



Tuesday, July 14, 2026, 2:30 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

Mayor Connor Traut
Vice Mayor Lamiya Hoque
Council Member Joyce Ahn
Council Member Carlos Franco
Council Member Susan Sonne

BUENA PARK CITY COUNCIL
SPECIAL MEETING AGENDA

2:30 p.m.

Zoom Webinar: zoom.us/join
MEETING ID: 868 6033 2031 PASSCODE: 427199
CONFERENCE CALL: +1 663 900 6833

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: 868 6033 2031** **PASSCODE: 427199**)

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](tel:+16699006833))

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 2:00 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. PLEDGE OF ALLEGIANCE

2. 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 your information to the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom as asked to press the Raise Hand button or dial *9.

3. CLOSED SESSION

Adjourn to Conference Room

3.A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

— Pursuant to Gov. Code Section 54956.8; Property: 7711-7733 Beach Blvd.; Negotiating Parties: Aaron France, City Manager and Arizona Boardwalk; Under Negotiation: Price, Terms, and Conditions

3.B. 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

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

3.D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

— Pursuant to Gov. Code Section 54956.8; Property: 7861 Beach Blvd.; Negotiating Parties: Aaron France, City Manager and McDonald's; Under Negotiation: Price, Terms and Conditions

3.E. 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

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: July 9, 2026



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

City Council Agenda Report

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

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

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Gov. Code Section 54956.8

Property: 7711-7733 Beach Blvd.

Negotiating Parties: Aaron France, City Manager and Arizona Boardwalk

Under Negotiation: Price and Terms



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

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	Aaron France, City Manager
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Aaron France, City Manager	Aaron France, City Manager

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



July 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	Aaron France, City Manager
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Aaron France, City Manager	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



July 14, 2026
CLOSED SESSION
Item No. 3D.

City Council Agenda Report

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

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

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Gov. Code Section 54956.8

Property: 7861 Beach Blvd.

Negotiating Parties: Aaron France, City Manager and McDonald's

Under Negotiation: Price, Terms and Conditions



July 14, 2026
CLOSED SESSION
Item No. 3E.

City Council Agenda Report

CONFERENCE WITH LABOR NEGOTIATOR

PREPARED BY	PRESENTED BY
Eddie Fenton, Assistant City Manager/Director of Human Resources	Eddie Fenton, Assistant City Manager/Director of Human Resources
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

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