



Tuesday, September 8, 2026, 5:00 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

Mayor Connor Traut
Vice Mayor Lamiya Hoque, Ph.D.
Council Member Joyce Ahn
Council Member Carlos Franco
Council Member Susan Sonne

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
Public Hearings: 6:00 p.m.

Zoom Webinar: zoom.us/join
MEETING ID: 819 0077 7491 PASSCODE: 282281
CONFERENCE CALL: +1 (669) 900-6833

City Council meetings are available on the City's website at www.buenapark.com
and the City's Cable Channel BPTV.

MEETING PARTICIPATION AND PUBLIC COMMENT OPTIONS: Each speaker has 3 minutes.

IN-PERSON

Sign in using the digital kiosk located at the entrance to the Council Chamber.

Translation services, disability-related accommodations, and assisted listening devices are available to participate in this meeting. Please contact the City Clerk's Office at (714) 562-3750 at least 48 hours in advance of the meeting so the City can make the necessary arrangements.

ZOOM WEBINAR: Closed captioning and translation services are available.

Zoom Virtual Participation zoom.us/join Meeting ID Number: 819 0077 7491 Passcode: 282281

To request to speak, click the "Raise Hand" button when the Mayor opens public comment. Wait for City staff to call on you before speaking. You may choose to share your name and city of residence.

Zoom Conference Call +1 (669) 900-6833

To request to speak, dial *9 on your phone after the Mayor opens public comment. When prompted press *6 to unmute your line and begin speaking. You may choose to share your name and city of residence.

EMAIL: comments@buenapark.com

Public comments may be submitted by email. Please submit comments by 3:00 p.m. on the day of the meeting. Comments received by the deadline will be provided to the City Council, made available to the public, and included in the official meeting record.

1. GENERAL

- 1.A. CALL TO ORDER
- 1.B. ROLL CALL
- 1.C. INVOCATION
- 1.D. PLEDGE OF ALLEGIANCE
- 1.E. CITY MANAGER REPORT
 - Aaron France, City Manager

2. PRESENTATIONS

- 2.A. RECOGNITION OF ANGELICA LOPEZ IN HONOR OF ACHIEVING HER CERTIFIED MUNICIPAL CLERK CERTIFICATION

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 Special Meeting Agenda only. Public comments are limited to 3 minutes. Those wishing to speak in-person are asked to add their information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom are asked to press the "Raise Hand" button or dial *9.

4. CONSENT CALENDAR

The items listed under the 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: Approve the Minutes of the Special City Council Meeting of August 19, 2026; and, Special and Regular City Council Meetings of August 25, 2026.
- 4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS
 - Recommended Action: Adopt Resolutions approving Claims and Demands.
- 4.C. PROCLAMATION RECOGNIZING SEPTEMBER 2026 AS CHILDHOOD CANCER AWARENESS MONTH
 - Recommended Action: Approve Proclamation.

