

MINUTES OF CITY COUNCIL MEETING  
OF THE CITY OF BUENA PARK  
HELD NOVEMBER 12, 2025

Vol. 55 Pg. 64

1. GENERAL

The City Council met in a regular session on Tuesday, November 12, 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 Chaplain Gerardo Arenado, OCFA Battalion Chaplain.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Frank Nunes, Buena Park Police Chief.

1E. CITY MANAGER REPORT

City Manager France reported the following:

- OC Bike Loop Community Meeting, November 20, 2025, 6:00 p.m., at the Buena Park Community Center.
- Buena Park Mayor's Prayer Breakfast, November 20, 2025, 7:00 a.m. – 9:00 a.m., at Knott's Berry Farm Hotel. For information on sponsorship and tickets, the public may visit [www.buenaparkprayerbreakfast.com](http://www.buenaparkprayerbreakfast.com).
- In observance of Thanksgiving Day, PD Front Counter will only be open until 12:00 p.m. on November 27, 2025.
- Christmas Tree Lighting, December 5, 2025, 6:00 p.m., at Buena Park City Hall.

2. PRESENTATIONS

2A. BUENA PARK POLICE DEPARTMENT LIFESAVING AWARD PRESENTED TO  
OFFICER JERAMIAH TURNER

Police Chief Nunes presented Officer Turner with a Buena Park Police Department Lifesaving Award, and certificates of recognition from Assembly Member Quirk-Silva and State Senator Strickland.

2B. CERTIFICATE OF RECOGNITION TO RAYMOND TEMPLE ELEMENTARY SCHOOL  
2025 NATIONAL CENTER FOR URBAN SCHOOL TRANSFORMATION AWARD  
WINNER

Mayor Ahn announced that the item is being moved to the December 9, 2025 Regular City Council meeting.

**2C. PRESENTATION OF THE 2025 HALLOWEEN HOME DECORATING CONTEST AWARDS**

Community Services Supervisor Sauceda presented awards to the 2025 Halloween Home Decorating Contest winners.

- First Place – 6586 Longfellow Drive, Ken and Nancy Anderson
- Second Place – 6351 Stanton Avenue, The Martinez Family
- Third Place – 9396 Via Vico Circle, Andrew Rogers

Certificates of recognition from Assembly Member Quirk-Silva and State Senator Strickland were also presented.

**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.

Keylyn Wallis-Jeffrey, Orange County resident, expressed opposition to the City Council's \$1.5 million subsidy to a luxury car dealership, and Vice Mayor Connor Traut's candidacy for County Supervisor.

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

**4. CONSENT CALENDAR (4A – 4H)**

Mayor Ahn announced that Consent Calendar Item Nos. 4A through 4H 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 – 4H:

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

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

**Minutes****4A. APPROVAL OF MINUTES**

Recommended Action: Approval of Minutes of the Special and Regular City Council Meetings of October 28, 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. 15046**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,752,739.15 DEMAND NOS. 433081 THROUGH 433350 CANCELLED NOS. 429263, 429412, 429738, 432747 AND 432788

**RESOLUTION NO. 15047**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$18,163.50 COVERING RETIREE PAYROLL ENDING OCTOBER 31, 2025

**RESOLUTION NO. 15048**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,271,338.18 COVERING REGULAR PAYROLL ENDING OCTOBER 24, 2025

**Contracts 70 C-3641 Budgets 47**

4C. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF CONTRACT WITH J&A ENGINEERING DBA J&A FENCE FOR THE EHLERS CENTER SECURITY FENCE PROJECT

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Ehlers Center Security Fence Project; 2) Award a contract to J&A Engineering dba J&A Fence in the amount of \$69,200; 3) Authorize contingency funds in the amount of \$10,000 in the same purchase order; 4) Appropriate \$79,200 from the undesignated General Fund balance for the project; 5) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 6) Authorize the City Manager and City Clerk to execute the contract.

APPROVED the recommended action and ADOPTED the following titled resolution:

**RESOLUTION NO. 15049**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING SPECIFICATIONS AND PLANS FOR EHLERS CENTER SECURITY FENCE PROJECT IN SAID CITY

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

4D. FINAL PAYMENT TO TRUELINE CONSTRUCTION & SURFACING, INC. FOR THE HEROES PARK PICKLEBALL COURT PROJECT

Recommended Action: 1) Accept the project as complete and approve a final payment to Trueline Construction & Surfacing, Inc. in the amount of \$75,544.52; and 2) Direct the Public Works Department to file a Notice of Completion.

