France, City Manager
Presented By	
Aaron France, City Manager	

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Gov. Code Section 54956.8

Property: 6245 Auto Center Drive

Negotiating Parties: Aaron France, City Manager and Simpson & Simpson Holdings, LLC

Under Negotiation: Price and Terms



C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Meeting	Agenda Group
Tuesday, April 22, 2025, 3:00 PM	CLOSED SESSION Item: 3C.
Prepared By	Approved By
Christopher G. Cardinale, City Attorney	Aaron France, City Manager
Presented By	
Christopher G. Cardinale, City Attorney	

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Gov. Code Section 54956.9 (d)(1)

Name of Case: Orange County Water District et al. v. 3M Company, et al.

Case No.: 30-2020-01172419-CU-PL-CXC



City Council Special Meeting Agenda Report

D. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Meeting	Agenda Group
Tuesday, April 22, 2025, 3:00 PM	CLOSED SESSION Item: 3D.
Prepared By	Approved By
Christopher G. Cardinale, City Attorney	Aaron France, City Manager
Presented By	
Christopher G. Cardinale, City Attorney	

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Gov. Code Section 54956.9 (d)(1)

Name of Case: City of Buena Park vs. BA Hotel & Resort, LLC

Court of Appeal, Fourth Appellate District, Division Three Court of Appeal

Case No.: G061816

United States Bankruptcy Court – Central District of California

In re Mona10, Inc., Case No. 8:23-bk-10432

In re Patricia C. Pham, Case No. 8:23-bk-10433

In re Shirley Q. Pham, Case No. 8:23-bk-10434



E. CONFERENCE WITH LABOR NEGOTIATOR

Meeting	Agenda Group
Tuesday, April 22, 2025, 3:00 PM	CLOSED SESSION Item: 3E.
Prepared By	Approved By
Adria Jimenez, City Clerk	Aaron France, City Manager
Presented By	
Eddie Fenton, Assistant City Manager/Director of Human Resources	

CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Gov. Code Section 54957.6

Agency Negotiator: Eddie Fenton, Assistant City Manager/Director of Human Resources

Employee Organization: Buena Park City Employees' Association; Buena Park Technical, Office, and Professionals Association; Buena Park Management Unit; Buena Park Police Association; Buena Park Police Management Association; and, Buena Park Unrepresented Employees