



MAYOR CONNOR TRAUT
VICE MAYOR LAMIYA HOQUE
COUNCIL MEMBER JOYCE AHN
COUNCIL MEMBER CARLOS FRANCO
COUNCIL MEMBER SUSAN SONNE

Tuesday, April 14, 2026, 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

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

2. ORAL COMMUNICATIONS

2.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 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

3.A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

— Pursuant to Gov. Code Section 54956.9 (d)(1); Name of Case: Butterfly Pavilion, LLC, et al. vs. City of Buena Park, et al.; Case No.: 30-2023-01334465-CU-BT-WJC

3.B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

— Pursuant to Gov. Code Section 54956.8; Property: 6591 Beach Boulevard; Negotiating Parties: City of Buena Park, Aaron France and CH Buena Park, LLC Under Negotiation: Price, Terms, and Conditions

3.C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

— Pursuant to Gov. Code Section 54956.9 (d)(2); A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City; Number of potential cases: One

4. ADJOURNMENT

- 4.A. 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. 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: April 9, 2026



April 14, 2026
CLOSED SESSION
Item No. 3A.

City Council Agenda Report

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: Butterfly Pavilion, LLC, et al. vs. City of Buena Park, et al.

Case No.: 30-2023-01334465-CU-BT-WJC



April 14, 2026
CLOSED SESSION
Item No. 3B.

City Council Agenda Report

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

PREPARED BY	PRESENTED BY
Matt Foulkes, Director of Community and Economic Development	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Gov. Code Section 54956.8

Property: 6591 Beach Boulevard

Negotiating Parties: City of Buena Park, Aaron France and CH Buena Park, LLC

Under Negotiation: Price, Terms, and Conditions



April 14, 2026
CLOSED SESSION
Item No. 3C.

City Council Agenda Report

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Gov. Code Section 54956.9 (d)(2)

A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Number of potential cases: One