APPROVED the recommended action.

**Contracts 70 C-3576 Budgets 47**

4E. RATIFY AN AGREEMENT WITH THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT

Recommended Action: 1) Ratify an agreement with the State of California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program (STEP) Grant (PT26219); 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the Finance Director, Police Sergeant and Police Lieutenant to execute the agreement and all other necessary grant documents; and, 4) Approve a budgetary appropriation in the amount of \$145,000 for this purpose.

APPROVED the recommended action.

**Contracts 70 C-3335**

4F. AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC. FOR CITYWIDE TREE TRIMMING

Recommended Action: 1) Approve Amendment No. 2 to Professional Services Agreement (PSA) 21-40 with West Coast Arborists, Inc. for citywide tree trimming services in the amount of \$348,500; 2) Authorize the City Manager and City Attorney to make any necessary, nonmonetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

**Contracts 70 C-3428****4G. AMENDMENT NO. 3 TO A PROFESSIONAL SERVICES AGREEMENT WITH ALLIED UNIVERSAL FOR JANITORIAL SERVICES**

Recommended Action: 1) Approve Amendment No. 3 to Professional Services Agreement with Allied Universal ('Allied') of Santa Ana, California, to provide janitorial services at City facilities for calendar year 2026 in the amount of \$384,960; 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.

APPROVED the recommended action.

**Contracts 70 C-3495****4H. AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR THE PEAK PARK WATER WELL PROJECT**

Recommended Action: 1) Approve Amendment No. 1 to the Professional Services Agreement No. 23-17 with Psomas in the amount of \$14,500; 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.

APPROVED the recommended action.

**END OF CONSENT CALENDAR****5. NEW BUSINESS (5A – 5G)****Contracts 70 C-3642 Budgets 47****5A. PROFESSIONAL SERVICES AGREEMENT WITH BUREAU VERITAS TECHNICAL ASSESSMENTS, LLC FOR THE PREPARATION OF A BUILDING ASSET MANAGEMENT PLAN**

Recommended Action: 1) Approve a Professional Services Agreement (PSA) with Veritas Technical Assessments, LLC in the amount of \$202,121.24 for the preparation of a Building Asset Management Plan; 2) Appropriate \$20,000 from the undesignated General Fund balance to the Building Asset Management Plan Project account; 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.

Assistant Engineer Lee reported on the proposed Building Asset Management Plan which will cover the current and future needs of all City-owned buildings and facilities. Staff solicited proposals on PlanetBids for the preparation of a Building Asset Management Plan. After receiving and reviewing one proposal, staff recommended approving an agreement in the amount of \$202,121.24 with Bureau Veritas Technical Assessments, LLC (Bureau Veritas) for this firm has demonstrated their qualifications and relevant experience through similar projects completed for other cities. Bureau Veritas will carry out tasks including collecting data, conducting a project kick-off meeting, and performing field assessments of City-owned buildings and facilities. These assessments will involve thorough evaluations of electrical, heating, plumbing, air conditioning and ventilation systems, as well as life safety, fire protection, walls, roofing, elevators, interior features, and other critical components. Additionally, staff recommended including the Barcode/QR code option offer by Bureau Veritas for an additional cost. Tagging essential equipment with barcodes will allow work orders, maintenance history, and related information to be stored in a centralized database, ensuring that each record can be easily traced to a specific piece of equipment or system.

MOTION: Sonne

SECOND: Ahn

AYES: Sonne, Ahn, Franco, Hoque, Traut

NOES: None

MOTION CARRIED to approve the recommended action.

**Contracts 70 C-3398****5B. PROFESSIONAL SERVICES AGREEMENT WITH ECONOMICS, INC. FOR ANNUAL  
SB 1383 CONSULTING SERVICES**

Recommended Action: 1) Approve a professional services agreement with EcoNomics, Inc. in the amount of \$124,989 for continued assistance in implementing the City's edible food recovery program and related requirements of Senate Bill 1383; 2) Dispense with competitive bidding pursuant to Buena Park Municipal Code Section 3.28.080 (H), which allows the City Council to dispense with bidding when it is in the best interest of the City; 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.

Director of Public Works/City Engineer Mikhael provided a report regarding a proposed agreement with EcoNomics, Inc. for the continued assistance in implementing the City's edible food recovery program and related requirements pursuant to Senate Bill 1383. The City is responsible for enforcing and supporting edible food collection by educating food producers about their legal duties and reporting the amount of food recovered to the state. Since these responsibilities under SB 1383 are ongoing, hiring a consultant is essential for the program's continued implementation. The City Council approved agreements with Economics, Inc. in 2022, 2023, and 2024, all for the design and implementation of an edible food recovery program for the City. EcoNomics, Inc. will continue to build on the previous agreements' efforts with education and outreach activities, data collection, enforcement protocol development, and procurement of recycled organic-content products.