- 4.D. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO AYALA ENGINEERING, INC. FOR THE 2025-2026/2026-2027 SEWER MANHOLE REHABILITATION PROJECT
— Recommended Action: 1) Adopt a resolution approving plans and specifications for the 2025-2026/2026-2027 Sewer Manhole Rehabilitation Project; 2) Award a contract to Ayala Engineering Inc. in the amount of \$832,926; 3) Authorize contingency funds in the amount of \$85,000 in the same purchase order; 4) Authorize a purchase order for the Solis Group in the amount of \$7,470 for administration of the Community Workforce Agreement (CWA); 5) Authorize contingency funds in the amount of \$800 for CWA administration; 6) Authorize a budget transfer in the amount \$252,000 from the Miscellaneous Sewer System Improvement Account (53-9806-490010) to the project account; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 7) Authorize the City Manager and City Clerk to execute the contract.
- 4.E. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO ORTIZ & SON, INC. FOR THE BELLIS YARD IMPROVEMENTS PROJECT
— Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Bellis Yard Improvements Project; 2) Award a contract to Ortiz & Son, Inc. in the amount of \$412,734.81; 3) Authorize contingency funds in the amount of \$21,375.19; 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.
- 4.F. FUEL SUPPLY AGREEMENT WITH SOUTHERN COUNTIES OIL COMPANY (SC FUELS) FOR UNLEADED AND DIESEL FUEL FOR CITY VEHICLES
— Recommended Action: 1) Approve an agreement with Southern Counties Oil Company (SC Fuels) for an initial one-year term; 2) Dispense with competitive bidding pursuant to Municipal Code Section 3.28.080.H, as it is in the best interest of the City to access an existing government contract for lower overall fuel costs without the expense of the competitive bid process; 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 the City Clerk to execute the agreement.
- 4.G. MASTER SERVICES AGREEMENT WITH AURELIAN FOR A NON-EMERGENCY CALL AUTOMATION PILOT PROGRAM AND BUDGET APPROPRIATION FROM THE ASSET FORFEITURE FUND FOR THIS PURPOSE
— Recommended Action: 1) Approve a master services agreement with Aurelian for the Police Department's Non-Emergency Call Automation Pilot Program; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and City Clerk to execute the agreement; and, 4) Approve a budget appropriation of \$25,000 from the undesignated Asset Forfeiture Fund balance for this purpose.
- 4.H. AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ONWARD ENGINEERING FOR THE SCE TRAIL PHASE III
— Recommended Action: 1) Approve Amendment No. 1 to Professional Services Agreement No. 25-18 with Onward Engineering in the amount of \$11,810; 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. NEW BUSINESS

5.A. RESOLUTION TO CREATE A NEW PREFERENTIAL PARKING DISTRICT ON LOS RAMOS CIRCLE, LOS RAPIDOS CIRCLE, LOS CIENTOS CIRCLE, LOS RANCHOS DRIVE, AND A PORTION OF THE VALLEY VIEW FRONTAGE ROAD

Presented by Norm Wray, Senior Engineering Technician

— Recommended Action: 1) Adopt a resolution to create a new Preferential Parking District (PPD) on Los Ramos Circle, Los Rapidos Circle, Los Cientos Circle, Los Ranchos Drive, and a portion of the Valley View Frontage Road (hereinafter "the streets").

5.B. LEASE AGREEMENT WITH LLP INVESTMENTS, LLC FOR OPERATION OF A RESTAURANT ON CITY-OWNED PROPERTY AT 6591 BEACH BOULEVARD

Presented by Matt Foulkes, Director of Community & Economic Development

— Recommended Action: Approve a lease agreement with LLP Investments, LLC for property located at 6591 Beach Boulevard; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the documents; and, 3) Authorize the City Manager and City Clerk to execute any necessary documents related to the lease.

6. PUBLIC HEARING

Public Hearings are held at 6:00 PM

6.A. ORDINANCE AMENDING PORTIONS OF TITLE 19 (ZONING), DIVISION 1 (ADMINISTRATION), DIVISION 3 (SINGLE-FAMILY RESIDENTIAL ZONES), DIVISION 4 (MULTI-FAMILY RESIDENTIAL ZONES), DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES), DIVISION 7 (MIXED-USE ZONES), AND DIVISION 9 (SIGN REGULATIONS) OF THE BUENA PARK MUNICIPAL CODE

Presented by Ian McAleese, Senior Planner

— Recommended Action: 1) Adopt an Ordinance amending Title 19 (Zoning) of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations).

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

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8. RECESS

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9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING THE USE OF GREYWATER AND RECYCLED WATER

Presented by Mina Mikhael, Director of Public Works/City Engineer

9.B. DISCUSS AND PROVIDE DIRECTION REGARDING A NEW DESIGN FOR ARTERIAL STREET SIGNS CITYWIDE

Presented by Bridget Englebrecht, Marketing Specialist

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT

— Aaron France, City Manager

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES

— Adria M. Vicuna, Director of Government and Community Relations/City Clerk

12. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review at City Hall or at www.buenapark.com. Supplemental 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. 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.

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

Date Posted: September 3, 2026