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

MOTION CARRIED to approve the recommended action.

**Contracts 70 C-3373 C-2886 Budgets 47 Police Dept. 117****5C. AMENDMENT NO. 2 TO AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE  
PURCHASE OF SIXTEEN (16) ADDITIONAL POLICE BODY-WORN CAMERAS AND  
ENHANCED SERVICES**

Recommended Action: 1) Approve Amendment No. 2 to the agreement with Axon Enterprise, Inc. for the purchase of 16 additional police body-worn cameras (BWC) with associated hardware, software, data, evidence storage, and enhanced two-way connectivity services for a total 19-month cost of \$81,949.78; 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 amendment in the amount of \$82,000 from Measure R funds for this purpose.

Police Captain Nguyen discussed the proposed amendment to the agreement with Axon Enterprises, Inc. for the purchase of 16 additional police body-worn cameras (BWC) with associated hardware, software, data, evidence storage, and enhanced two-way connectivity services for 19 months. The Police Department purchased 86 BWCs in 2022 and ten additional BWCs in 2024 to equip professional staff field personnel who have direct interaction with the community. With the passing of Measure R and the hiring of additional professional staff and sworn officers, the Department is requesting 16 more BWCs dedicated for all budgeted sworn officers while the ten (10) be assigned for use of reserve police officers, Police Service Officers, and Traffic Enforcement Specialists as needed. It was noted that during the budget discussions for Fiscal Year 2025-26, staff only budgeted for the cost of seven (7) additional cameras for additional staff, but did not include BWCs for managers, licenses, or the additional features now requested. More importantly, the amendment to the agreement would be paid for by Measure R funds and is structured for 19 months to align with the end date of the original agreement.

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

MOTION CARRIED to approve the recommended action.

**Contracts 70 C-3213 C-2920****5D. AMENDED AND RESTATED EMPLOYMENT AGREEMENTS BETWEEN THE CITY AND CITY MANAGER AARON FRANCE AND DIRECTOR OF GOVERNMENT AND COMMUNITY RELATIONS (CITY CLERK) ADRIA M. JIMENEZ**

Recommended Action: 1) Approve an amended and restated employment agreement between the City of Buena Park and Aaron France; 2) Authorize the Mayor and City Clerk to sign the City Manager agreement; 3) Approve an amended and restated employment agreement for Director of Government and Community Relations (City Clerk) between the City of Buena Park and Adria M. Jimenez; and 4) Authorize the Mayor and Assistant City Clerk to execute the Director of Government and Community Relations (City Clerk) agreement.

Assistant City Manager/Director of Human Resources Fenton discussed the compensation compliance review of the compensation reported by the City of Buena Park wherein the review found that certain compensation practices did not meet State law requirements. In review and in consultation with CalPERS, staff determined that the existing language of the City Manager and the Director of Government and Community Relations (City Clerk) agreements require updates to align with the original intent of the California Public Employees' Retirement Law (PERL) and its special compensation definitions. By specifying a minimum number of years for longevity eligibility and clarifying criteria, the City can ensure that longevity pay remains reportable to CalPERS, as originally intended by the City and the Employee. CalPERS also recommended changes to individual employment agreements to maintain Buena Park's compliance. The parties agreed to replace the current Longevity pay provision, effective November 8, 2025, with the language outlined in the agenda report, and contained in the agreements. The updated language will resolve CalPERS' issues related to the current longevity premium in the employment agreement. Lastly, the parties agree to increase the City Manager salary from \$26,121 to \$26,383 monthly.

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

MOTION CARRIED to approve the recommended action.

**Econ. Dev. 191****5E. RESOLUTION OF EXEMPTION FROM CEQA REVIEW FOR THE POTENTIAL ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 7891 WHITAKER STREET (APN 277-052-27) TO ABATE A PUBLIC NUISANCE**

Recommended Action: 1) Adopt the attached Resolution making certain findings of fact and determining that the potential acquisition of that certain real property located in the City of Buena Park described below, including potential acquisition by eminent domain, to abate a public nuisance, is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), and direct staff to file the associated "Notice of Exemption" with the County of Orange.

Director of Community and Economic Development Foulkes reported on the determination of potential acquisition of the Coral Motel located at 7891 Whitaker Street to abate a public nuisance is exempted from CEQA. The current use of the subject property as a motel is not a permitted use under the City's Land Use Regulations, and the time period during which the Buena Park Zoning Code allows the Coral Motel to continue operating as a "legal nonconforming use" has expired. On April 23, 2025, the Planning Commission unanimously voted to end the motel's non-conforming use and deemed its continued operation a public nuisance. Although the property owner appealed, the City Council unanimously denied the appeal on June 24, 2025, and was later given notice of the City Council's decision.

Nevertheless, the property owner has not taken action to terminate the current motel use nor obtained any building permits to complete the repair work needed to remedy the building code violations existing on the property. Due to the deteriorated conditions of the structures on the subject property, numerous violations of state and local building, fire, and health and safety codes, and public health and safety concerns, City staff decided it was necessary for the City to consider potential acquisition, including by negotiated acquisition or by the exercise of the City's power of eminent domain, to abate the existing public nuisance. Director Foulkes explained several exemptions set forth in the CEQA Guidelines for land acquisition. The potential acquisition of the subject property, either by negotiated acquisition or by the use of eminent domain, to demolish the dilapidated and non-conforming structures to abate a public nuisance may comply with CEQA's land acquisition rule set forth in CEQA Guidelines Section 15004(b)(2)(A) because said transaction would constitute a simple acquisition of property with no commitment to any future use and would not have the possibility to have a significant effect on the environment. Any future use of the subject property would be subject to CEQA review, would comply with the City's Land Use Regulations, and must be consistent with the Auto Center Specific Plan (ACSP) and the General Plan. The adoption of the proposed Resolution would authorize staff to analyze the feasibility of the acquisition of the subject property, including by negotiated acquisition or by the use of eminent domain, to demolish the existing structures and abate a public nuisance. Any further actions related to this matter will require direction and approval from the City Council, in its sole discretion and in accordance with applicable law.

MOTION: Franco

SECOND: Ahn

AYES: Franco, Ahn, Hoque, Sonne, Traut

NOES: None

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

**RESOLUTION NO. 15050**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A NOTICE OF EXEMPTION CONSISTENT WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE POTENTIAL ACQUISITION OF THE PROPERTY LOCATED AT 7891 WHITAKER STREET (APN 277052-27) TO ABATE A PUBLIC NUISANCE

**Codes 64****5F. CONSIDERATION OF AN ORDINANCE REGULATING THE SALE AND DISTRIBUTION OF NITROUS OXIDE**

Recommended Action: 1) Adopt an Ordinance adding Chapter 8.54 to the Buena Park Municipal Code regulating the retail sale and distribution of nitrous oxide for recreational use in the City of Buena Park.

City Attorney Cardinale discussed the consideration of an Ordinance regulating the retail sale and distribution of nitrous oxide for recreational use in Buena Park. It has been reported that use of nitrous oxide for recreational purposes has been a public health issue and its misuse leads to serious health problems and troubling long-term effects. Nitrous oxide is regulated by the Food and Drug Administration (FDA) and remains legal due to its many legitimate uses. It is not regulated by the Drug Enforcement Administration (DEA) and is not listed under the Controlled Substances Act, so possessing it is lawful when used appropriately. However, selling or distributing nitrous oxide for human consumption without a valid medical prescription is illegal. Such violations are federal misdemeanors and can result in up to one year in federal prison and fines of up to \$100,000. Due to a California Penal Code Section 381b "culinary use" loophole, nitrous oxide is frequently sold at tobacco-related establishments, including vape shops, cigar shops, smoke shops, and other retail outlets throughout the City which results to recreational misuse/abuse by youth and adults because it is easily accessible and relatively inexpensive. City Attorney Cardinale also emphasized the multiple documented vehicle accidents due to the misuse of nitrous oxide in the County over the past few years as well as the increased incidents and risks associated with its recreational use. City staff proposed an Ordinance similar to those from several jurisdictions throughout Orange County. This Ordinance would safeguard public health and provide law enforcement with a clear and enforceable tool to reduce misuse. More importantly, it would implement a municipal ban on the sale, distribution and recreational use of nitrous oxide, will help close regulatory gaps, reduce youth access, limit public nuisance impacts and affirm the City's commitment to proactive public safety.

Council Member Hoque and Vice Mayor Traut spoke in support of the consideration to regulate the sale and distribution of nitrous oxide in the City similar to the efforts carried out by other cities in Orange County.

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. 1762**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADDING CHAPTER 8.54 TO THE BUENA PARK MUNICIPAL CODE REGULATING THE RETAIL SALE AND DISTRIBUTION OF NITROUS OXIDE FOR RECREATIONAL USE IN THE CITY

**Codes 64**

5G. AN ORDINANCE PROHIBITING THE SALE OR DISTRIBUTION OF KRATOM PRODUCTS IN THE CITY, AND A SUMMARY OF THE CITY'S EXISTING PROHIBITION ON THE SALE OF CANNABIS PRODUCTS IN THE CITY

Recommended Action: 1) Adopt an Ordinance adding Chapter 8.58 to the Buena Park Municipal Code prohibiting the sale or distribution of highly concentrated kratom products in the City of Buena Park. Staff will also provide a summary of the Municipal Code's existing prohibition on cannabis sales in response to concerns raised by residents.

City Attorney Cardinale presented a proposed Ordinance adding Chapter 8.58 to the Buena Park Municipal Code prohibiting the sale or distribution of highly concentrated kratom products in the City of Buena Park, and provided a summary of the Municipal Code's existing prohibition on cannabis sales in response to concerns raised by residents. The kratom plant has been used to treat headaches, diarrhea, insomnia, anxiety, and opioid use withdrawal; but, has recently risen in popularity for recreational use and have created public health concerns. On October 24, 2025, the California Department of Public Health issued a consumer advisory instructing consumers to avoid Kratom or 7-OH products and explaining that "despite their wide availability, these products are illegal to sell and cannot be sold online or in stores." As a result, a number of local jurisdictions have enacted measures to control or fully prohibit kratom products. City staff proposed an Ordinance to prohibit the sale, distribution, or possession of kratom and other products within the City of Buena Park that contain more than 2% of 7-hydroxymitragynine in the alkaloid fraction, recognizing significant health risks associated with elevated concentrations of the alkaloid; prohibit the sale of any kratom product that is adulterated with synthesized or semi-synthesized kratom alkaloids or kratom constituents; and prohibit the sale or distribution of kratom product to a person under the age of 21. Additionally, City Attorney Cardinale explained the enforcement efforts and penalty if found to be in violation of the Ordinance. A discrepancy was corrected regarding Chapter 8.58 of the Buena Park Municipal Code which was incorrectly titled as Chapter 8.56 on the agenda report and proposed Ordinance. On a related matter, staff reviewed existing regulations on prohibition of cannabis sales. Nevertheless, City Code Enforcement Officers actively enforce the prohibition on cannabis activities and involve assistance from the Police Department when necessary, and do not believe any revisions to the City's existing codes are necessary to address cannabis activity in the City.

The City Council asked about the implementation as well as Police Department's plan on enforcement of prohibition of the sale, distribution, or possession of kratom and other products within the City of Buena Park; and, education efforts on illegality of kratom, kratom products, and cannabis in the City.

Director Foulkes indicated that, following the adoption of the Ordinance, staff will notify businesses that currently sell kratom products about the prohibition on the sale, distribution, or possession of such in the City of Buena Park.

Police Chief Nunes explained that the Police Department will take charge on enforcement wherein there are health and safety or business and profession code violations.

City Manager France recommended a full promotional campaign about the Code prohibiting the sale or distribution of highly concentrated kratom products as well as cannabis in the City of Buena Park.

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

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

**ORDINANCE NO. 1763**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADDING CHAPTER 8.58 TO THE BUENA PARK MUNICIPAL CODE REGULATING THE SALE AND DISTRIBUTION OF KRATOM AND 7-OH PRODUCTS IN THE CITY

## 6. PUBLIC HEARING (6A – 6B)

**Codes 64****6A. ORDINANCES ADOPTING AND AMENDING CODES COMPRISING THE 2025 CALIFORNIA BUILDING STANDARDS CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, SETTING A PUBLIC HEARING CONCERNING ADOPTION, AND ADOPTION OF A RESOLUTION MAKING FINDINGS IN SUPPORT OF LOCAL AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE**

Recommended Action: 1) Introduce Ordinances adopting by reference and amending the 2025 Edition of the California Building Standards Code, including the California Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Residential Code, California Green Building Standards Code, California Historical Building Code, California Existing Building Code, California Wildland-Urban Interface Code, and California Referenced Standards Code, as adopted by the California Building Standards Commission, together with the local amendments outlined in the ordinances, and adopting the 2024 International Property Maintenance Code; 2) Set a public hearing and second reading for December 9, 2025; and, 3) Adopt a Resolution making the necessary findings, as required by state law to support local amendments to the 2025 California Building, Fire and related codes.

Mayor Ahn stated that this was the time and place for a public hearing to introduce Ordinances adopting by reference and amending the 2025 Edition of the California Building Standards Code, including the California Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Residential Code, California Green Building Standards Code, California Historical Building Code, California Existing Building Code, California Wildland-Urban Interface Code, and California Referenced Standards Code, as adopted by the California Building Standards Commission, together with the local amendments outlined in the proposed Ordinances, and adopting the 2024 International Property Maintenance Code; and to consider to adopt a Resolution making the necessary findings, as required by state law to support local amendments to the 2025 California Building, Fire and related codes.

Senior Building Inspector Lester summarized the proposed code adoption for the 2025 California Building, Fire and related codes, including the proposed additional local amendments to the State building codes as presented by the Community and Economic Development Department and Orange County Fire Authority. The City Council adopted the 2022 California Building Codes at its meeting on October 11, 2022, and these codes must be updated every three years to promote greater energy efficiencies and reflect improved building techniques and safety. In addition to the statewide mandatory building codes, staff also recommended the adoption by reference of the 2024 International Property Maintenance Code which governs the use, maintenance, and occupancy of existing structures and premises, as well as administration and enforcement. Although the state does not adopt a property maintenance code on a statewide basis, the City has adopted the International Property Maintenance Code as the minimum standard for properties in Buena Park. It was noted that the ordinance adoption typically only requires a single reading for charter cities such as Buena Park. Nevertheless, state law requires that a special hearing process be followed for adoption of any standards or codes by reference. The special hearing process includes introduction of the ordinance at one meeting, and a public hearing and second reading after a minimum of 14 days. The public hearing was noticed in the Buena Park Independent on October 31, 2025, and posted at the City's required posting locations on October 30, 2025.

Mayor Ahn opened the public hearing and inquired if anyone present desired to speak. There being none, Mayor Ahn closed the public hearing.

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

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

**RESOLUTION NO. 15051**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, SETTING FORTH REQUIRED FINDINGS FOR AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE BASED ON LOCAL CLIMATIC, TOPOGRAPHIC AND/OR GEOLOGICAL CONDITIONS

**User Fees 204 Community Services 110****6B. RESOLUTION REVISING THE FEES APPLICABLE TO COMMUNITY SERVICES DEPARTMENT PROGRAMS AND FACILITY RENTALS**

Recommended Action: 1) Adopt a resolution revising the fees and charges for Community Services Department programs and facility rentals.

Mayor Ahn stated that this was the time and place for a public hearing to consider adopting a Resolution revising the fees and charges for Community Services Department programs and facility rentals.

Community Services Supervisor Sauceda discussed the proposed Resolution establishing revised fees for the use of the City's recreation facilities and participation in Community Services programs to partially recover the cost of providing these services. Community Services Supervisor Sauceda described the recent facility enhancements and expanded program offerings put in place. These investments have improved the quality, safety, and accessibility of recreation facilities and programs for Buena Park residents. Therefore, staff recommended that that the City Council approve to adjust the fees to better align with the actual cost of service delivery, to maintain service levels, and to continue offering high-quality programs.

Mayor Ahn opened the public hearing and inquired if anyone present desired to speak. There being none, Mayor Ahn closed the public hearing.

The City Council discussed the consideration of delaying the adoption of fees and charges for Community Services Department programs and facility rentals due to economic uncertainty; intent of Measure R to provide programs and services to residents; the need to revise the fees to be consistent with the increase in operational and personnel costs and substantial improvements made to recreation infrastructure;

The City Council also asked about the impact of the postponement of the effective date of the revised fees to the budget; and financial assistance available to community members unable to pay for fees.

City Manager France explained that staff would make use of the General Fund to support the adjustments needed to fund the programs and facility rentals until the revised fees take effect. Additionally, the school district would fund part-time staff's salaries whereas the full-time staff's salary would be absorbed through the General Fund.

Director Box stated that the City offers a scholarship to financially assist residents with cost of participation in programs. The resident would need to complete an application and meet certain qualifications. The Department Director has the discretion to approve and award the scholarship.

**MOTION TO AMEND**

MOTION TO AMEND the recommended action to delay the implementation of fees changes to a future date of January 1, 2027.

MOTION: Traut  
SECOND: Franco  
AYES: Traut, Franco  
NOES: Hoque, Sonne, Ahn

**MOTION FAILED.**

MOTION TO delay the implementation of fees changes to a future date of January 1, 2028.

MOTION: Ahn  
SECOND: Sonne  
AYES: Ahn, Sonne  
NOES: Franco, Hoque, Traut

**MOTION FAILED.**

MOTION TO approve the recommended action as presented.

MOTION: Hoque  
SECOND: Traut  
AYES: Hoque, Franco  
NOES: Sonne, Traut, Ahn

MOTION FAILED.

MOTION TO table the item until the fourth quarter of 2026 (Regular City Council meeting of September 2026).

MOTION: Traut  
SECOND: Ahn  
AYES: Traut, Franco, Hoque, Ahn  
NOES: Sonne

MOTION CARRIED to table the item until the fourth quarter of 2026 (Regular City Council meeting of September 2026).

## 7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

### 7A. REPORT

Council Member Hoque reported the following:

- October 29 Cops N' Goblins
- October 30 BP School District Ribbon Cutting Ceremony: Carl E. Gilbert Early Learning Center
- November 5 Veterans Honor Luncheon and Resource Fair
- November 6 Youth in Government Day
- November 6 Veterans Flag Distribution

Council Member Sonne reported the following:

- October 29 Panelist at IKEA's Building Sustainable Communities: Driving Sustainability, Circularity, and Equality
- October 30 BP Employees Halloween Parade
- November 5 Veterans Honor Luncheon and Resource Fair
- November 6 Youth in Government Day
- November 10 OCPA Board Meeting

Council Member Sonne announced that at its November 10, 2025 meeting, the OCPA Board received a financial audit report that reflected continued fiscal stability, financial transparency, sound management, and adherence to adopt a budget and reserve policies; approved an amendment to an agreement with a conservation group that provides residential customers discounted energy efficient products, obtain free efficiency kits and find easy ways to pay for EV chargers; implemented SCE's increase in basic services charge with the agreed upon three percent discount; and, began repayment to the City of Irvine for their initial investment of \$7 million dollars to OCPA.

Council Member Franco reported the following:

- November 2 Dia De Los Muertos Display at The Source
- November 10 U.S. Marine's 250<sup>th</sup> birthday at American Legion Post

Council Member Franco calendared the display of the U.S. Space Force flag in the Council Chamber; and, to explore options of a decorative tile or marker in acknowledgement of AB 413.

Vice Mayor Traut reported the following:

- October 29 Cops N' Goblins
- October 29 OC Tax Roses and Radishes
- October 30 BP School District Ribbon Cutting Ceremony: Carl E. Gilbert Early Learning Center
- November 5 Veterans Honor Luncheon and Resource Fair
- November 5 Chapman University Alumni Panelist
- November 6 SCAG Energy and Environmental Committee Meeting
- November 6 Youth in Government Day
- November 8 County of Orange Gun Buyback Program
- November 10 and 11 Veterans Flag Distribution
- November 12 OCFA Budget and Finance Committee Meeting
- November 12 New Pickleball Court Opening at Heroes Park

Vice Mayor Traut reported attending the November 8, 2025 County of Orange Gun Buyback Program. Over 300 guns were anonymously surrendered by people and in exchange they received gift cards. It was another successful event in an effort to keep the community safer.

Mayor Ahn reported the following:

- October 29 Cops N' Goblins
- October 30 BP School District Ribbon Cutting Ceremony: Carl E. Gilbert Early Learning Center
- October 30 BP Employees Halloween Parade
- November 5 Veterans Honor Luncheon and Resource Fair
- November 5 OC Sanitation Trustee Board Meeting – Operations Committee
- November 6 Youth in Government Day
- November 6 Veterans Flag Distribution
- November 8 Beatty Middle School Holiday Market
- November 12 OC Hunger Alliance (OCHA) Community Convening on the Impacts of HR1
- November 12 New Pickleball Court Opening at Heroes Park

Mayor Ahn also reported meeting with local residents, nonprofits and businesses to discuss their issues and concerns.

#### 8. RECESS/RECONVENE

Mayor Ahn recessed the meeting at 6:30 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:48 p.m.

**9. STUDY SESSION (9A – 9C)****9A. DISCUSS AND PROVIDE DIRECTION ON PROPOSED ENERGY CONSERVATION MEASURES (ECMs) FOR CITY FACILITIES**

Director of Public Works/City Engineer Mikhael presented proposed Energy Conservation Measures (ECMs) for City facilities and prioritized them based on feasibility, cost-effectiveness, operational benefits, and alignment with the City's sustainability goals. The following ECM categories identified were lighting upgrades, HVAC optimization, EV infrastructure, solar photovoltaic systems, and window film installation. Director Mikhael explained Scenarios 1 through 5 which are ECM combinations over a 20-year period, and its corresponding incentives and available federal tax benefits. Additionally, Director Mikhael provided a summary of timeline and tasks required for establishing a 5% Safe Harbor spending threshold by July 2026. Earlier this year, the City Council directed staff to submit an application to pursue a grant for the Microgrid Incentive Program (MIP) which will then designate Civic Center as the microgrid. This direction corresponds with the recently adopted Buena Park Climate Action and Adaptation Plan (CAAP). The CAAP identifies goals to include solar systems across other City-owned facilities, increase Electric Vehicle charging stations, and implement energy efficient retrofits of existing buildings. Furthermore, it was recommended that the City Council approve to proceed with Scenario 5 for this option would add solar improvements at Ehler's Event Center and allow the City to continue pursuing the MIP funding, which could result in solar improvements at the Civic Center. This option would also allow the City to expand its fleet EV charging infrastructure at locations with the highest anticipated usage and supports the purchase of additional EV vehicles over the next few years with sufficient charging capacity as well as include lighting and window film upgrades across all facilities, which will reduce electricity consumption as detailed in Section M3 of the CAP. Staff sought additional direction from the City Council about next steps.

The City Council discussed the feasibility and affordability of fulfilling the proposed ECMs for City facilities as additional funding becomes available; and, directed staff to proceed with Scenario 5.

**9B. DISCUSS AND PROVIDE DIRECTION REGARDING THE CITY COUNCIL'S CERTIFICATE POLICY**

Director of Government and Community Relations/City Clerk Jimenez summarized the existing City Council Policy with regards to issuing resolutions, proclamations, and certificates of commendation, congratulations, and recognition to honor individuals, organizations, and events that contribute positively to the Buena Park community. At the request of Mayor Ahn, the policy was presented to the City Council for review and proposed amendments were made to promote transparency, consistency, and inclusivity in the recognition process while maintaining appropriate administrative oversight.

Mayor Ahn spoke regarding the intent of the policy revision to allow for flexibility in terms of approval and signing of certificates.

Vice Mayor Traut recommended establishing a limit of 100 certificates to be issued per Council Member per year without Mayoral approval; and, a revision to the policy stating that requests not specifically outlined in the policy may be issued at the Mayor's discretion.

The City Council directed staff to establish a limit of 100 certificates to be issued per Council Member per year without Mayoral approval; and, a revision to the policy stating that requests not specifically outlined in the policy may be issued at the Mayor's discretion.

**9C. DISCUSS AND PROVIDE DIRECTION REGARDING THE NOVEMBER 13, 2025, CITY SELECTION COMMITTEE MEETING APPOINTMENTS**

Director of Government and Community Relations/City Clerk Jimenez provided a report regarding appointments being considered and voted on for the Orange County City Selection Committee for District 4 and announced that the next meeting will be held on November 13, 2025. In addition, the City Selection Committee is considering amendments to the By-Laws as it relates to the Orange County Operational Area Executive Board, the Orange County Human Relations Commission, the California Coastal Commission, and minor cleanup language. It was requested that the City Council discuss and provide direction to the Mayor regarding appointments being considered and voted on for the Orange County City Selection Committee.

The City Council directed the Mayor to vote on committee appointments for District 4 as discussed and the approval of the revised City Selection Committee Bylaws.

#### 10. CITY MANAGER REPORT

City Manager France reported the following:

- Anaheim Union High School District Meeting, November 13, 2025, 6:00 p.m. The Board will discuss the relocation of Hope School to the renovated former Orangeview Junior High School by the end of Summer 2026.
- Special City Council Meeting – Strategic Planning, November 17, 2025, 1:00 p.m. – 6:00 p.m., in the Main Conference Room.
- Employee Canned Food Drive, November 18, 2025, 3:00 p.m.
- BP Employee Pie Party, November 20, 2025, 3:30 p.m., in the City Clerk's Office Hallway.
- Friendly Mart Grand Opening, November 25, 2025, 8:00 a.m. – 9:00 a.m., at William Peak Park.
- BP Employee Holiday Reception, December 4, 2025, 5:00 p.m., at City Hall lobby.
- Clean Up Along Auto Center Drive, in partnership with EDCO, November 26, 2025.

#### 11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Jimenez reported one vacancy on the Community Development Block Grant Committee – District 3.

#### 12. ADJOURNMENT

There being no further business, Mayor Ahn adjourned the meeting at 7:57 p.m.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk