



Did You Know?

The Brea Civic Center

by
Brian Saul

Okay, we're going to play a guessing game today. I'm thinking of something that's five levels high, is gray and has a terrific view of the Brea Hills. Give up? Well, one more clue. It's right next to the Brea Mall.

You're right, it's the new Civic Center. Well, it's not really new, but we DID have an earlier one, and it was that little building on the corner of Brea Blvd. and Date, now known as old City Hall.

By the way, did you know that at one time that small building housed all the city offices and staff, a city council chamber, the fire department and its truck out in the back and the entire police department with a jail downstairs.. All in that one tiny building!

Well, in the 60's and 70's our population was really growing and something had to be done.

Then, after the Mall was built and opened in the mid-70's, our population really took off, and plans were announced by then City Manager Wayne Wedin for a new ultra-modern 14-million dollar Civic and Cultural Center.

This facility would be a lot different from those of other cities, because not only would we have all city offices, police and fire departments under one roof, but we'd also have a 199-seat performing arts theater, an art and exhibition gallery next to the police dept. for security, a TV studio and a branch of the Orange County Public Library.

Grading of the property and actual construction finally began in May 1978, and Breans watched as those huge gray cement walls slowly rose on Birch St. across from the old Brea Olinda High School. It was a long, complicated and sometimes frustrating process to get the building completed on schedule, but finally on March 1, 1980 the official Cornerstone laying ceremony was held. Then, two weeks later, the formal dedication of the building took place attended by a large crowd.

Alright, now you know something about the history of the place, but I bet you didn't know that there were two other parts of this building that were planned but never materialized.

First of all, if you've been to the Civic Center and looked up you've seen those big criss-crossed metal beams up over the Plaza level. I know they look like they were designed and installed by workers as a finished product, right? But, in the original drawings for the building they were shown supporting a glass-paneled roof that was.... just never built. If it had been, the place would have looked a lot different than it does today.

Also, there was supposed to have been an enclosed bridge linking the building with the Mall so that shoppers could come over and enjoy the gallery and Curtis Theater. Whether they would have done that, I guess we'll never know.

I do have the feeling though that even though the glass roof would have looked great, it probably wouldn't have been all that practical due to over-flying birds "doing their thing" and just the accumulation of dust and but once again though we'll never know what might have been.

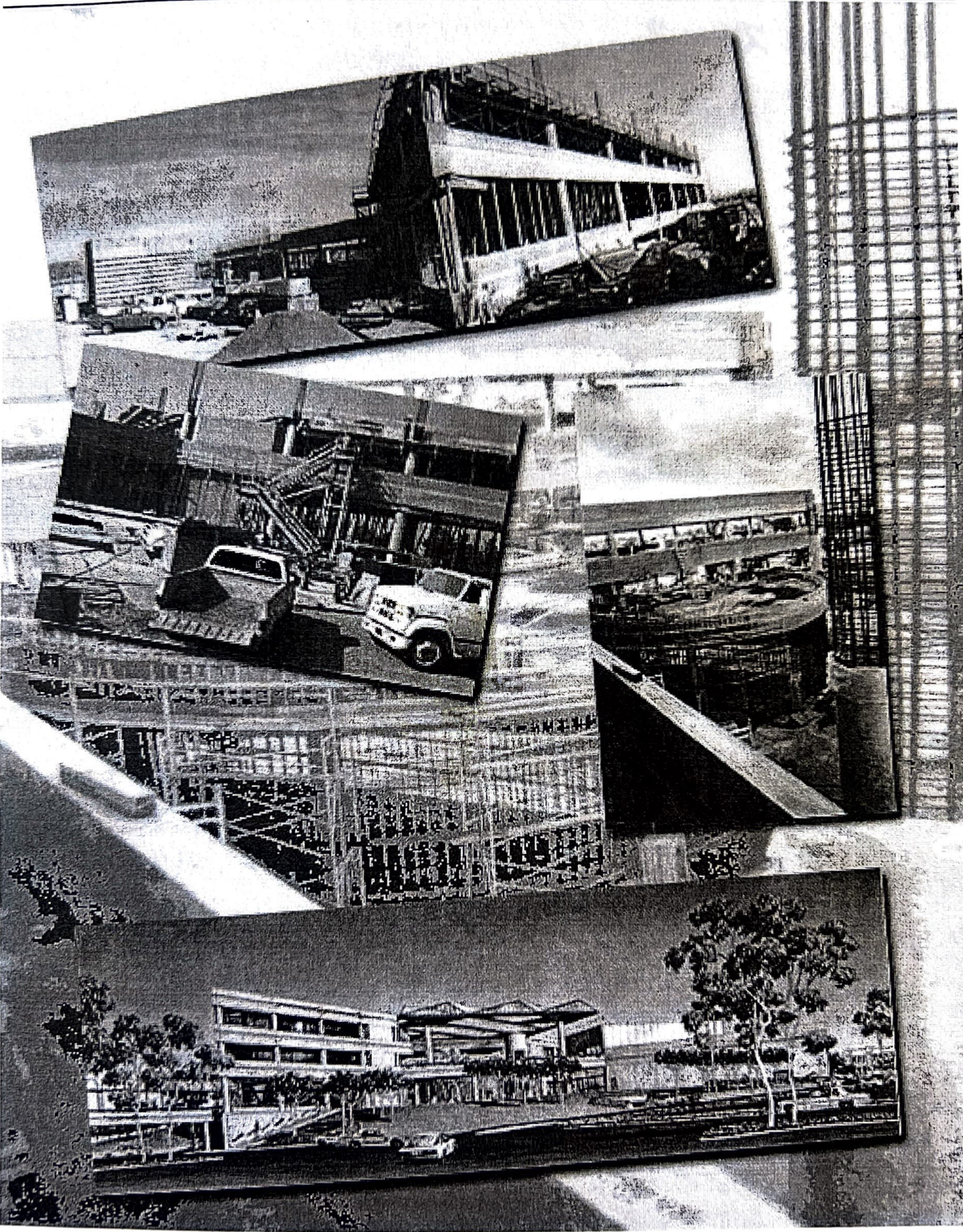
It is though a unique structure just the way it is, containing so many different features all under one (flat) roof.

Recently I took a tour of the building, visiting places I'd never seen before, such as the jail with its simple cells, including a padded one for violent prisoners, the EOC (Emergency Operations Center) room where department heads all gather in time of a city disaster, the catwalk above the stage and the "green room" in the Curtis Theater, and, of course, that flat roof. What a view!

Few cities have what we have, a civic building both ahead of its time architecturally and one that serves so many functions.

I think it's terrific, and thank you Wayne Wedin and council members in the 70's for thinking ahead and planning a center for the future.

Wait, I do have one complaint about the place. I don't know about you, but it's a little tough to find a parking space sometimes (no, often). About 50 more spaces would have been really nice. I guess though you can't have everything.



FOCUS

From Citrus Grove to Civic Center

The landscape of Brea's Laurel Heights neighborhood was once dominated by lemon and orange groves, grain fields and a few oil rigs. Today it is sporting a new image. Laurel Heights is no longer citrus rich. Rather, the landscape is now dominated by buildings and people wearing business suits.

State College Boulevard and Birch Street are the heart of Brea's commercial and civic enterprises. The neighborhood's most conspicuous emblem of change is the Brea Civic & Cultural Center—built 10 years ago on four acres of land donated by the Homart Development Co. The center, with its airy design, was built as a focal point where the community and its businesses would share facilities. It was hoped that the city would prosper from this joint venture.

Some of the facilities that have been designed for the city of Brea's use and for rental purposes:

- **Media Center:** a 4,000-square-foot area with audio-visual equipment, a fully equipped color television studio, audio rooms, editing systems, photographic darkrooms and a professional staff available to assist users. The "Video Brea Line," in production since 1986, is taped at this center. The television show has a news magazine and is produced by the city for broadcast over the local government-access cable channel.

- **Curtis Theatre:** capable of seating 199 and hosting full stage productions and concerts; also equipped to handle television tapings, lectures, seminars and meetings.

- **Training Center:** used mostly by schools and the city for teaching purposes, it has a private setting with advanced audio-visual training aids.

- **Community Room:** a versatile, 3,200-square-foot room used for wedding receptions, luncheons, fashion shows, art auctions, fund-raisers and parties.

- **Council Chambers:** a room with stepped semi-circular seating for 105. Equipped with rear projection screen, 7-foot videotape projection, video lighting, sound system and remote-controlled lecterns.

An underground parking area has been built to accommodate the Brea center's users, as well as people going to the county library and the Police Department administration building.

Scattered throughout the commercial streets are pink, purple and green signs in front of rental buildings. The signs, from Lowe Development, read: "16,000 Square Feet—You Can Have It," "Top Floor Offices—Room at the Top" and



ALEXANDER GALLARDO / Los Angeles Times

Humor is used to attract prospective renters.

"Small or Large Offices, We'll Floor You." The signs bear the name and phone number of Lowe Development, which, even if it can't prevent miscreants from scribbling on its signs, shows unusual creativity.

According to Susan Georgino, director of redevelopment services for the city of Brea, Laurel Heights and its environs will continue to undergo major changes. Most of the renovation and new construction is by the Lowe Development Co. and by C.P.I. Developers.

In the works is the Embassy Retail Court and Hotel, to be located next door to the Civic & Cultural Center. This will include a 38,000-square-foot retail courtyard, a Robinson's department store and shops added to the Brea Mall—located directly to the south. Expect to be able to shop there next Christmas.

The Brea Mall itself underwent an \$80-million renovation in 1987 and last year rang up gross taxable sales to \$188 million—second in Orange County only to South Coast Plaza.

Presently, the out-with-the-old-and-in-with-the-new spirit is claiming the old Brea-Olinda Union High School. Directly in front of the Civic Center, the school was built in 1927. Now, though, it is being demolished to make room for 165,000 square feet of retail shops, a day-care center and more than 40,000 square feet of office space.

In order to broaden cultural awareness in Brea, the "Arts in Public Places" program was formed in 1975. Developers of commercial projects valued at \$500,000 or more are obliged to include a sculpture in their designs. So Laurel Heights, with its growth and change, stands an outside chance of also becoming Brea's own sculpture garden.

NEIGHBORHOOD PROFILE: LAUREL HEIGHTS

Population

Total: (1989 est.)	3,508
1980-89 change:	+3.1%
Median Age:	29.6

Racial/ethnic mix:

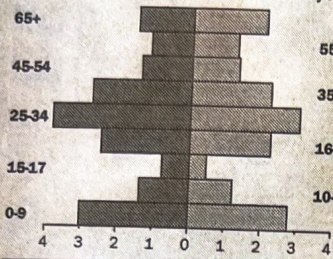
White (non-Latino), 57%; Latino, 39%;
Black, less than 1%; Other, 4%

By sex and age:

In hundreds

MALES

Median age:
28.8 years



FEMALES

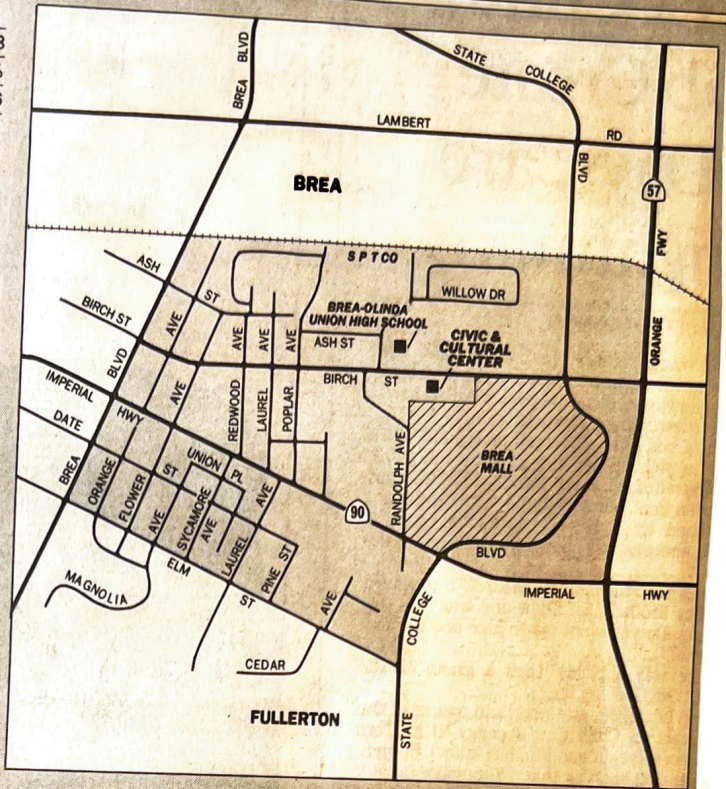
Median age:
30.7 years

Income

Per capita:	\$14,034
Median household:	\$27,955
Average household:	\$30,685

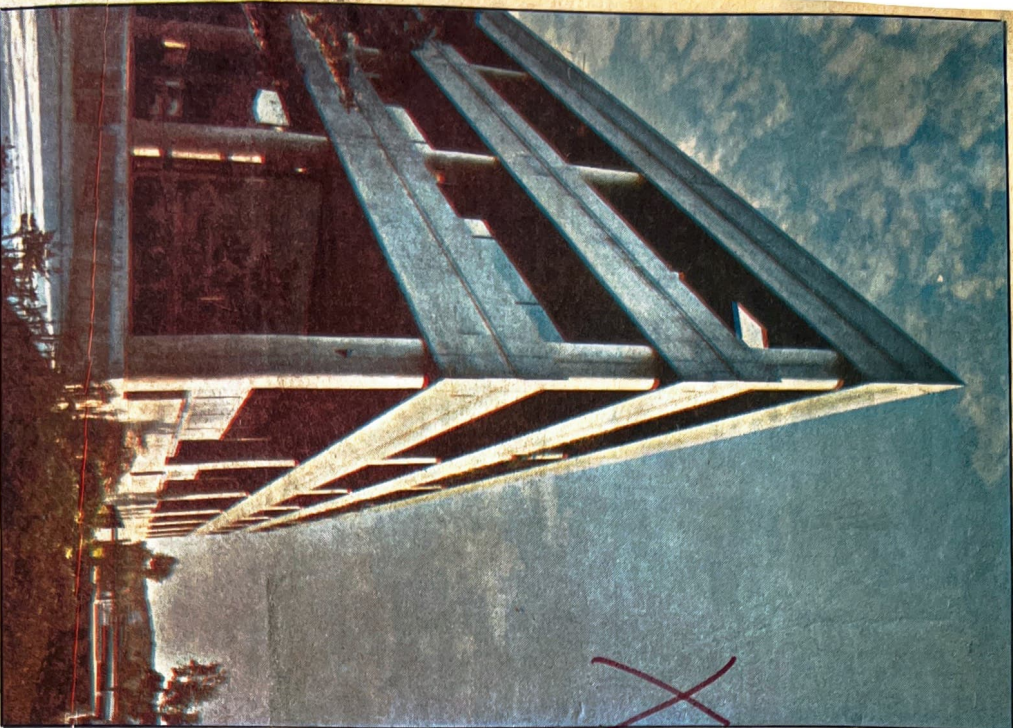
Income Distribution:

Less than \$25,000, 45%; \$25,000-49,999,
40%; \$50,000-74,999, 12%; \$75,000-
\$99,999, 2%; \$100,000 and more, 1%



ALEXANDER GALLARDO / Los Angeles Times

The Brea Civic & Cultural Center, built 10 years ago, serves as a focal point for the community.



IMPOSING — A wide angle lens emphasizes "the point" on the north end of Brea's Civic Cultural Center. Its architecture is not the only modern thing about the structure, which contains some of the most advanced communications technology in the country.

(Photo by Jan Greene)

The house that Wayne built

CC Center four years later

By Jan Greene

Part 1 of 2

In 1980 the city of Brea made history when it unveiled a \$15 million concrete and glass structure, a modern, angular thing four stories high with stark white points reaching to the sky. Its architecture represented what was inside—ambitious new state of the art technology reaching above anything built before by a government agency—locally or nationally.

It was a collective dream come true, but most of all for one person—Wayne Wedin, city manager of Brea for 12 years and a man fascinated by the power of the visual media. And the thing he was most proud of was that the small town's new Civic Cultural Center was erected without spending a penny of public tax money.

The center is reaching its fourth birthday, and Wedin is long gone from city politics. A more austere, practical and organization-minded administration has moved into the house that Wayne built and many of his and others' dreams have not yet been realized.

But that doesn't mean they won't be, the new landlords say.

"We have vet to determine what is the best and

please turn to page 3

The house that Wayne built

from page 1

proper use of it right now," says City Manager Ed Wohlenberg of the building and its futuristic contents.

Some of the questions that face Wohlenberg include fully leasing out office space in the building, which has several empty spaces, and renting out some of the facilities more often to generate money for the city.

But first, a look at some of the unique technology the center offers:

—City Council Chambers: this room is mainly used by city groups like the City Council or Planning Commission, but is available to be rented out. A complex control board with a myriad of buttons controls the audio-visual set-up. For instance, a computer controls a group of 12 slide projectors behind the huge video screen behind a curtain that slides back. Also, a voting system unlike any other in the county records votes above the council as well as in front of each member seated. It is equipped with built-in microphones and clip-on microphones; a television screen facing the council for video presentations; lights that dim and several bright television lamps for televising meetings; and a high-tech recording system behind the scenes.

—Training Room: there is one corporation in Orange County that has a facility like this, and no other city. Its claim to fame is its student response system—a computer-controlled system in which a television screen facing the lectern allows the instructor or speaker to monitor answers from each of the 57 seats. Each person is given a magnetic card, like a credit card, that records in the computer his

...the training room has never been used for its intended purpose in more than three years.

identity and seat number. All that information flashes on the screen when a student pushes a button in front of him to ask a question or to answer either A, B, C or D. Wedin also foresaw this facility to be used by television producers wanting responses to new shows, since it is equipped also with a large screen.

—Television studio: this is a fully-equipped, professional type studio with two cameras and lots of lights. It is the only one of its kind that can be rented out in Orange County.

—Executive Conference Room: is similar to council chambers on a smaller scale; has video screen and slide projectors behind.

Now, being the only building of its kind with these types of facilities, it was hoped that community groups, corporations and even the city government itself will be using them constantly. That is apparently not the case.

For instance, audio-visual employee Mike Maxfield says the training room has never been used for its intended purpose in more than three years. It is sometimes used as a meeting room, but the sophisticated student response system has not been used.

Also, the television studio that once was used for a regular weekly show on cable television starring Wayne Wedin as host is now used about once a week, Maxfield said, for occasional training films for city employees. Because original plans with Century Cable for public access to channel 3 have not come to fruition, Maxfield said very little is done in the way of shows by community groups as is done in cities like Fullerton.

The city council chambers are used four times a month for regular meetings, and are rented out occasionally beyond that, according to Susan Farrell, who is in charge of renting out the center's facilities.

Farrell said the most used room in the center is the community room, which has virtually no technological innovations and is basically the largest meeting room in a city with no major hotels or restaurants with banquet facilities.

So why haven't original goals for the center been realized yet? One answer could be a change of city administration in midstream; Wedin and his vigorous marketing plan for the center were gone within a couple of years after the center was moved into.

Since then, no one person in the city government has been assigned to marketing the buildings many uses. Farrell is kept busy just filling in the spaces on her calendar for groups that contact her for space; in fact, she says, much of the reason the center has been used at all is because of word-of-mouth as opposed to any concerted effort to have it used.

The audio-visual department plans to actively market the television studio in the near future, Maxfield says.

But the question remains: how do the original plans for this \$15 million structure compare to its present status? Next week we'll look at some present and former city officials' views on that question.

Brea Civic Center Survives Financial Snags

By Tony Saavedra
DSP Staff Writer

BREA — Officially, it's called the Brea Civic-Cultural Center.

Yet some have their own monikers for the five-level facility, such as the "Taj Mahal" or the "Wayne Wedin Monument," the latter in honor of the city manager who masterminded its development.

By any name, the civic-cultural center has brought prestige to the small city of 30,000 people, earning the applause of county politicians and businessmen from throughout the country.

Those ovations have sometimes become more than just praise or pomp.

Officials from the Amateur Athletic Union were courted recently in the stylish City Council chambers, where a \$1 million audio-visual system played film clips depicting Brea's assets.

The AAU is now considering moving its 1984 Junior Olympics to Brea, bringing bundles of taxable business to North Orange County.

Hotel developers also duelled in the same council chambers for the opportunity to build a multi-story, multi-faceted, multi-million dollar hotel near the center.

Using the civic center as a showpiece, the city has enticed quality developers to Brea, said City Manager Wayne Wedin.

Four elevators take employees and visitors from the two underground parking lots to the new \$316,000 library, a full-color television studio and a 199-seat theater.

While waiting for the curtain to go up, theater-lovers can dally in the courtyard or peruse through the city art gallery.

Originally projected at \$17,245,000, the cost for constructing, furnishing and funding the 2-year-old facility is expected to hit \$18.8 million.

City officials are putting the last touches on the center and expect to close the books sometime next year.

Aside from a \$950,838 cost overrun in construction, the figures indicate the city has stayed somewhat near its original estimates.

But it had to scramble a few finances to do it.

"Scrambling is an understatement," remembers former Brea Chief Administrative Officer Terry Belanger, who supervised the construction.

Now head administrator for the Rose Bowl in Pasadena, Belanger says city budget planners knew they had the money — somewhere.

He likened the situation to a jigsaw puzzle, where pieces were

hidden within the city ledgers.

Such was the way of life during the development and construction of the Brea Civic-Cultural Center, a period in which:

— Proposition 13, the property tax initiative, forced city planners to rush construction so the project would be underway when voters went to the polls. This plan made the civic center eligible for the tax dollars that Proposition 13 whisked away.

— Work stopped for roughly a year after a squabble between the city and architects Warnecke/Dworsky, leading to mutual lawsuits and an out-of-court settlement.

— Expected property taxes disappeared as accountants scoured through the city coffers for the money to finish the building.

— Brea Mall owners sued the city's Redevelopment Agency after being assessed \$17.8 million over a 20-year period to help pay for the civic-cultural center. The assessment was levied under a state mandate to offset the loss of local funds from Proposition 13.

An out-of-court settlement is pending.

As an added little frustration, the theater roof leaks and the air conditioning doesn't work.

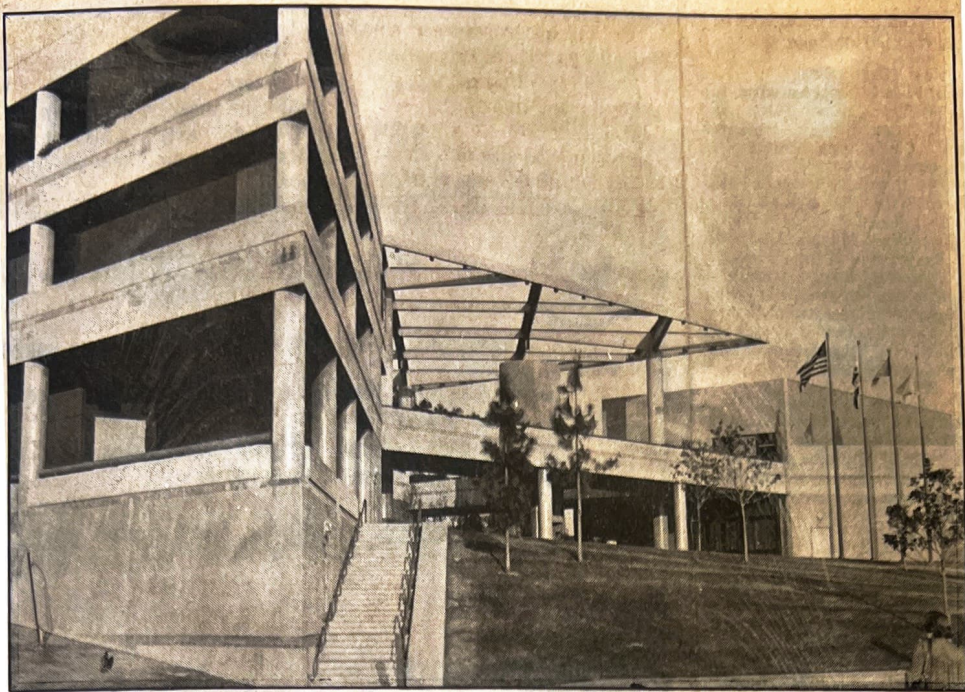
But while officials admit it wasn't the smoothest project, they proclaim satisfaction with the overall building.

"This was an ambitious project for a staff our size," says City Treasurer John Stark. Indeed, the former oiltown had never embarked on a construction of such magnitude — many small cities don't.

The first indication of times to come arrived in 1978 via the sermons of tax-reform messiah Howard Jarvis, who said, "Thou shalt not take more than 25 percent of what the property was (Continued on A-2)

However, the 250,000 square-foot building has also raised the ire of some residents who say it is too luxurious, too big and too expensive.

Perched atop a slope on the northwest side of the Brea Mall, the civic-cultural facility houses city and school district offices as well as the police station.



(Star-Progress Photo by Tricia Gleeson)

Brea's \$18 million Civic-Cultural Center

Brea Civic...

(Continued from A-1)

sold for."

To fund the civic center, the city sold \$14,275,000 in tax-exempt bonds and expected to pick up an additional \$2.9 million from other sources, including excess property taxes.

A complicated funding scheme was developed to repay the bonds without reaching into the residents' pockets.

Since the Brea Mall was built on redevelopment land, the city could collect the extra property taxes generated by the new shopping center and pay off the debt. The state and county share of the tax pie remained as if the land was still vacant.

However, officials were worried that Proposition 13 would bring the city's financing vehicle to a grinding halt.

The only way to guard those dollars was through a Senate bill which would let Brea assess the mall for the money protected by the new tax law.

To be eligible for the plan, the city had to rush the project via a process called "fast-tracking," meaning to construct the bottom levels while the upper floors were still being designed.

"We had to 'grandfather' the thing in time to beat Proposition 13," says Mert Cameron, assistant to the city manager.

After the 1978 election, the gears of fate ground into place: the tax initiative became a law

and the city lost the money to cover the bonds as well as an extra \$1 million for the civic center.

The script continues: city assesses mall, mall sues city, architect sues city, city sues architect and suddenly there's not enough bucks to finish the building.

"They kept going along and then said, 'We're out of money,'" remembers Cameron, who was called in as a financial trouble-shooter or — more accurately — a Sherlock Holmes.

Cameron discovered that the theater, gallery and landscaping qualified for \$848,570 from the city's special park fund.

Throw in an \$828,000 loan from Brea's general fund, and the civic center was back in business.

A plan was also devised to repay the bonds without tapping the Brea Mall.

Since there weren't enough property taxes in one redevelopment area to pay for the center, the city merged two areas.

This meant tax money from "Area A" — which encompasses the city's western industrial sites — could be channeled to "Area B," which holds the mall and civic center.

While the mall is not being taxed for the center, a lawsuit settlement has not been announced.

Brea's city hall: four years later

Part two of two

By Jan Greene

When Brea's modern Civic Cultural Center was dedicated in 1980, it was billed as a \$15 million structure.

Today, however, the total amount expected to be spent on the building is \$20 million.

That escalation is a matter of concern: to some, Councilman Sam Cooper for one. He was on the council during the planning stages of the center.

"If I had to do it again I would have voted no," Cooper said of his previous approval of the center.

"I'm not too happy with the building. I may have a nice office but that's not my main thing in life."

However, defending the cost overruns was former councilman Don Fox, who was on the council from 1970 to 1982 and served as mayor twice.

"We cut about one and a half years off the construction time by fast-tracking the project," Fox said.

"Any cost overruns were made up for by fast tracking."

Fast tracking is a term used for the planning process in which a project is speeded up by doing a number of things at once. Fox said the process saved at least 10 percent per year.

However, Fox was not totally happy with the way the project turned out himself.

"There are two things that disappoint the

councilmen who were involved. One of those is that there has not been an aggressive rental program," Fox said.

The second, he said, is lack of use of the complicated communication systems of the center.

The Civic Cultural Center contains all of the city offices, city council chambers, art gallery, theater, branch of the county library, Brea-Olinda Unified School District offices, a training center, executive conference room, police headquarters, television studio, a large community room and several offices for lease.

Much emphasis was placed on sophisticated communications systems that are unequaled in the country for a government building, according to former City Manager Wayne Wedin and others.

In all, the city paid about \$725,000 to Cibola Systems of Orange for consulting work, equipment and installation of video and sound systems. These include: a computer system that runs 12 slide projectors in the council chambers; a professional television studio with two cameras; and a training center with an advanced student response system

run by computer, the likes of which are not found anywhere else in Orange County.

Part of the reason for this technology was to improve communication between city government and citizens.

Fox said, "The center was to have been the center of happenings, the town hall. It's not being done nearly as effectively as it could be now."

Though Wedin would not use the word "disappointed," he did share Fox's opinion of the original goals of the center.

"What you have is a building that includes a state of the art statement on the use of communications technology," Wedin said. "It's equal to what is going on in people's everyday lives."

Another goal, Wedin said, was to rent and lease out spaces in the building to help it pay for itself. This would be done by building a strong relationship with the business community. While it was expected business would be a heavy user of the training center, the student response system has never been used for its intended purpose.

One thing Fox and Cooper did agree on, though, was disappointment in the planned use for the old city hall and police station buildings on Brea Boulevard.

In the course of more than 100 public meetings and nearly a decade of planning, the city council at that time promised the people who lived in the neighborhood around the old city hall "that the city's flag would never drop from those buildings," Fox said.

However, the buildings have been vacant for four years, and the Brea Foundation has been busy making plans to lease out the two old historical buildings.

"I was given assurances that if I supported it (the center), the old police station would be used for a youth center and a police substation," Cooper said. "We made a promise to the people."

Despite the few disappointments in the present state of the Civic Cultural Center, Fox said, he is happy with the community input that went into the center. He is also proud of the fact that "it was built by businessmen."

Fox also defended the lack of use of some facilities in the center, noting that it was built for the future assuming the city would grow to a population of 65,000. The population is now just over 30,000.

As for that future, Fox had one piece of advice for his present counterparts on the council: "You have to have vision, not tunnel vision."

Entertainment, food, art exhibit slated for Brea Fest celebration

"Brea Fest: A Toast to Our Tenth" is scheduled from 6 to 10 p.m. Friday at the Brea Civic & Cultural Center. Admission, entertainment and Open House activities are free. Coupon books for food and beverage tastes will be available at \$5 for six tastes.

Entertainers include the Brea Orchestra Brass Quartet, clowns Donna Wood and Sheri Sicard, dancers from the Dance Spot and Brea Dance Center, Kentucky Mountaineers Bluegrass, pianist Mark Henson and the Brea City Orchestra with soloists Evelyn Sulley and Sandy Behn.

Other entertainers are puppeteer Natalie Roach, Bucca-

neers Calypso Rhythms, the Verdugo Swing Society, comic juggler Chip Lowell, the West Wind Tahitian Dancers and interpretive singer Vanessa Vasquez.

The gallery exhibit, "Home-town Perspective," will be open. The gallery will also host a papermaking demonstration by Desiree Engel and a floral design demonstration by Yoke Goldfisher.

In addition, city of Brea agencies and civic center tenants will participate in an Open House, with activities and gifts offered throughout the Plaza, Level 2 and Level 3 areas.

Restaurants and distributors

providing food and beverages for Brea Fest include: Acapulco Restaurants, Cafe Nordstrom, California Cola, Coors, Crocodile Cafe, Edie's Creative Foods, El Torito, Felix Distribution Co., Fiesta Pacific Products, Fullerton Hobbrau Restaurant & Brewery, Heidi's Froggen Yozurt, Hubba Hubba Catering and La Vie en Rose.

Others are: Le Diplomate Cafe, Magnolia's Peach, Marie Callendar's, Millie's, The Olive Garden, Pepsi-Cola West, Red Lobster, Red Robin Burger & Spirits Emporium, Reubens, Shakey's Pizza, Souplantation and Tut's Grill.

— Barbara A. Williams

SEPT. 20
1991

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A DECADE OLD — More than 3,000 people turned out to celebrate the 10th anniversary of the Brea Civic & Cultural Center. All three floors of the center were opened to the public to tour the various departments. Brea Fest proceeds brought in more than \$9,000 for the city's cultural arts fund.

Brea Fest 1990

A cultural arts and civic center celebration

to showing a New York photo exhibit," she remembered. "We worked through the Labor Day weekend in an ambitious effort to finish the gallery in time."

Among the city employees who moved into the civic center in November 1980 was Evelyn Stacey, a secretary who mans the reception desk on Level 3. Her former quarters in the crowded basement of Old City Hall left her unprepared for the spaciousness of the new 274,000-square-foot complex, she said.

"I remember very well that Saturday we moved in," she said. "I didn't know where I was at, so I took a tour, and I still didn't know where everything was."
Stacey learned her way around while the building was working out its construction

bugs. Rain brought leaking problems to the parking levels and to the third floor, whose carpeting would get wet in a downpour, she said. Even sunshine posed problems: Sun-screens were eventually added to third-floor windows to help keep employees cool.

Now Stacey is convinced her desk is in a prime location.

"I like where I am. I can see people come in, and I can see out. I've got the best seat in City Hall," she said.
Two men whose names can

be found on the civic center dedication plaque are still regulars in the Council Chambers. Mayor Carrey Nelson was a city councilman at the time of the March 22 dedication, and Mayor Pro Tem Wayne Wedin was the city manager.

What Nelson remembers most about 1980 — BESIDES being defeated in the April election, he noted — was being quizzed on what the city would do with all its new square footage.

"People called it a white elephant, a Taj Mahal," he recalled. "But now they say we need more room, more meeting rooms."

Wedin said the city started talking in earnest about building a civic center in 1970. Restrooms were well aware of the cramped quarters at Old City Hall, he said, so the idea of building was "not hard to sell." But the site for the new facility "caused a bit more stir."

The city's first choice, a lot containing a home just west of the present civic center, was defeated in a non-binding local election, he said. And Brea Mall developers, who decided acreage to the city in return for providing certain public works improvements, turned down a location on the inside of its ring road, Wedin said.

Financing for the civic center was through lease revenue bonds secured by tax increment. The \$23 million needed to construct the civic center was paid for entirely through the Brea Redevelopment Agency, according to the city's Civic & Cultural Center guide.

"The civic center was then — and still is — a very innovative building," said Wedin, citing the housing of civic and cultural facilities in one location and its "strong" audiovisual services.
But the civic center "isn't finished yet," Wedin added. The center's plaza was to have been capped by a glass dome that would be illuminated at night, but "we ran into problems with the winds," he noted. Even wind-tunnel tests couldn't solve the problem of how to keep the dome from blowing away, he said.

Original plans also called for a pedestrian bridge from the civic center to an anticipated hotel, Wedin said. A bridge to the Embassy Suites is now under construction.

However, plans for a bridge to the Brea Mall via the old Nordstrom building fell victim to the recent mall expansion.

Wedin said he believed the biggest mistake in planning the Civic & Cultural Center was making the Curtis Theatre too small. The center's finest feature, he said, is its mixed-use concept and the impetus it has given to cultural arts in Brea.

Civic & Cultural Center marks first decade

Brea Fest celebration toasts anniversary of city landmark

By Barbara A. Williams
DSP Correspondent

BREA — Dessert comes first at this year's Brea Fest, as the city opens its Sept. 14 food fair with an anniversary-cake tribute to the 10-year-old Brea Civic & Cultural Center.

The public is invited to join city officials for the 6 p.m. cake-cutting ceremony in the civic center's Conference Room E. Then the party will spread out through three floors of the complex, offering visitors entertainment, tours, prizes and tastes of local restaurant fare.

Food and beverages for Brea Fest have been donated by 21 restaurants and distributors, including the Embassy Suites' Tut's Grill, which opens for business at the end of the year. The Brea Foundation has also contributed to the event, which will help fund the arts in Brea with the proceeds from food-ticket sales; Food tickets cost \$5 for six tastes.

The evening's entertainment features a variety of musical performances as well as dancers, puppets, a mime, a juggler and clowns. The works of Brea artists will be featured in the gallery, along with papermaking and floral design demonstrations.

In addition, city departments and agencies located at the civic center will join in an Open House celebration, offering everything from tours and information to free gifts such as

Community Services T-shirts and DARE stickers from the Police Department.

Visitors will be able to register to vote at the City Clerk's Office, get a blood-pressure reading and scan job openings in the Personnel Department, and sign up for a chance to win "Brea Bucks" coupons at the Chamber of Commerce. The Brea branch of the Orange County Library and the Brea Olinda Unified School District will both be open for tours.

Guests may also receive a free "Brea ... Our Town" poster by having their Open House "passport" stamped at 10 civic center locations.

Helping coordinate this year's Brea Fest activities is Kathie DeRobbio, a city administrative assistant who remembers the city's 1980 move from Old City Hall on Brea Boulevard to Number One Civic Center Circle. At that time, DeRobbio was working with Brea's Human Services division, which was housed in one of two crowded trailers adjacent to Old City Hall.

The new civic center was officially dedicated in March, DeRobbio said, following a parade that wound from Brea Boulevard to Birch Street. But the complex remained empty until the gallery opened in September.

"We are behind schedule, and the gallery was committed



TEN YEARS LATER — City employees Kathie DeRobbio, administrative assistant, and Evelyn Stacey, receptionist, recall the move a decade ago from cramped quarters at Old City Hall on

Brea Boulevard to the expansive Brea Civic & Cultural Center. The pair are holding the city's commemorative poster that will be given to Brea Fest guests with completed tour passports.

(Star-Progress photo by Jack Hancock)

Brea Panel 'Burial' Set In Civic Center Dedication

By JOHN NEEDHAM

DSP Staff Writer

Members of the Brea Civic - Cultural Center Dedication Committee are going to be buried — that is a picture of them will be.

mittée, newspapers, coins, a video tape and an air sample are some of the things to be buried in a time capsule during the dedication of the new Brea Civic - Cultural Center.

Being built adjacent to the Brea Mall, the center, when completed, will house meeting rooms for city government, school district offices, a library, a theater, an art gallery and a museum.

Dedication ceremonies will be held March 22, following a parade in which all Brea residents are invited to march.

Said Councilman Carrey Nelson: "Anyone

who doesn't come and march in the parade will be disappointed that they didn't. This building is something the citizens of Brea can be very proud of."

Nelson added that British style double-decker buses would convey senior citizens along the parade route, so no one would be left out.

The dedication committee has delegated authority to several sub-

committees, all of which are working in different planning areas in preparation for the March 22 celebration.

Some of these are the

Parade Committee, chaired by Pat McCaren and Buck Moody; the Library Committee, chaired by Bruce Cooper; the Historical

Research Committee, chaired by Francine Mon; and the Invitations Committee, chaired by Betty Marley.

According to Councilman Nelson, many more volunteers are needed on all the committees. People wishing to volunteer can call 599-4951 extension 260 for in-

formation. The next regular meeting of the dedication committee will be on Wednesday, January 22 in Pioneer Hall at 7 p.m.

Thursday, Nov. 15, 1979

DAILY STAR-PROGRESS A-5

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Secret Word Behind Brea's Civic Center is: Combination

\$14.2 Million Plaza Has All-In-One Design



News Tribune Photos by Jess Anderson 1

GRACEFUL CIRCLES, SHARP CORNERS MARK BREA CIVIC CENTER
\$14.2 Million Building Under Construction Now; Will Open March 22

By JOHN KLROY
News Tribune Writer

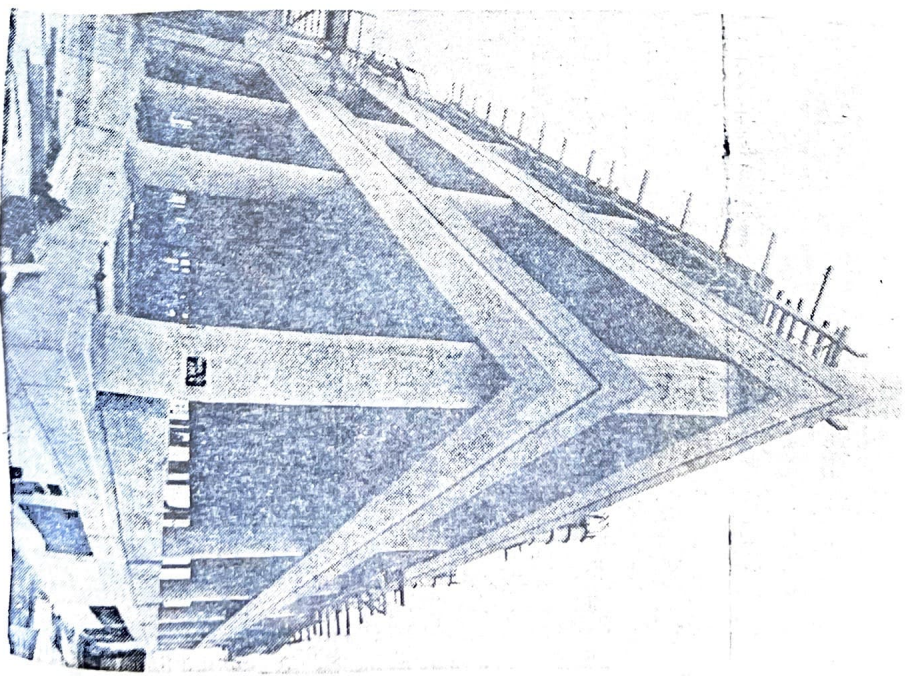
BREA — The philosophy behind Brea's Civic-Cultural Center, which is scheduled to officially open next March 22, is to combine all the functions normally associated with a city into one area.

The \$14.2 million complex will house all of the city's offices, the headquarters of the Brea-Olinda Unified School District, a 199-seat Little Theater, a cable TV studio, a community meeting room, 6,500 square feet of exhibit space and, possibly, a branch of the Orange County Library.

Of the 250,000 square feet in the center, 30,000 square feet will be leased to private operators until the city has grown to the point where it may need additional office space.

The center is located across Birch Street from Brea-Olinda High School, adjacent to the Brea Mall. A pedestrian bridge is planned that will connect the center with the mall, though Nordstrom Department Store.

Financing of the center is being accomplished through bonds sold on the basis of the increased property tax revenues to the city from the development of the Brea Mall and Brea Financial Center. Councilman Carrey Nelson is coordinator of the opening ceremonies of the Civic-Cultural Center, which will include a parade, a flag and theme contest, and historical exhibits.

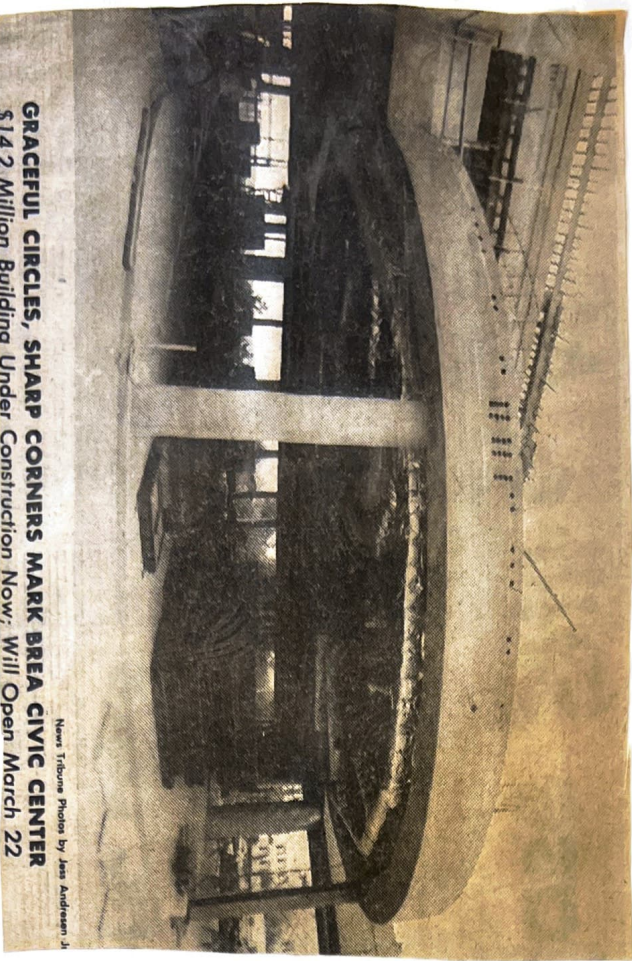


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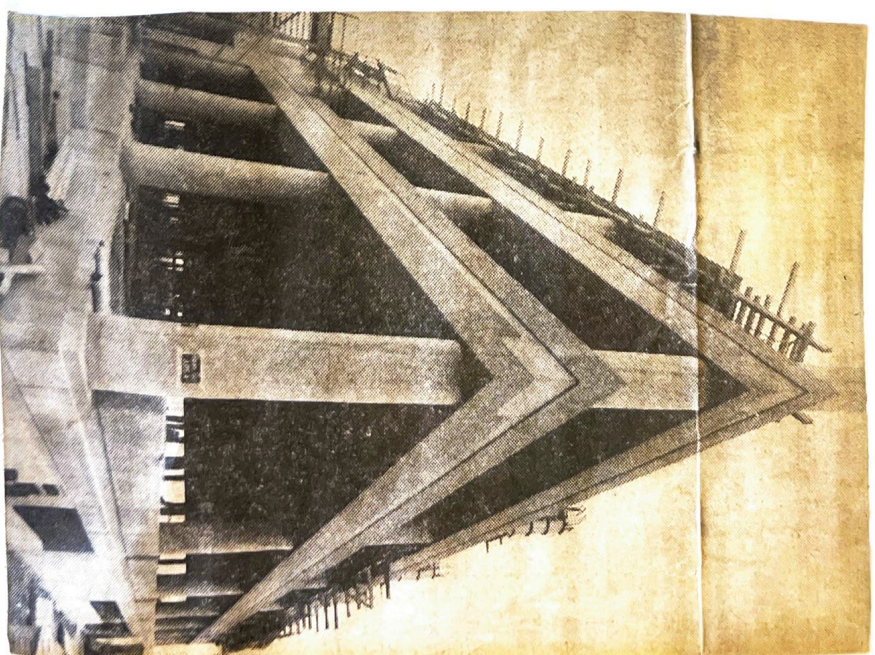
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Brea, No Longer Small, Getting Big Civic Center

BY JACK BOETTNER
Times Staff Writer

BREA — The economy here was based chiefly on oil field revenues when the City Hall was constructed in 1929 to serve about 900 persons.

That was a dozen years after the community was incorporated, the seventh in Orange County to do so.

Today, the urbanized city has a broad-based economy and a population 27,000. And next year it will have a new civic-cultural center, the first of its kind in the county, to meet the wide-ranging needs of its citizenry.

Rising on high ground at 800 Birch St., on the perimeter of the Brea Mall, is a five-level, \$14.2 million complex that most city residents can see from their homes.

The center will provide facilities for the city, the Brea-Unified School District administration, the county library branch, a theater, museum and gallery and offices for private enterprise. In all, there will be 270,000 square feet of floor space.

And city officials say it won't cost taxpayers outside the city's 106-acre redevelopment area a cent.

The sale of revenue bonds to build the center is based on tax-increment financing. That means property taxes above a certain level in the revitalization area are marked specifically for the project.

After years of planning and negotiations, the big day will come March 22 when the city government moves to its new home.

It will touch off a series of celebrations that will be climaxed with a fireworks show and country fair July 4.

Councilman Carry J. Nelson is the coordinator of events that will mark the opening of the facility on four acres of land donated to the city by the Homart Development Co., developer of the Brea Mall.

Nelson can hardly wait to take the wraps off a project that he says is going to make for more efficient and accessible city government as well as providing for the cultural needs not only of Brea but of surrounding north county cities.

"On March 22," Nelson said, "we'd like to have every person in Brea join in a procession from the old City Hall to the new center. It's a walk of about 1.2 miles. That's move-in day. The cornerstone will be laid March 1.

"There'll be a barbeque special guests and dignitaries. We're inviting the governor. Commending city functions in one place is going to make it more convenient for the residents. We'll have a one-stop counter for the public.

"The center will satisfy the cultural needs of our city. A theater will seat 199. The council chamber will be different. The people will be seated where they will look down on the council. It's usually the other way around. The chamber will accommodate 125. The school board will meet there."

The school district will rent office space in the center at \$1 a year.

Nelson said the city expects to lease 10,000 square feet of office space to private firms at about \$122,000 a year to pay for maintenance of the center.

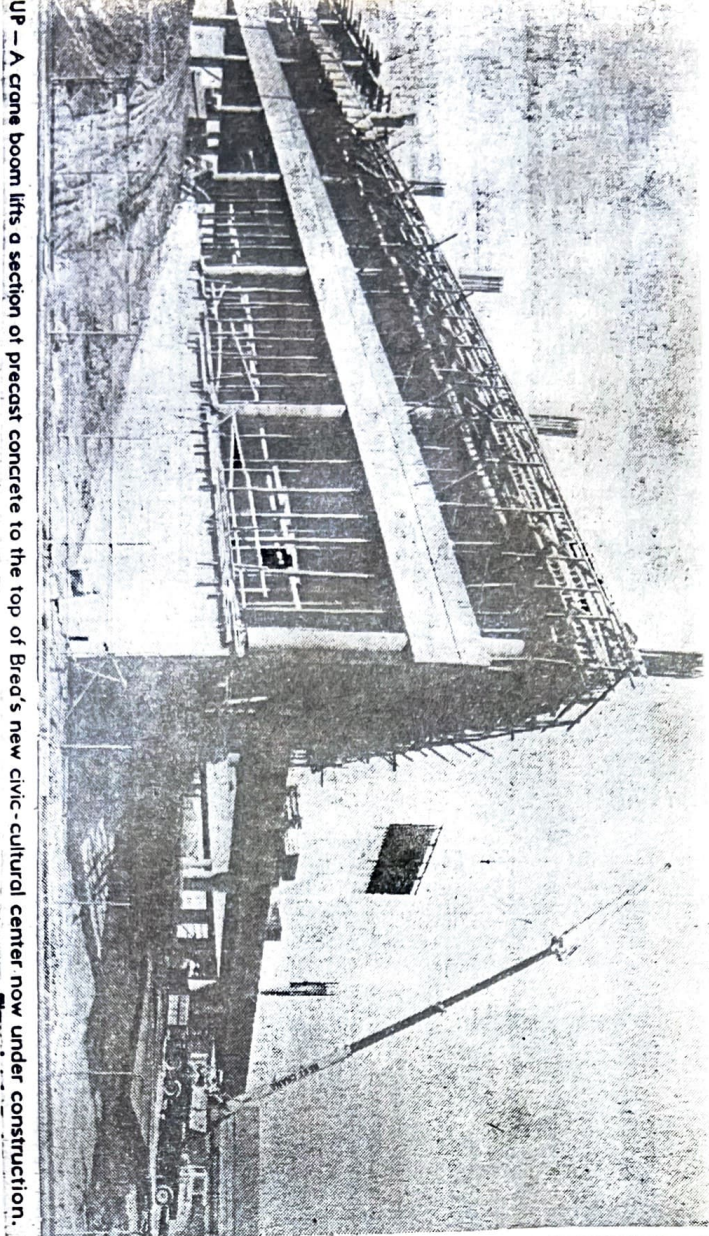
A third-floor plaza will offer open space for cultural events. Private funding is expected to pay for a major piece of art in that area.

The theater will feature plays, concerts, recitals and dances. And an area of 6,500 square feet has been provided for a museum and gallery on the plaza level. A bridge will link it to the Brea Mall.

City offices, including fire administration, will be on the fifth floor. Parking for 179 vehicles will be available on the first level.

Costs will be trimmed by eliminating some duplication. The school district and the city, for example, are expected to share in such functions as data processing, publication production and storage of supplies.

Plans call for renovating the old City Hall for leasing to private enterprise. The police building is envisioned as a center for youth and senior citizens activities.



UP — A crane boom lifts a section of precast concrete to the top of Brea's new civic-cultural center now under construction.

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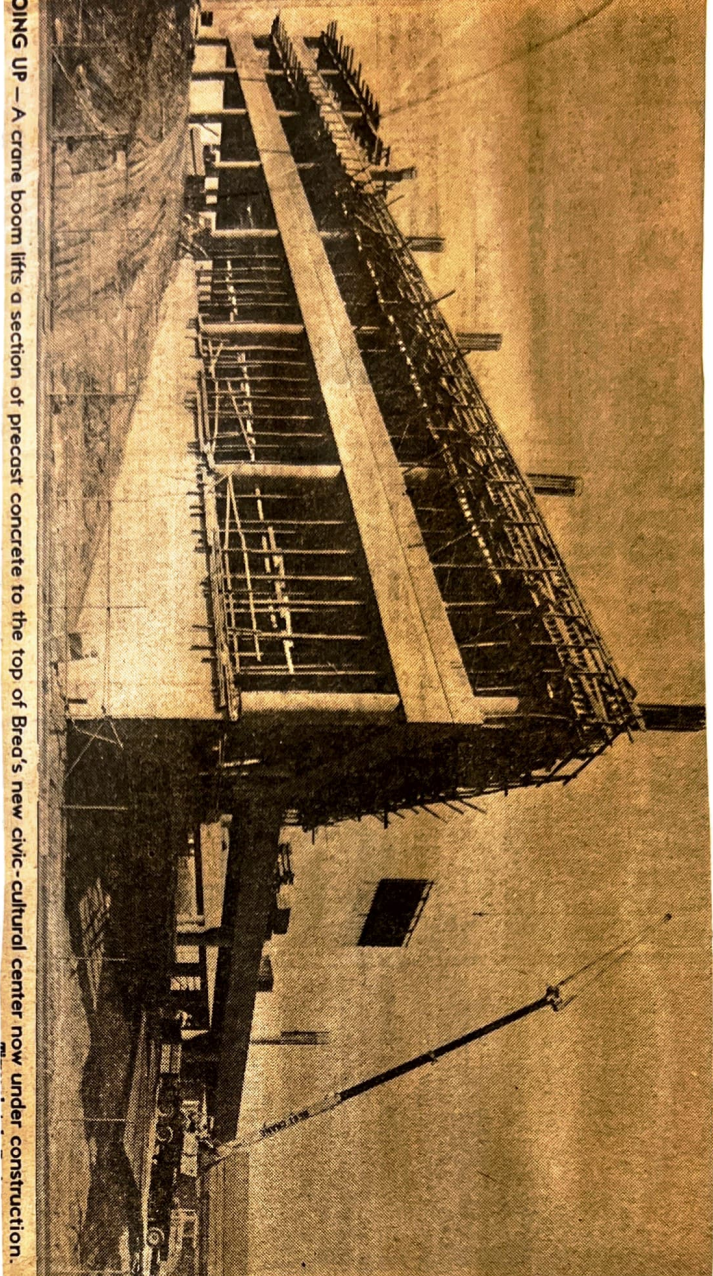
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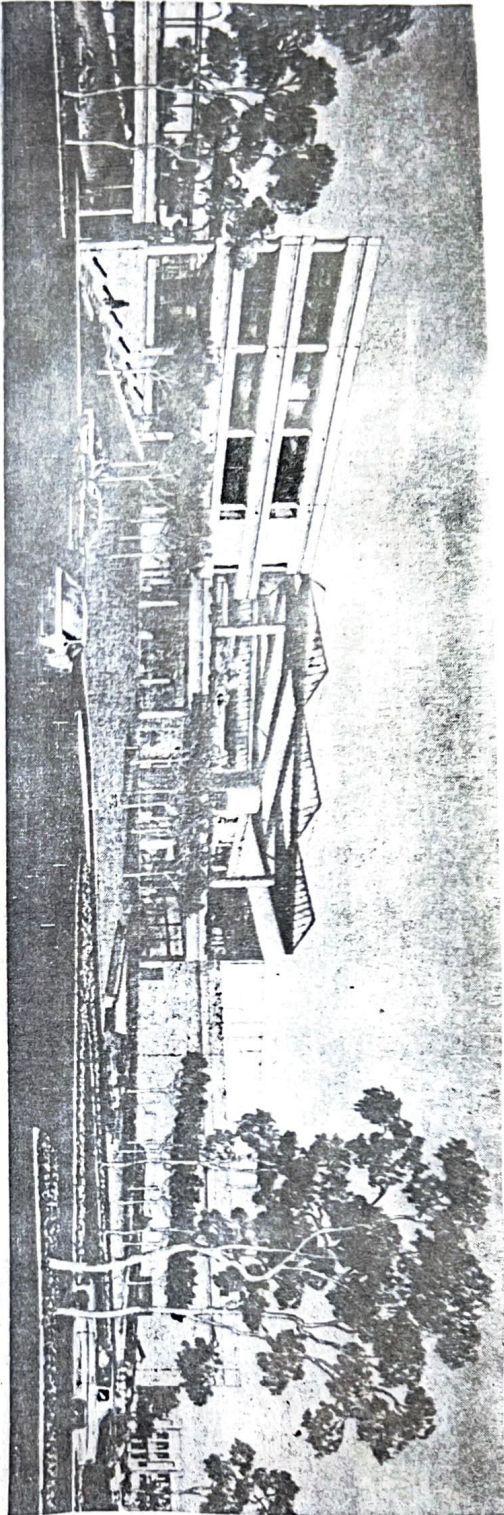
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DIGGING UP — A crane boom lifts a section of Brea's new civic-cultural center now under construction.



Brea's Civic/Cultural Center

Citizen Participation Sought For Civic Center Dedication

BREA -- To celebrate the opening of the Brea Civic/Cultural Center, many community oriented events are being planned for March through July, 1980. Some of the activities being planned to help organize the opening

ceremonies are a city theme and flag contest. The theme and flag contests are open to all Brea residents and suggestions and designs are now being accepted. Entry forms and guidelines can be obtained in any of the

schools, fire department, police station, Chamber of Commerce, or in Brea City Hall, 401 So. Brea Blvd. All entries must be submitted on or before 5 p.m., Nov. 1 at Brea City Hall, and all entries will be judged by the Cultural Arts Commission

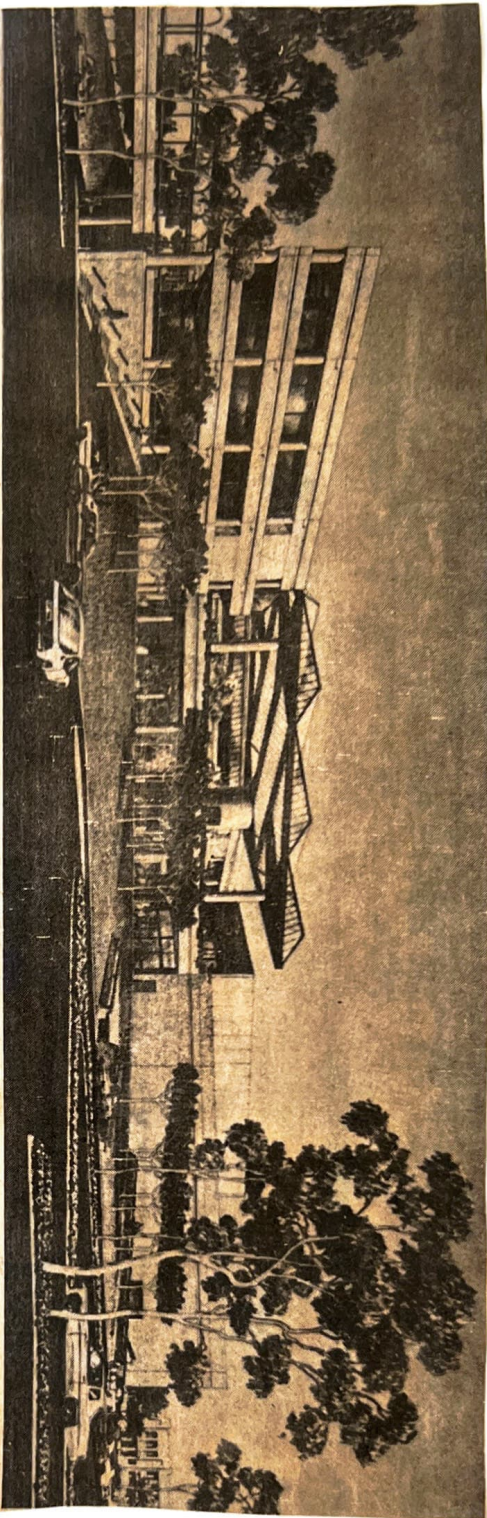
in coordination with the Brea City Council. Winners in theme and flag contests will receive

prizes and will also appear in the city parade on March 22, 1980. In addition to that, the winning theme will be the basis of all the opening ceremonies for the Civic/Cultural Center and the winning flag design will be dedicated as the official flag of the City of Brea.

"Your good will and support mean a great deal to Brea as we undertake this great challenge of opening our Civic/Cultural

Center," commented Carrey Nelson, council appointed coordinator of the Civic/Cultural Center opening. The Brea City Council hopes that the entire community will become actively involved in the theme and flag contest and other ceremonies and activities being planned for the Civic/Cultural Center.

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UNPRECEDENTED CONCEPT COMBINES CULTURE, BUSINESS AND CITY MANAGEMENT

By Anne Ethenridge

As you drive into Brea along Imperial Highway, there is a sign that says, "Welcome to good ol' Brea". That sign is deceiving in nature: it is meant to lull the unsuspecting visitor into the belief that Brea is just another small town, one of many that dots the map from here to there.

Wrong.
Brea may still retain many of the attributes of a small town but in fact it is fast becoming a center of regional importance in retailing, financial operations, industrial development and the arts.

At the eye of this hurricane of activity is the new Brea Civic Cultural Center, a building whose concept is so unusual that nothing like it can be found anywhere else in the United States.

The Center is meant to combine, in one structure, city offices, school district offices, a media center, a 13,000 square foot library, a 200 seat theatre, a 60 seat executive conference/training center, a 6500 square foot art gallery, a space for cultural functions grouped around an open atrium, and ten thousand square feet of office space that is available for rent. And it all sits connected to the Brea Mall by an umbilical cord of concrete and steel.

How did it all come about?
Brea has only ever had one city hall building. As the town grew, "the handwriting on the wall became very clear," says City Manager Wayne Medin. "We needed to plan for long term housing."

There were other considerations as well. "There's a concept that says government ought to be visible. It ought to be in a place where the democratic process works, and that is only where it is easy for me as a citizen to perform oversight. If I don't like what I see, I reach out, grab government by the neck, shake it and say don't do that again. If the building is remote, it's hard for me to get at.

"So, where can you locate that would be most convenient? Where do most people go? A shopping center?"

Enter the Brea Mall. Brea has achieved regional dominance in so far as retailing is concerned. Between twelve and fifteen million people go through the Brea Mall every year. So it made sense to the City Council that they locate their new Center within easy reach of those people.

Additionally, the high school is located across the street from the new site. "There were many people who said why should we have a library that services the kids during the day and then an entirely different library to service adults and those same kids in the evenings. We duplicate material, staffs, everything. We said there has to be a better way. We can put in a bridge and students can go back and forth across that."

Medin continues, "So, if we take a look at all this, we see that we have a large park, an open space, the freeway, the highway, the educational center, the financial center, the retailing center, and office buildings—all in one area. We started pulling together a city center in the classic European sense of the word, the likes of which you can't find anyplace else in the country."

"That's because people don't have the opportunity. The timing is all wrong. We were just plain unadulterated lucky. All these things happened to come together at a time when someone could say, if we don't act now, we'll miss the opportunity."

The new Center includes Brea's ultimate space needs. "We have built enough space to cover the city forever," says Medin. "Brea will never be larger than 60,000 people because the terrain won't sustain any more than that."

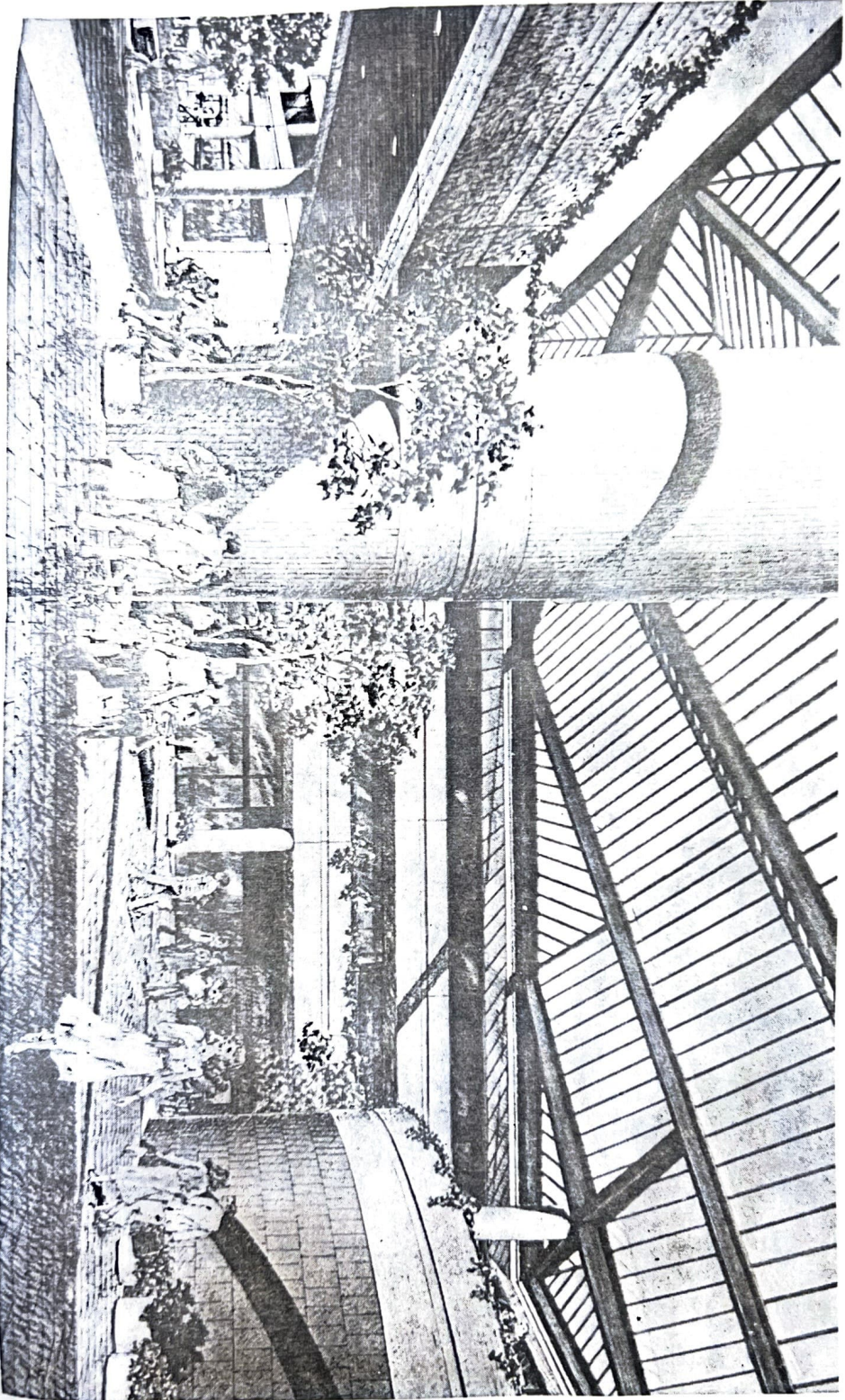
Even to the casual observer, the Center is an example of city government at its best in the sense that all possibilities

seemed to have been explored and acted upon.

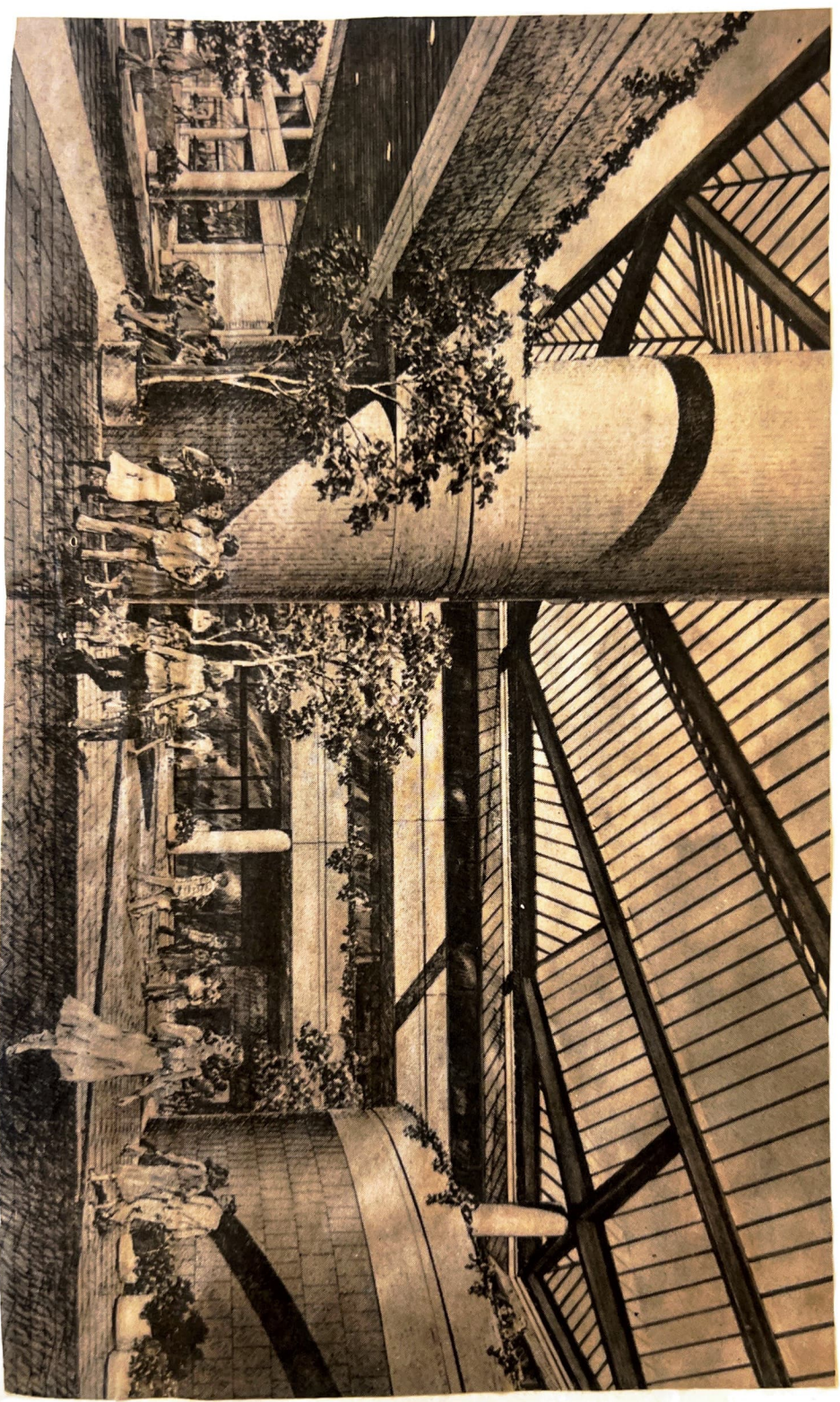
"All the city operations are there, including the police force. That provides security for the Mall and for the Center itself. The police department shares a common wall with the gallery, enabling us to qualify for high security exhibits. All the city management facilities are there. The school district has rented its office space for \$1.50 a year. The library will service both citizens and students. It has a two hundred seat legitimate theatre. The art gallery is already booked through 1981. The building has a full color television studio. It has three darkrooms. We have the ability to produce 16 projector slide tape shows. Everything in the council chambers comes out so it can become a 125 seat theatre in the round. The building has full audio-visual capacity in the council chambers and in the library. Those same facilities have been duplicated on the fifth floor in the executive conference rooms. There isn't any conference space I know of in California that can duplicate the audio-visual support system we have."

"We're going to have a community of thirty to sixty thousand people that has major regional focus. Business will be done here. Decisions will be made here. Investments will take place here. Culture will be enjoyed here. And people will still be able to enjoy a relatively rural kind of lifestyle. A lot of people moved here for that and a lot of people stay here for that. That's what that building represents."

NEW CIVIC CULTURAL CENTER FOR CITY OF BREA



NEW CIVIC CULTURAL CENTER FOR CITY OF BREA



We've Moved!

Our New Address:

Brea Civic Cultural Center
Number One Civic Center Circle
Brea, CA 92621

NAME _____

DIRECT PHONE NO. _____

THE CITY OF
BREA
CALIFORNIA





THE
CITY
OF
BREA



Tell it like it was...

Do you remember when...

- ☆ *Coca Cola was only 5¢?*
- ☆ *The Long Beach earthquake rocked?*
- ☆ *National Geographic was a naughty book?*
- ☆ *Brea citizens watched for airplanes atop BOHS?*
- ☆ *"Only The Shadow Knows?"*
- ☆ *The oil-tank fire of 1926 ignited and was compounded by a tornado?*
- ☆ *Poodle skirts, Beatle Boots or Hula Hoops were cool?*
- ☆ *It snowed in Brea in 1932 and again in the 40's?*

If you do...

Share with everyone a funny or interesting story that happened when you were young. An old story or account pertaining to Brea's history and your part in it.

This is a project dedicated to documenting right from the source Brea's past as experienced by its residents.

As we move more quickly into the future we're losing the original flavors of what Brea and its people were really like 100, 50 or 30 years ago.

Help me capture the history as seen from the families who made Brea the place it is today.

Send your favorite "dated story" to :

"Like It Was..."
Media Services
Brea Civic & Cultural Center
#1 Civic Center Circle, Brea, CA, 92621
Tel. 990-7729

Share your bit of Brea history!





WHITE-GLOVE TREATMENT — Brea Historical Society President Inez Fanning, right, looks over historical photos with Geneie O'Dowd, who will help the

society archive its collection of Brea artifacts. The pair are wearing cotton gloves to keep from transferring hand oils to the often brittle materials.

(Star-Progress photos by Jack Hancock)

Greetings from Brea

By Barbara A. Williams
DSP Correspondent

BREA — Delicate papers, satin ribbons and silk fringe capture the elegance of bygone years in the antique Christmas card collection now on display at the Brea Civic & Cultural Center.

The collection, housed in the Brea Historical Society exhibit case at the entrance to the Brea Branch of the Orange County Library, reaches back to 1880 with a cupid and roses holiday greeting inscribed, "With love from your little friend, Edith Hastings." Calendar cards from the 1930s and an ink-blotter advising "Vance Roofing Co. covers the county" recall the greeting-card trends that predated more recent card styles, such as the embossed silhouettes from the 1950s.

In the midst of the red and green messages are the red, white and blue greetings of the 1940s, when Santa Claus stepped aside for the American flag and Statue of Liberty during World War II. For Catherine Seiler, the Brea Historical Society vice president who organized the exhibit, the wartime messages are reminders of the saddest and happiest Christmas of her life.

It was December 1944 when the young bride of Sgt. Richard Seiler heard on the radio that the Battle of the Bulge was in full swing and that her husband's "observer" unit was in the midst of the action.

"It was the saddest Christmas of my life. It was two weeks before I found out if he was alive or

not," she recalled.

Although a fellow sergeant had been shot, Seiler's husband had survived, making Christmas 1944, belatedly, the happiest Christmas of her life as well, she said.

For Seiler, Christmas memories from other years are also family-oriented, beginning with her childhood days as Catherine Moore, who moved from Washington state to Brea in 1925.

Seiler recalled a Washington Christmas when she was about 6 years old, and her mother had told her to lie down on a couch to wait for Santa Claus.

"I heard all this jingling, all this noise, then Santa Claus rushed in and left gifts under the tree," Seiler remembered. "I was so excited. I never noticed that Santa didn't have a red suit on. Later I realized that it was my father in a black jacket. But I was happy anyway."

Seiler also has many cherished memories from her days as mother to the four-part Seiler brood, who were growing up on Flower Street in a 1920 two-story home that she and her husband had moved to Brea from Pico Rivera. She laughingly recalled how her youngest, Michael, at age 9 "loved to pass out presents to the family" wearing a Santa hat and furry beard and stuffing a pillow up his shirt to create the desired profile.

The Seiler children have moved away from home now. "Santa" Michael lives near Oakland and Martha Seiler Radjinski is in Missouri, but son David still

lives in Brea and daughter Mary Seiler Schultz lives nearby in Fullerton.

Catherine's husband died in 1987, but she still lives in their Flower Street home, tending the rental properties he established and staying active in community affairs. Besides her work with the Historical Society, Seiler is co-chairwoman of the Brea Senior Center Participant Council and is an active member of the Brea United Methodist Church.

While being in charge of the Historical Society displays at the library can be a time-consuming task — Seiler selects a theme, then gathers the display items from fellow society members and friends — she believes that history is worth the effort.

"When we came to Brea, it was all barley fields, beans and sheep. The land was bare. Trees were only in town, not even on the hills like the peppers and oaks are now," Seiler said.

"But look at Brea now, and look at what it will be. Yet we are the same people, facing the same types of problems—cooking, living, coping. People are still people, even though our surroundings change.

"History is people, not just dates," Seiler asserted. "When I was in school, I wasn't interested in history. I think it takes a bit of age to become aware of how interesting it is to compare this life now to what it was before."

"Some day the young people, too, will want to know what it was like, who started it and who these people were."



ANTIQUE TREASURE — Catherine Seiler, who assembled a Christmas card display for the entrance to the Brea Library, holds an antique pop-up rendition, "Christmas Time in Action." The greeting is interspersed with vintage scenes and poems.

DEC 21 1990
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come out and perform the tradition to celebrate the summer.

Kawano said. Breans had their chance to show the Hanno students some American traditions as many served pancake or cereal breakfasts and took them out for miniature golf and pizza on Sunday.

Monday morning, the group gathered for a tour of the expansive Albertsons Distribution Center before heading off for a picnic at Huntington Beach. Disneyland marked the final stop on the itinerary, following emotional goodbyes Tuesday afternoon.



The Hanno students perform a folk dance in traditional costume while their Brea counterparts join in at a Sayonara picnic at City Hall Park.



CROSSING THE CULTURAL DIVIDE — Brian Saul, above, chairman of Brea's Sister City Committee, tells Hanno students about activities planned for their welcome reception at the Brea Civic & Cultural Center.



Meika Saul, center, and mother Eva Saul, right, look over photos brought by one of the visiting Hanno students. In left photo.

Breans open homes to Hanno delegation

By Mark Berg
 Desp Starr Writer

BREA — Japanese students got a dose of American culture to go with their English lessons last weekend when a delegation from Brea's sister city joined families here for a brief visit.

But it is unclear who learned more — the Japanese or the Americans.

Eighteen students and four administrators from Hanno, Japan, arrived in Brea Friday afternoon to kick off a weekend of sightseeing and cultural exposure.

"This is the tenth year of celebrating together (as sister cities). Each year we are getting to know the culture more and more," said Brea resident Nancy Malotte, who for the past four years has housed students visiting from Hanno.

During the welcome ceremony in front of the city's art gallery at the Brea Civic & Cultural Center, the principal of one of the six Hanno junior high schools represented by the delegation thanked Mayor Carrey Nelson for the chance to visit.

Miyazawa Sadao, beginning in English, said, "We are happy to be here." But his message was continued by a translator. "I'm too excited to speak English well," the principal said. "It is very important that Americans and Japanese know each other better," the principal said. "For this reason, I hope we will (visit) here more."

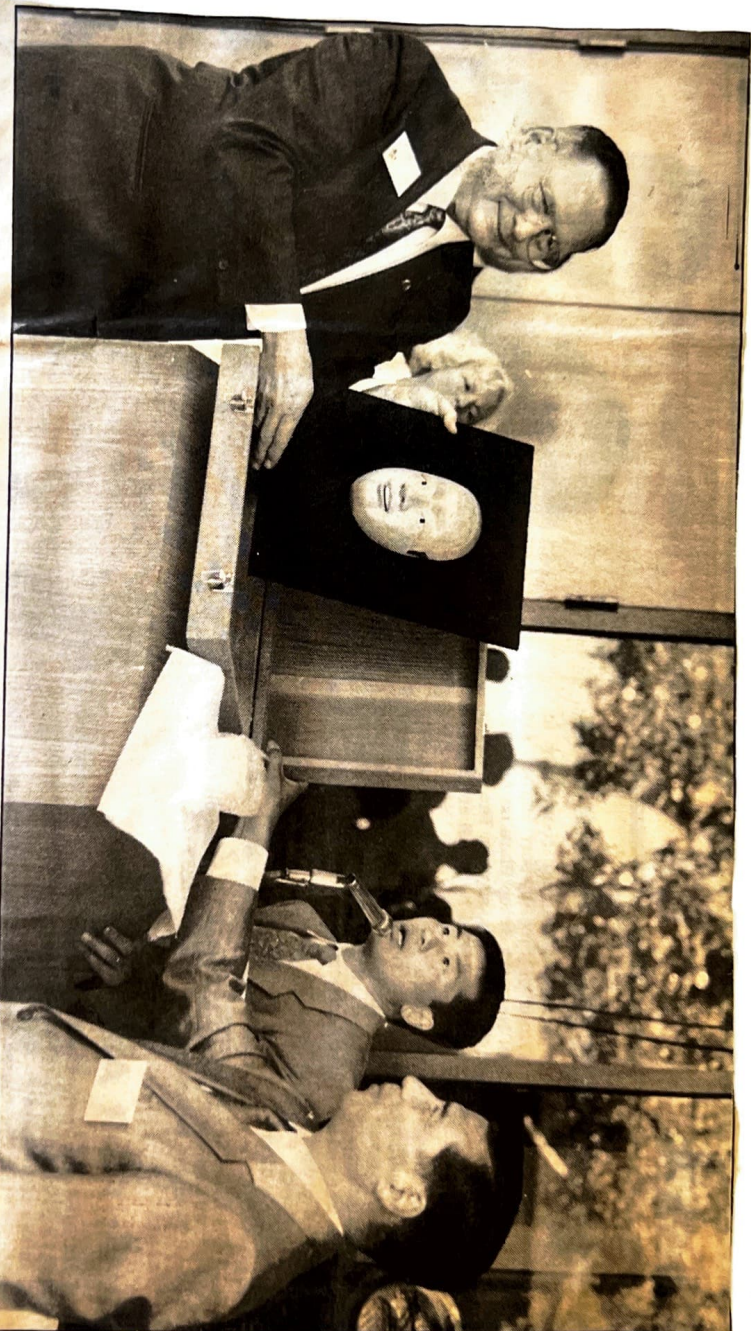
After each student had been given a gift package from the city — including a T-shirt, "Spotlight on Youth" pin, map of the city and jelly beans — one of the students came to the microphone to thank the Mayor.

"Thank you for this party," he said. "(We) hope this party will be good for Brea to get to know each other." Then, struggling through the pain of embarrassment and public speaking as his English began to fail, he ended with, "Thank you."

Communicating was the biggest difficulty in housing and entertaining the students, Malotte said. "We do sign language and we giggle — It works fine," she said.

Yas Kawano, who served as a translator during a Sayonara picnic held Monday evening at City Hall Park, agreed that language difficulties impeded some of the exchanges, but said effort and some sign language closed the gap. "I find everybody enjoying despite lack of language," he said of the Hanno students.

"They're certainly going for it." The students performed traditional Japanese songs and dances at the picnic, giving ambitious Breans the opportunity to step in and try for themselves. One of the dances performed was the Hanno Kouta, or the Hanno People's Song. During the hot summer evenings in August, Hanno residents will



FOREIGN FACES — Brea Mayor Carrey Nelson, left, displays a Noh mask, a Japanese tradition in drama, given by a visiting delegation of junior high school students and their instructors from Brea's sister

city of Hanno, Japan. Assisting Nelson is Principal Miyazawa Sadao from one of Hanno's six junior high schools. Translating the presentation of the gift is Hanno English teacher Toru Nakayama.

(Star-Progress photos by Mark Berg)

AUG. 21, 1990
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A series of special events were under way July 14 to support "A Visit to Japan," a special exhibit at the Brea Civic and Cultural Center Gallery from July 18 to Aug. 17. Hitoshi Halbara and Kuniko Nakamura, both residents of Brea, were joined in marriage in an authentic Shinto wedding. A reception followed immediately with classical Japanese music, demonstrations and refreshments.

Staff photos by Daniel Sexton



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visit to
JAPAN
Daily Life, Traditions & Celebrations
July 18 - August 17, 1990

350 By Tony Saavedra
DSP Staff Writer

BREA — Officially, it's called the Brea Civic - Cultural Center.

Yet some have their own monikers for the five - level facility, such as the "Taj Mahal" or the "Wayne Wedin Monument," the latter in honor of the city manager who masterminded its development.

By any name, the civic - cultural center has brought prestige to the small city of 30,000 people, earning the applause of county politicians and businessmen from throughout the country.

Those ovations have sometimes become more than just praise or pomp.

Officials from the Amateur Athletic Union were courted recently in the stylish City Council chambers, where a \$1 million audio - visual system played film clips depicting Brea's assets.

The AAU is now considering moving its 1984 Junior Olympics to Brea, bringing bundles of taxable business to North Orange County.

Hotel developers also dueled in the same council chambers for the opportunity to build a multi - story, multi - faceted, multi - million dollar hotel near the center.

Using the civic center as a showpiece, the city has enticed quality developers to Brea, said City Manager Wayne Wedin.

However, the 250,000 square - foot building has also raised the ire of some residents who say it is too luxurious, too big and too expensive.

Perched atop a slope on the northwest side of the Brea Mall, the civic - cultural facility houses city and school district offices as well as the police station.

Four elevators take employees and visitors from the two underground parking lots to the new \$316,000 - library, a full - color television studio and a 199 - seat theater.

While waiting for the curtain to go up, theater - lovers can dally in the courtyard or peruse through the city art gallery.

Originally projected at \$17,245,000, the cost for constructing, furnishing and funding the 2 - year - old facility is expected to hit \$18.8 million.

City officials are putting the last touches on the center and expect to close the books sometime next year.

Aside from a \$950,838 cost overrun in construction, the figures indicate the city has stayed somewhat near its original estimates.

But it had to scramble a few finances to do it.

"Scrambling is an understatement," remembers former Brea Chief Administrative Officer Terry Belanger, who supervised the construction.

Now head administrator for the Rose Bowl in Pasadena, Belanger says city budget planners knew they had the money — somewhere.

He likened the situation to a jigsaw puzzle, where pieces were

hidden within the city ledgers.

Such was the way of life during the development and construction of the Brea Civic - Cultural Center, a period in which:

— Proposition 13, the property tax initiative, forced city planners to rush construction so the project would be underway when voters went to the polls. This plan made the civic center eligible for the tax dollars that Proposition 13 whisked away.

— Work stopped for roughly a year after a squabble between the city and architects Warnecke/Dworsky, leading to mutual lawsuits and an out - of - court settlement.

— Expected property taxes disappeared as accountants scoured through the city coffers for the money to finish the building.

— Brea Mall owners sued the city's Redevelopment Agency after being assessed \$17.8 million over a 20 - year period to help pay for the civic - cultural center. The assessment was levied under a state mandate to offset the loss of local funds from Proposition 13. An out - of - court settlement is pending.

As an added little frustration, the theater roof leaks and the air conditioning doesn't work.

But while officials admit it wasn't the smoothest project, they proclaim satisfaction with the overall building.

"This was an ambitious project for a staff our size," says City Treasurer John Stark.

Indeed, the former oiltown had never embarked on a construction of such magnitude — many small cities don't.

The first indication of times to come arrived in 1978 via the sermons of tax - reform messiah Howard Jarvis, who said, "Thou shalt not take more than 25 percent of what the property was

(Continued on A-2)

FOLD BACK
↓

JAN. 17, 1983
②

Brea Civic Center Survives Financial Snags

By Tony Saavedra
DSP Staff Writer

BREA — Officially, it's called the Brea Civic - Cultural Center. Yet some have their own monikers for the five-level facility, such as the "Taj Mahal" or the "Wayne Wedin Monument," the latter in honor of the city manager who masterminded its development.

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The first indication of times to come arrived in 1978 via the sermons of tax - reform messiah Howard Jarvis, who said, "Thou shalt not take more than 25 percent of what the property was sold for."

To fund the civic center, the city sold \$14,275,000 in tax - exempt bonds and expected to pick up an additional \$2.9 million from other sources, including excess property taxes.

A complicated funding scheme was developed to repay the bonds without reaching into the residents' pockets.

Since the Brea Mall was built on redevelopment land, the city could collect the extra property taxes generated by the new shopping center and pay off the debt. The state and county share of the tax pie remained as if the land was still vacant.

However, officials were worried that Proposition 13 would bring the city's financing vehicle to a grinding halt.

The only way to guard those dollars was through a Senate bill which would let Brea assess the mall for the money protected by the new tax law.

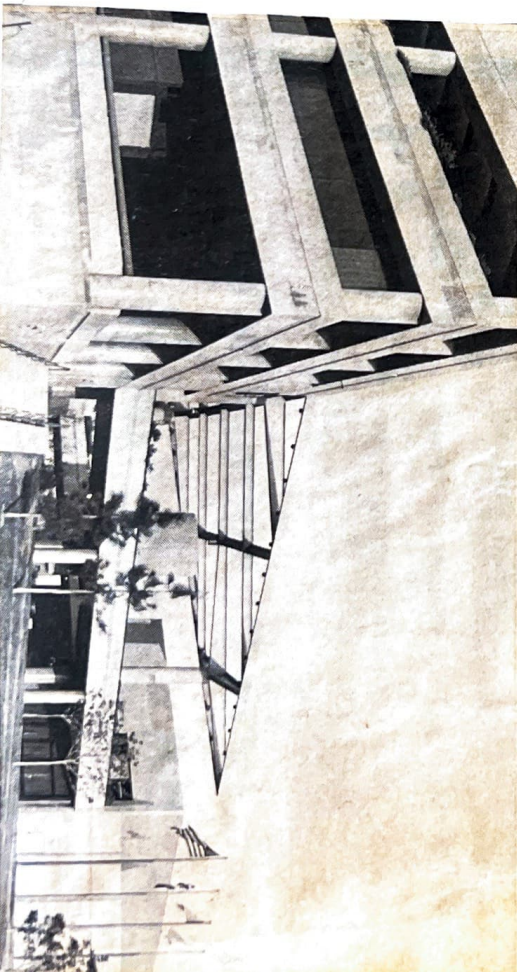
To be eligible for the plan, the city had to rush the project via a process called "fast - tracking," meaning to construct the bottom levels while the upper floors were still being designed.

"We had to 'grandfather' the thing in time to beat Proposition 13," says Mert Cameron, assistant to the city manager.

After the 1978 election, the gears of fate grinded into place: the tax initiative became a law and the city lost the money to cover the bonds as well as an extra \$1 million for the civic center.

The script continues: city assesses mall, mall sues city, architect sues city, city sues architect and suddenly there's not enough bucks to finish the building.

"They kept going along and then said, 'We're out of money,'" remembers Cameron, who was called in as a financial troubleshooter or — more accurately — a Sherlock Holmes.



BREA COMMUNITY HISTORY PROJECT

HISTORY OF BREA: A PUBLIC EXHIBIT

TO BE HELD AT THE

BREA CIVIC CENTER ART GALLERY

DEC. 3, 1982 - JAN. 13, 1983

WE NEED RELICS ON BREA:

- (1) PHOTOS
- (2) TOOLS, ARTIFACTS ON WORK OR BUSINESS
- (3) COSTUMES, DISHES, UTENSILS ON HOME LIFE
- (4) DIRECTORIES, SCRAPBOOKS, LOCAL PUBLICATIONS
- (5) CHURCH, SOCIAL CLUB, OTHER ORGANIZATIONS ARTIFACTS & RECORDS

PLEASE CALL: BARBARA VASQUEZ 990-7979
 SHIRLEY STEPHENSON 773-3580

DEC 2 1982

Brea's history to come alive Friday

It's a busy week in Brea, on Thursday, the second annual Christmas Tree Lighting Ceremony will be held at the Brea Civic Cultural Center at 7 p.m. and on Friday the Gallery will open a new exhibition designed to bring Brea's history alive, Kathie Conrey, the Cultural Arts manager, reports.

The exhibition opens on Dec. 3 with a reception at the Gallery and will be on display until Jan. 14.

Rare photographs, maps,

farm implements, oil industry equipment, authentic costumes and artifacts will portray the birth and growth of the Brea community. The Brea Historical Coordinating Committee, consisting of a number of dedicated Breaans, have been working diligently with Cal State Fullerton's History Department to research and compile information on Brea's past.

The exhibition, which is the culminating event of this project, commemorates the foun-

ding and growth of Brea.

The exhibit is a means of understanding the background of the Brea area while appreciating the development which has made it such a pleasant place to live and work.

This historical exhibition depicts the evolution of Brea from a small oil boom town and citrus growing village into its present status as a thriving suburban community. It centers around the two themes of the developing city and the changing community.

Developing which which includes the following eras:

—The Oil Era, which covers 1894 to 1929, will focus on Brea's infancy as an oil boom town and will feature oil field photos, artifacts and a model of oil drilling and processing equipment;

—The Citrus Era, 1930 to 1955, will depict Brea's maturation as a settled community emphasizing agricultural implements and the citrus industry. Artifacts and photos of the 1930's and 40's will offer the visitor a glimpse into the Depression and World War II in the Brea community;

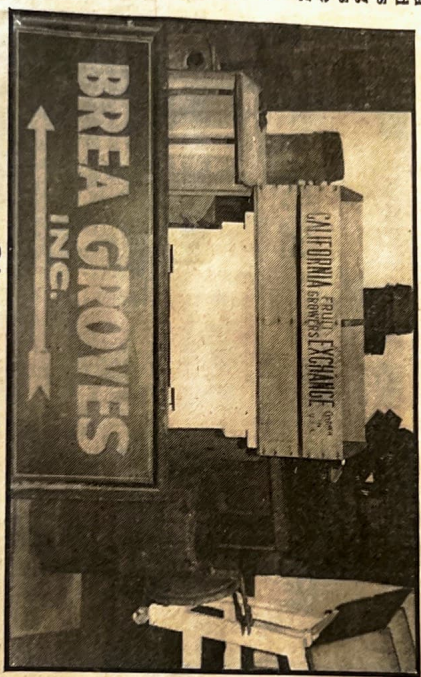
—Finally, the Modern City, spanning 1955 to 1960, covers the transformation of Brea into an

active suburban community during the post-war years. Industrial development and physical growth will be graphically illustrated through photos, products and related exhibits.

Changing Community segments

ment of the exhibition will elaborate on the basic institutions of the community.

—Schools will be portrayed by a display of the growth of Brea-Olinda School system with glimpses of texts and activities during different eras;



Citrus past

The exhibition that opens on Friday in the Gallery at the Brea Civic Cultural Center will include all aspects of Brea's past and present, including the Citrus era of the early 1900's.

—Government will be represented with a special display on police, fire and city planning and how they have changed since 1917;

—Social organizations and churches will be described with photographs and documents of representative service organizations, clubs and churches showing their activities through the years.

A special opening reception will be held on Friday 3 at 7 p.m. in the Gallery.

The event will be sponsored and hosted by the Brea Sororomists with help from the Brea Women's Club, Brea Lion's Club, Brea Kiwanis and Brea Rotary Club. The public is invited to join in this nostalgic celebration and share stories of "Good Ol Brea" with your old and new neighbors while enjoying complementary refreshments.

The Brea Gallery, located on the third level of the Civic Cultural Center, is open to the public free of charge Wednesday, Friday and Saturday from noon to 5 p.m. and Thursday from noon to 8 p.m. For further information or to schedule guided tours, please call (714) 990-7731 or 990-7730.

The Brea

Bystander

BY LAURA WINGARD

BREA — Collecting Good Old Brea's history is going to cost big bucks.

But the fund-raising campaign is already off to a good start with GEORGE FARIAS, president of the Brea Lions Club, presenting a \$3,000 check from the organization to D. F. LAWRENCE B. DEGRAAF, director of the Brea Community History Project.



Last April, a Wingard \$1,982 planning grant from the California Council for the Humanities was given to Cal State Fullerton's Oral History Program to start developing a way to collect Brea's past.

For local residents, a history of the community will show the heritage the town was built on. For scholars, Brea's development will serve as an example of how a small town grows into a bustling suburb and what impact those changes have on the local culture and values.

The project, jointly sponsored by Brea residents and the Oral History Program, is estimated to cost \$33,800. For the study, a \$15,500 grant from the Council for the Humanities is being sought, leaving \$18,300 to be raised through contributions.

Individuals who want to donate time or money to the Brea history project can contact DEAN MILLEN at 529-3289 or Dr. de Graaf at 773-490.

Brea exhibit due

BREA — With the opening tomorrow of the next Cultural Center Gallery exhibition, rare photographs, maps, farm implements, oil industry equipment, authentic costumes and artifacts will portray the birth and growth of the Brea community.

The Brea Historical Coordinating Committee has been working with Cal State Fullerton's history department to research and compile information on Brea's past. The exhibition, which is the culminating event of this project, commemorates the founding and growth of the city.

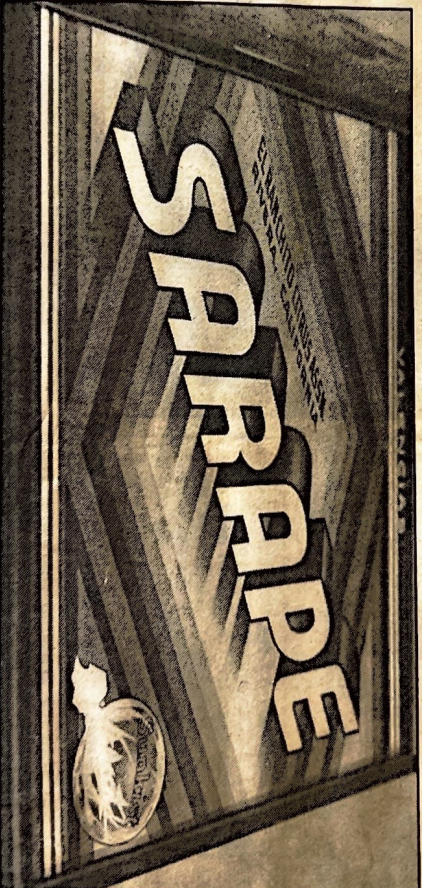
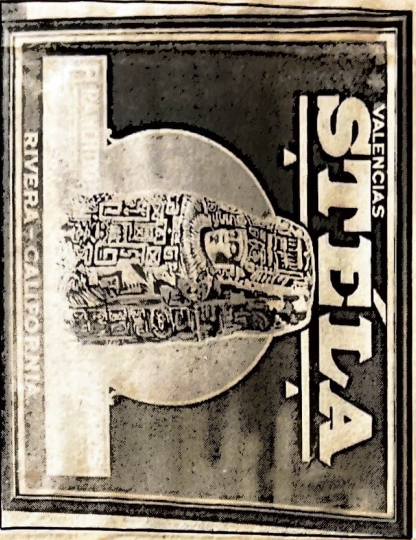
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Creative crate art still great

Citrus fruits still get boxed today in packing houses like the one pictured here at the corner of Orangethorpe and Lakeview avenues in Yorba Linda, but the packaging isn't as elaborate as it was in the early part of the century when the industry was booming in the Southern California area. In those days, artists designed intricate labels that were pasted on wooden crates to proclaim where they came from. Some of lithographs of the labels have been saved by Brea historian Dean Millen (right) and are on display in the Brea Library in the Civic-Cultural Center. They will be shown again in December when the Brea Historical Society sponsors a show in the cultural center gallery.



Brea undertakes to record city's early lifestyle

By TAMMY DUNN

Staff Writer

It was born from oil, or perhaps more accurately, tar.

The Indians used the Brea, Spanish for tar or asphalt, for medicine.

The oil companies had different plans for the liquid fortune that once soaked the hills and soil of what is now Brea.

People, drawn first by oil and more recently by other industry and business, moved to Brea, causing its population to increase nearly 1,000 percent in 30 years.

And because of the combined efforts of Cal State Fullerton's history department and some unperished local residents, the early history of a once-small town called Randolph will be available for old and new residents to learn.

Brea's history will be recorded and presented next fall, Lawrence De Graaf said.

De Graaf is the director of the oral history department at CSUF and is coordinating the Brea Community History Project.

He defined oral history as being history which is recorded on tape, from living subjects whose memories are permanently set in record.

Or as W.E. Fanning, who was superintendent of Brea's Public Schools from 1914-1942, wrote in 1919, one way to calculate the growth of a town or city is to "watch for the oldtimer on the corner who knows and recites the whole pulse of the town."

The Brea Community History Project seeks to do just that.

De Graaf explained that the oral history department was looking for one community which was representative of the development and growth which most of the 26 cities in Orange County have gone through.

"We were looking for a city to do a history on and Brea was looking for a history," De Graaf said.

He added, "There is in Brea a group of people very interested in their own history."

Dean Millen is one of those people responsible for the development of the historical undertaking.

In 1979, Millen was at CSUF looking for history on some trees in Yorba Linda.

On the Advisory Committee for the Fullerton Arboretum, located on the CSUF campus, Millen was attempting to trace the history of a couple of tree species which exist in the area.

He said he discovered through his research on the trees, that the oral history department was looking for a city to do a history on.

Through organization and work, the Brea Historical Coordinating Committee was formed.

Composed of residents like Barbara Vasquez, Patricia Fox, Carl Fanning, Frank Schweitzer and Millen, to mention just a few, the committee set to work to gather historical information for the project.

And as important as the data to be included, the history supporters gathered \$16,000 to fund the Brea History Project.

De Graaf estimated that \$33,000 will be needed to complete the project.

A donation of \$7,500 from the California Council of the Humanities and the \$16,000 to fund the Brea Community.

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A donation of \$7,500 from the California Council of the Humanities and the \$16,000 from local supporters has already been raised.

De Graaf said they are pursuing other sources of funding, although the local contributions have been heavy. The Lion's Club gave \$3,000 and individuals have donated as much as \$1,000, he said.

The Brea Community History Project has a grant through October.

Old photos, documents, deeds and other memorabilia will be gathered and exhibited.

The group has reserved the art gallery through September for that purpose.

The front section of the Old City Hall on Brea Boulevard is being used to house the mass of papers and materials which have been donated by long-time Breans so far.

De Graaf said the local government will have to decide what will be done with the perfect after the month-long exhibition in September.

As things stand now, the materials will be given back to those who donated them, unless a permanent place is established to keep the project.

The ultimate product might be a published analytical study.



Jess Anderson Jr./News Tribune

Artist Carlos Hernandez Terras (left), a native of Lagos de Moreno, Mexico, and the honorable Teodoro Esparza (right), president of Lagos, present a good will gift entitled "Brotherhood" to Brea Mayor Ron Isles during ceremonies Saturday at the Brea Civic and Cultural Center.

ASD
**Gift strengthens
cultural ties**

Brea Library Dedicated During Open House



Mayor Melvin Le Baron welcomes everyone to the Brea Civic Cultural Center Open House, today through Saturday, Sept. 25. Tours of the art gallery, theater, library, council chambers.

OPEN HOUSE

police department, television studio, school district offices, conference training center and City Hall will be given each day.

BREA — The County's newest library takes a step into the future this Friday, Sept. 25, when county and city officials dedicate the Brea Branch at 5:30 p.m. The new facility is located on the first floor of the City of Brea Civic Cultural Center at 401 South Brea Boulevard.

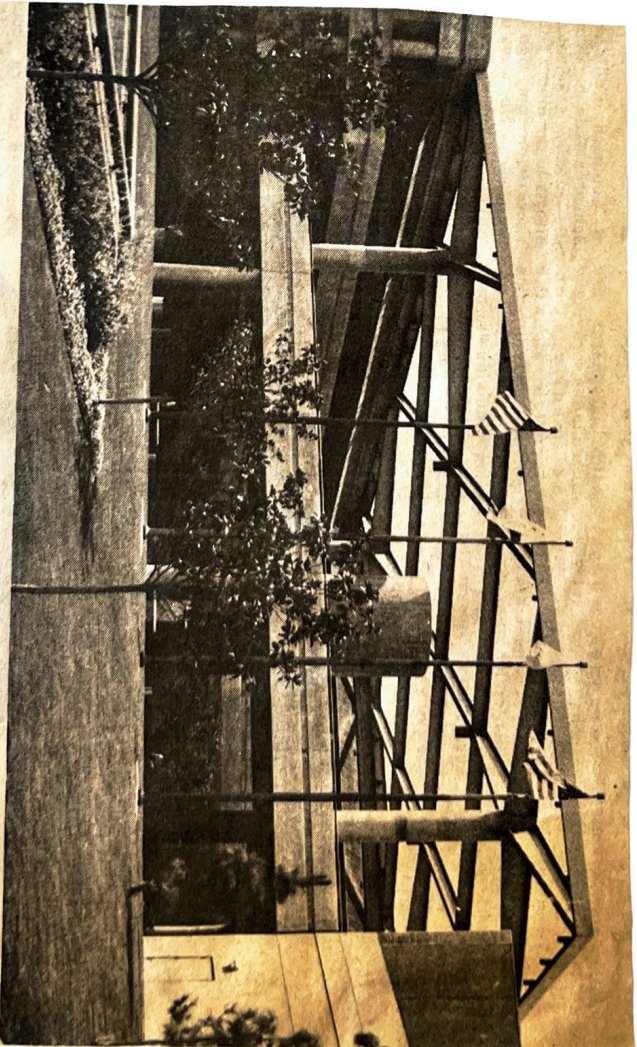
The 10,000 square foot library reopened its doors Aug. 25 after moving from its previous facility in downtown Brea. It is being officially dedicated a month later to coincide with its 60th opening anniversary.

Supervisor Bruce Nestande will be the featured speaker of the ceremony. Mayor of Brea, Melvin J. LeBaron, will also speak and Elizabeth Martinez Smith will serve as master of ceremonies. The Brea-Olinda High School Band will also perform under the direction of Cameron Malotte.

At 3:30 p.m. that day there will be a special 60th Birthday Party for children. The party will feature OCoepiel the dragon, a puppet show, balloons and refreshments.

In addition to its children's section, the library features a modern motif. It has many up to date features to go with its strikingly modern appearance. The library has computer systems to provide timely business and financial information as well as access to a Bibliographic Retrieval Service on a wide variety of subjects.

Brea branch library annually checks out 92,000 items for its almost 6200 patrons. It contains 35,000 volumes as well as an extensive tape and disk collection and a new cable TV system.



CULTURAL CENTER

The Brea Civic Cultural Center looks empty now, but not this week. Employees and city officials are busy getting ready for

the open house today through Saturday, Sept. 26. (News-Times photo by Kathy McDonald)

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DAILY NEWS TRIBUNE

SEP 26 1981



BEAUTY AND MONSTER — That's the Book Monster with Sandra Casteel 6, of Brea, during festivities yesterday at the dedication ceremony and 60th anniversary of the Brea Branch, Orange County Library. The library is located in the Civic Cultural Center.

News Tribune Photo by Jess Anderson Jr.



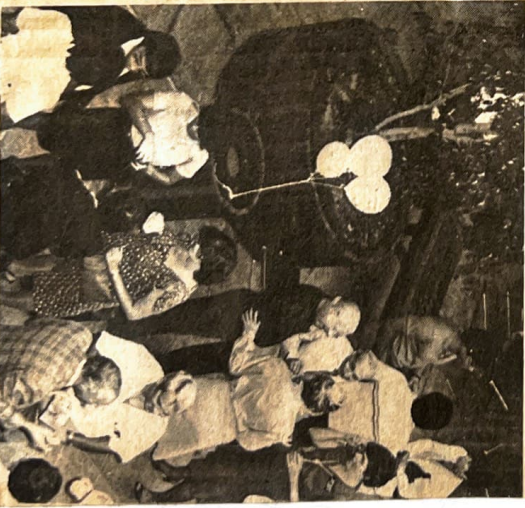
FUTURE PARAMEDICS? — Mark Kramer, Brea paramedic, shows Henry Martinez and Tim Baulch some of the life saving equipment.



PUCKER UP — The dragon blushes from the attention of the official Miss Brea, Cathy McAuley.



FASCINATING — James Parker, battalion chief for the Brea fire department shows Chris Hebert some of the fire equipment.



CHAMBER MIXER — Many residents were on hand to celebrate the festivities at the open house.

Cultural Center Leads City Into Future



STAR-PROGRESS
Daily SEP 24 1981

Brea Library Dedication Friday

BREA — The Brea Branch Library takes a step into the future Friday when local officials dedicate Orange County's newest facility at 5:30 p.m.

Moving to the first floor of the civic - cultural center, the library reopened its doors Aug. 25 after shutting down the previous facility on Brea Boulevard.

The 10,000 square ft. library is being officially dedicated a month later to coincide with the 60th anniversary of library service to Brea.

Supervisor Bruce Nestande, Mayor Mel LeBaron and county Librarian Elizabeth Martinez - Smith will be on hand during the ceremonies.

Additionally, the Brea - Olinda High School Band will perform under the direction of Cameron Malotte.

Children, and the young at heart, are invited to a special library birthday party at 3:30 p.m. featuring OCoEpiel — the dragon, a puppet show, balloons and refreshments.

"This building is intended to become the focal point for a new direction toward community involvement and participation," said Brea Mayor Melvin LeBaron. And community involvement there was. On Wednesday, Fanning School PTA, Brea Olinda High School PTA, and women of the Moose sponsored a box lunch. Later that evening, even more food was available at the chamber mixer.

Thursday was spotlighted School District Day with Brea Olinda High School band and cheerleaders in full force. The biggest turnout was at the Library Dedication on Friday. It celebrated it's 60th birthday party with a live puppet show for kids in the afternoon. Later city officials presented the Library to the public. Cultural Arts Day began with a Lions Club Breakfast and ended with Councilman Sal Gambina and Human Resource Commissioner Bert Tracy neck and neck throughout the 5K-10K run. Gambina and Tracy cheated, they were racing on mopeds. All in all the Brea Cultural Center Open House was a success.

Photos, text by Kathy McDonald



MOUTH WATERING — Food was plentiful at the Library dedication.



LIBRARY DEDICATION — Brea Mayor Melvin LeBaron and city officials were on to hand to dedicate the Brea Library.

THE CITY OF
BREA
CALIFORNIA



CIVIC CULTURAL CENTER
Number One Civic Center Circle
Brea, California 92621
Telephone (714) 990-7600

WEDIN ENTERPRISES, INC.
1901 East Lambert Road, Suite 102 • La Habra, California 90631
(713) 694-8800 • (714) 525-4047

WAYNE D. WEDIN
PRESIDENT

BREA CIVIC CULTURAL CENTER

The 250,000 sq. ft. Brea Civic Cultural Center is an innovative multi-use structure which includes a 6,800 sq. ft. gallery and display space, a 199-seat performing arts theater, a County library facility, a full-color television studio, a 350-seat community meeting room, an executive conference/training center, City Council meeting chambers, local School District offices, all City offices, and rental office space. The building was designed by architects John Carl Warnecke and Dan Dworsky and is impressive in appearance, as well as diversified in function.

The Civic Cultural Center complex consists of five levels and slopes downward from the project site to the Brea Mall and the Orange Freeway. The first level provides public parking for 179 vehicles, and elevators to serve the building.

The second level contains staff service functions, such as storage and purchasing, a print shop, and receiving docks. Common mechanical and electrical equipment is located on this level, as well as theater storage and Police detention facilities, staff lockers, and Police shift report rooms. Parking for 92 vehicles is available on this level. For the first time, all of the City's communications and alarm facilities can be coordinated in one location on this level.

The third or plaza level contains space for cultural functions grouped around an open atrium. A major piece of art is planned for the future, with private funding expected. A combined City Council/School Board meeting room can seat 100 persons, and is equipped with the latest audio-visual-support systems. The room can double as a commercial meeting space and cultural presentation area. At the request of the City Council, design of this meeting space places the public on a level higher than the elected officials and staff, thereby eliminating the traditional judicial atmosphere found in many public meeting locations.

A museum/gallery space with 6,800 square feet for traveling exhibits is part of this third floor area. The City is very proud of this Gallery, and it has been professionally designed to house high security exhibits. The Gallery is a member of the Western

. . . . more

Association of Art Museums, and is located immediately adjacent to 24-hour Police protection within the Center. It is equipped with the latest security and control systems, including an intrusion alarm system, a temperature and lighting control system, a limited access system (one public entrance and exit), and meets all fire standards. Professional staff to ensure the safe handling and protection of all exhibit materials is available.

A performing arts theater for dramatic performances, dances, concerts and recitals is also located on the third level. This theater seats 199 and has a complete stage area. It provides an area for Little Theater productions, including TV shows, concerts, public meeting space, civic presentations and conferences. The theater has a complete range of state of the art media capabilities, such as large rear projection screens for scenery, control room with sound and lighting board, 35mm slide rear projection, and a sound reinforced system.

A County library and the public Police offices are also located on the third floor. A one-stop public convenience counter is provided, which makes it possible for business to be conducted with the City with maximum ease at one location. A future pedestrian bridge will physically connect the Plaza to the Brea Mall.

On the fourth floor are space provided for School District Administrative offices; an executive conference/training center, which seats 65 and is equipped with specially designed audio-visual training aids; and space available for lease until required for future City expansion. A community meeting room and adjacent catering kitchen are also on this level. A 4,000 sq. ft. video area with a full-color television studio are located on this floor. This area is dedicated to audio/visual use capable of producing high-quality film and video tapes and provides high-quality audio/visual support. Included in this area are over 600 feet of video studio space, adjacent video rooms, photographic dark rooms and "state of the art" video lighting.

The fifth floor of the building is devoted exclusively to City operations.

The approximate cost for construction of the Civic Cultural Center was \$16,000,000 and was made possible through the issuance of lease revenue bonds. There is no tax assessment or bonded debt levied against the residents of this complex.

The uniqueness of the shared spaces increases, when it is realized that this total package of 250,000 square feet is located on the site of the Brea Mall which brings over twelve to fifteen million people a year into the community from all over Southern California.

For further information, contact Wayne Wedin, City Manager, (714) 990-7995.



12/

For Additional Information
Contact: Management Office
(714) 529-4951

news release

401 S. Brea Boulevard Brea, California 92621

February 7, 1977

DWORSKY-WARNECKE SELECTED TO DESIGN UNIQUE BREA CIVIC-CULTURAL CENTER

The City of Brea has selected Los Angeles Architect Daniel Dworsky and Jack Warnecke of New York to design its new and unique Civic-Cultural Center.

To be located on four acres of land that is part of the Homart-Development-Company-sponsored Regional Shopping Center known as the Brea Mall, the project will be physically connected to the Mall itself by means of a totally enclosed pedestrian connector.

The unusual governmental structure will provide office space for City operations, School District functions, a major library, Little Theater and CATV Studio, Art Gallery, Museum, and community meeting rooms. The structure is anticipated to include square feet of area and square feet of parking garage.

According to the Brea City Council, the project provides an unusual opportunity for governmental agencies to avoid duplication of facilities while responding to the important needs of the community.

Both Dworsky and Warnecke agree that the Brea project provides a valuable chance for a major contribution to be made in the provision of governmental services and the molding of new City Center forms.

#

Enclosure



news release

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#

Enclosure

City Council Minutes - November 10, 1969

TOWN CENTER SITE

Councilman Haddox reported that he and Councilman Clark have been meeting with Planning Commissioners Sutton and Jackson concerning the location of the future town center. The two Councilman and two Planning Commissioners comprise the Town Center Evaluation Committee. It is the Committee's recommendation that the Randolph Avenue site be the general area for the future town center site. The recommended area is bounded by Poplar Street on the West, Birch Street on the North, Randolph and the extension of Randolph on the East and Imperial Highway on the South. The Committee considered this choice the most logical from an economical standpoint as well as the possibility of a functional building in cooperation with the School District, City and County Library District.

Councilman Clark recommended that the Planning Commission be informed of the location choice with instructions to proceed to hold hearings to amend the General Plan. He further added that this is the general area and not the specific site.

A motion was made by Councilman Spear, seconded by Councilman Clark and carried that the report of the Town Center Evaluation Committee be accepted and the Planning Commission instructed to hold public hearings on this change in the General Plan.

8:55 p.m. - A motion was made by Councilman Spear, seconded by Councilman Clark and carried that this meeting be adjourned to Monday, November 17, 1969 at 8:00 a.m., to be held in the Council Chambers at the City Hall.

Dorothy D. Storm
 Dorothy D Storm
 City Clerk

The foregoing minutes are hereby approved this 24th day of November, 1969.

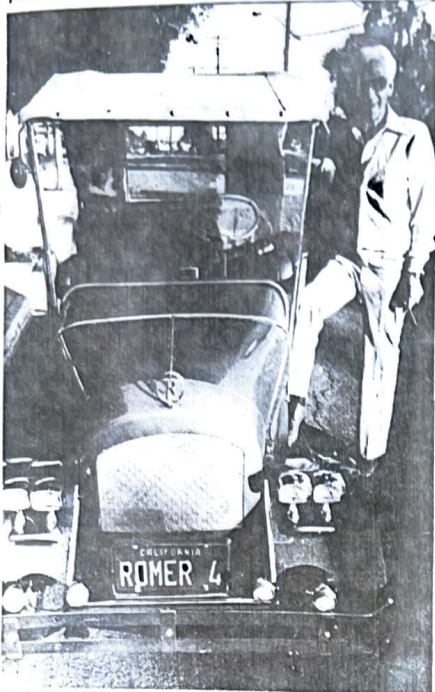
William Hamilton
 William Hamilton - Mayor

350 Cartoon character collage, Joins parade into the 80's

On March 22, the community of Brea will be celebrating the Dedication of the new Brea Civic/Cultural Center. The festivities will begin at 10 a.m. with a community parade. The parade route begins near the

community organizations, many local businesses will be represented in the parade, namely, McDonald's Ronald McDonald, the Der Wienerschnitzel Dog, plug other Brea based businesses. In total, over 70 different

be on hand, and the bronze plaques that will be mounted on the building will be unveiled. Music for the ceremony will be supplied by the Brea-Olinda High School Band and the St. Angela Merici Church Choir.



IN THE PARADE - Carl Sterlachini displays 65 MPG Star Crest Romer he designed and manufactured in his garage. Romer and two other Carl creations will ride in the parade Saturday. (News-Times photo by Susan Goede)

old City Hall and ends at the Civic/Cultural Center.

The Grand Marshal for the parade will be Mayor Teodoro Esparza, Mayor of Lagos de Moreno, Jalisco, Mexico, Brea's Sister City, with Disneyland's Mickey and Minnie Mouse as the parade's special children's guest.

Many community clubs will be participating in the parade, such as the Brea Sister City Committee, Forever Young Club, TLC, Brea Glenbrook Homeowner's Association, the Brea High School and Junior High School Bands, the Boy Scouts and Girl Scouts, the Brea Women's Club, the Kiwanis Club, Brea Rotary Club, and many other service organizations.

In addition to the com-

munity organizations ranging from antique cars to equestrian riders have been designed to give all Brea residents, service organizations and merchants a chance to participate in a community activity and show the true spirit of "Good Old Brea."

Following the parade at 12 Noon will be the Dedication ceremony for the Civic/Cultural Center. The ceremony will be held at the building and parking will be available in the Brea Mall parking lot.

The ceremony will include a presentation of the color by the National Guard, remarks by Mayor Sal F. Gambina and Congressman Dannemeyer, and a raising of the flags ceremony. Also, many distinguished members of the community will

Printed hand-out materials and information on the building and upcoming events will be available to everyone at the ceremony, and after the dedication program refreshments will be served.

The entire day will be filled with memorable events that no Brea citizen will want to miss.

After the ceremony, transportation will be provided from the Civic/Cultural Center back through the parade route.

To help celebrate the Dedication of the new Civic/Cultural Center, on Sunday, March 23, from 7 p.m. to 10 p.m., there will be an "Evening of Fine Arts," hosted by the Brea Mall and the City of Brea. Among the events to be enjoyed at the Brea Mall that night will be an Ice Skating Show, with music performed by the Society for the Preservation of Big Bands, a dance performance by the Momentum Dance Company, a Brea History Exhibit, and an Art Show by the renowned contemporary artist, Joan Miro, courtesy of the Towne Plaza Gallery.

The exhibit will be located in front of Towne Plaza Gallery in the Nordstrom Court. The public is invited to attend the entire evening free of charge.

pacific clippings

post office box 11789
santa ana, calif. 92711

NEWS TIMES
Weekly

MAR 2 0 1980

36 Parade kicks off dedication

On March 22, the City of Brea will be celebrating the dedication of the new Civic/Cultural Center. The day will begin with a Community Parade, and we encourage everyone in the community to come out and march along. It is a chance for all local residents, clubs and organizations to have some fun and be in a parade!

Following the Parade at noon will be the dedication ceremonies for the new Civic/Cultural Center.

That Saturday evening a barbecue for our Brea Sister City, Lagos de Moreno, Jalisco, Mexico, will be held

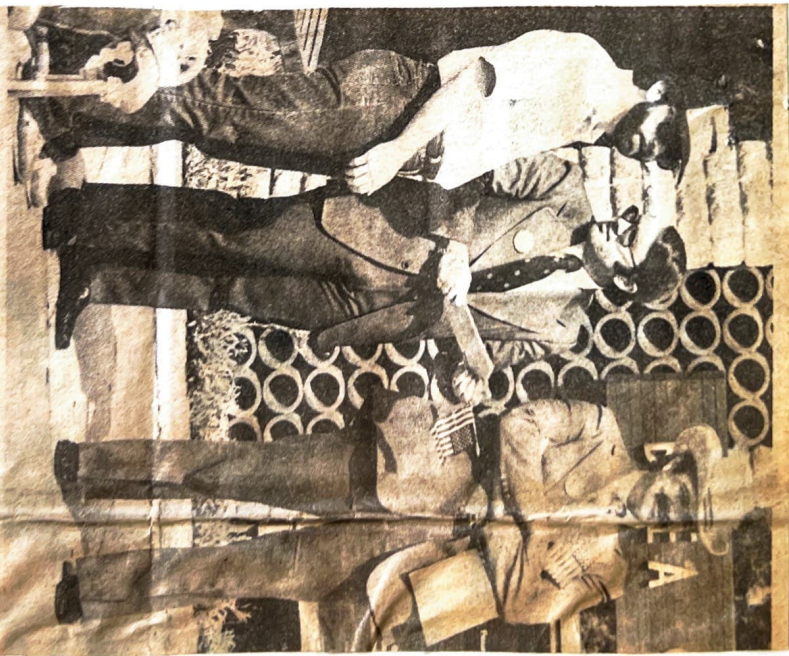
at the El Rodeo Riding Club in Carbon Canyon. Tickets are \$10 each and can be purchased by calling 529-4951, Ext. 260.

On Sunday, March 23, the Brea Mall will be having "An Evening of Fine Arts" from 7 p.m. to 10 p.m. Admission is free and it will be an evening of good music, an Ice Show with beautiful art exhibits, and also a dance program.

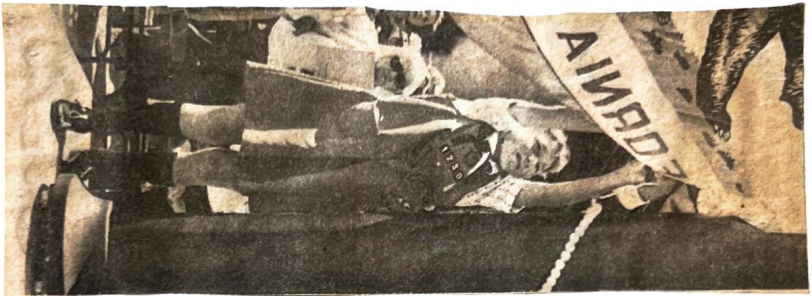
So put those dates down on your calendar, and we look forward to seeing you at the Parade/Dedication Ceremonies, and an Evening of Fine Arts.

1

DAILY STAR PROGRESS
Bred/La Habra
MAR 2 5 1980 350



OFFICIATING and supervising the parade are (from left) Telecommunications supervisor Charlie Klobe, City Manager Wayne Wedin and Assistant City Manager Terry Belonger. Complete with flags, pins and suits, Wedin and Belonger watched as more than 1,300 residents participated in the parade.



Fieldi Housman, 10, of Girl Scout Troop 1230 barely reaches a crank to raise the flag.



BOXED IN are the Friends of the Brea Library. The boxes represent the array of books available to the community. Below, Tiny Tot Preschool teams up with Brea TLC to show the community age span.



Civic-Cultural Center Dedication Ceremony Breans Put Heart Into Celebrating

2



"WHO'S THAT?" James Hogan, 2 1/2, calls out. A friendly hello from one clown to another, Ronald McDonald, stops the parade.



A WARM HUG from Grand Marshal Minnie Mouse means everything to a young girl. Children screamed and jumped up and down on street curbs as Minnie and her sidekick — Mickey — made a trip from Disneyland to be in Breas' Civic-Cultural Center parade

Fun-Worshippers Agree They Love A Parade

3x70



AND AWAY THEY GO — While two children wave goodbye to their favorite entry, Rotarians Doug Tripp (in wheelbarrow), Alan West (pushing) and Ron Isles greet parade onlookers who came out on a sunny morning to dedicate a civic center.

(Star-Progress Photo by Chris Au)

Cartoon character collage, Joins parade into the 80's

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NEWS TIMES
Weekly
MAR 20 1980



WELCOME — "Friends" is the message Brea Junior High School Spanish students are trying to convey in visiting Lagos de Moreno officials, who will be grand marshals in the Civic - Cultural Center parade Saturday. (Star-Progress Photo)

Library Branch Is Negotiated For Brea

APR. 3, 1980

Fullerton, Cal.
NEWS-TRIBUNE
(Daily) APR 2 1980

By JOHN KILROY
News Tribune Writer

BREA — By re-allocating its portions of county revenue sharing fund, this city has successfully negotiated a branch of the Orange County Library system into its \$14.2 million Civic-Cultural Center.

With Councilman Sam Cooper dissenting, the City Council approved a "conceptual" agreement as to the city's and the county's future actions in moving a library into 10,000 square feet of the center.

The space has been reduced from 13,000 square feet.

City Manager Wayne Wedin explained to the council that it is a county policy that the county must contribute \$800,000 for a new branch of its library system.

The procedure that the council approved, which must also be approved by the Orange County Board of Supervisors, involves channeling revenue sharing funds allocated by the county to Brea for a park and a community center into a library account.

While the city may pay for between \$150,000 and \$200,000 for interior work to the library space,

Wedin said it will be paid off by the county through a 55-year lease.

Preliminary estimates show the county paying about \$11.50 per month in its lease for the space, said Wedin. The county will be responsible for the upkeep of the space and additional operating expenses such as utilities.

The re-allocated money will be taken from its previous designation for use to complete the city's Nike Missile Site park and to turn the police station into a community center when the police department moves into the Civic-Cultural Center.

A total of \$250,000 would be re-channelled from the 32-acre Nike park project and \$150,000 from the community center, said Wedin.

The city acquired the Nike site, located in the Puente Hills, from the federal government for free. Wedin said the city will attempt to maintain the free services of the Seabees, who have been renovating the site, as well as finding other alternatives to complete the park.

Wedin said the park is far from being completed according to its master plan, but said it is nearing the stage where it can be available for "controlled use," such as allowing supervised youth organizations to camp on the site.

Alternative ways will also be sought to change the police station into a community center or a youth center, said Wedin, as well as exploring existing facilities for communities needs.

Along with the \$400,000 in re-allocated revenue sharing funds and the maximum \$200,000 that may be paid to the city through the lease, Wedin said the county will also contribute another \$200,000 to stock the library.

Cooper said he dissented on the vote not because he opposed the library, but because he wanted a survey of registered voters in Brea conducted to see if they approved of the re-allocation of funds.

He attacked Councilman Carrey Nelson's support of the measure quoting a campaign statement by Nelson that his top priority was the conversion of the police station into a youth center.

"Things change," answered Nelson, adding that he still supports the youth center concept but that he'd "like to see the library more so."

OC, Brea Concur On Funding Library Agreement Reached

SANTA ANA — Brea and Orange County officials Wednesday tentatively reached a long-sought solution to the funding of a new library.

Approved in concept by the board of supervisors, the proposal calls for the transfer of \$400,000 in federal revenue-sharing funds from two other projects in the city to the county library branch.

An additional \$200,000 — making a total of \$600,000 — would be provided from other sources, subject to negotiation of a lease agreement between the city and the county for the 10,000-square-foot facility. Brea city manager Wayne Wedin said he hopes to lease a suite for the library on the third floor of the new \$14 million Brea civic-cultural center to the county for 55 years, at a cost of about \$600,000.

The amount is what it cost the city to construct the facility, part of the five-story center nearing completion adjacent to the Brea Mall, according to Wedin. The new library is proposed to replace the exist-

ing 3,100-square-foot facility located in a Brea Boulevard storefront since 1972.

Former supervisor Ralph Diedrich reportedly had promised the city that funds would be available for a new library, but the pledge never got beyond a verbal agreement and no money ever has been budgeted.

If the new Brea branch is funded, the county would be responsible for staffing and equipping the library. County librarian Elizabeth Martinez-Smith said she does not anticipate the new branch will require additional staff because employees currently working at the Brea library would be shifted to the new facility.

Wedin said the agreement represents a concession by the city. Instead of the county putting up the money for the library, the city now is being asked to use a portion of its revenue-sharing funds.

The money would come from federal funds previously allocated to a park project or a Nike missile site and revocation of a community center.

But Wedin said the city might be able to go ahead with the two projects using other funding sources and possibly volunteer labor.

Wedin said the final agreement on funding for the library will depend on whether the city and county can agree on the terms of a lease.

The REGISTER
Daily APR 3 1980

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Top of the County

Wednesday, April 2, 1980

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Section D

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In other action, the council approved spending almost \$17,000 to acquire an easement from Shell Oil Co. for a sewer in Carbon Canyon.

Although the issue of an assessment district as a means of financing the sewer has not been finalized, City Attorney James Markman said that the city was legally required to secure all right-of-ways before the public hearing on April 15.

pacific clippings

post office box 11789
santa ana, calif. 92711

The REGISTER

Daily APR 3 1980

OC, Brea Concur On Funding

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Pacific clippings

Post office box 11789
San Francisco, Calif. 94111

Fullerton, Cal.
NEWS-TRIBUNE
(Daily) MAY 6 1980

Supervisors OK

New Brea Center

³⁵⁰
SANTA ANA — The Orange County Board of Supervisors has placed its stamp of approval for a library in the new Brea Civic-Cultural Center.

It allocated \$600,000 in a one-time payment to move a library into 10,000 square feet in the center for 55 years.

Mayor Don Fox, who attended the board meeting today, said, "I think that this is the culmination of many years of work of elected officials in Brea and their efforts to improve the quality of life for the residents of the community."

City Manager Wayne Wedin said the idea for a library in the center first arose in 1971.

Negotiations between the county and city appeared to falter in the transition between Ralph Diedrich and Edison Miller in the 3rd district seat on the Board of Supervisors.

Fox thanked Miller for his leadership, the county staff for its cooperations and the rest of the board for its support.

He said it was unusual for such a large expenditure to be approved when it was not provided for in this year's budget.

Wedin said the actual financial commitment from the county is about \$800,000 because of money already budgeted that will be spent for such things as more books.

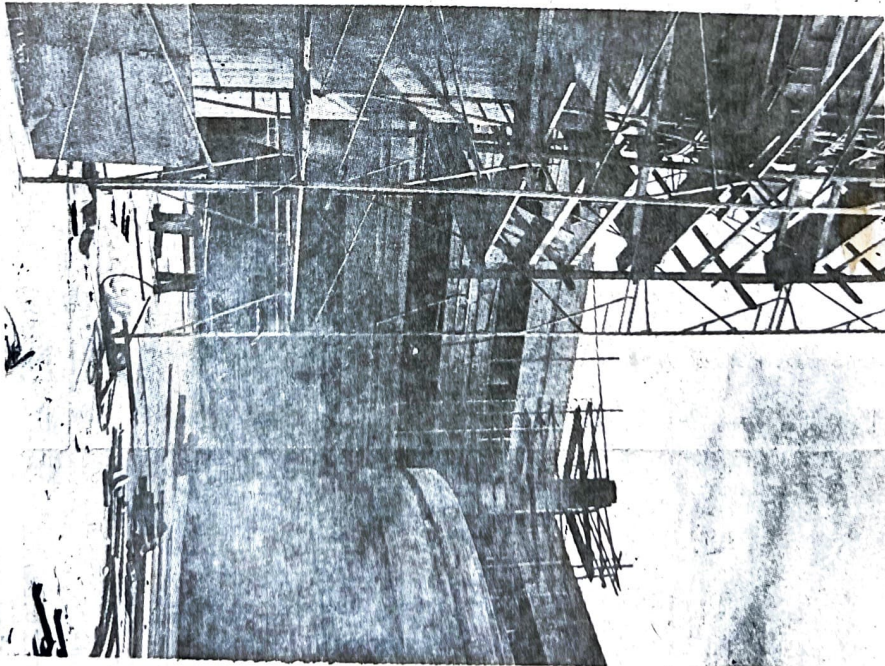
Of the county's allocation, \$400,000 will come from federal revenue-sharing money already approved from two Brea projects.

The money will be removed from accounts to develop the Nike missile site park and changing the police station into a community center when the police move to the new center.

Wedin said the two projects are still being pursued by the city, although alternative funding mechanisms are needed.

DAILY STAR PROGRESS
Brea/La Habra
APR 17 1980

350



(Star-Progress Photo)

STORMY OUTLOOK — The Brea Civic-Cultural Center was originally scheduled to open in March, but with rains and construction setbacks, city officials are crossing their fingers in hopes of moving in the facility by mid or late June.

Brea Leads Nation With Civic/Cultural Center Concept

By RUTH BYON

Brea has been getting a face lift for some time, but now it's due for a heart transplant. The old city hall, a historically sig-

nificant site, probably will continue to be used "for some kind of public purpose." Wayne D. Wedin, city manager, said. But in March or April, local government activities will be concentrated in the \$14-million Civic/Cul-

tural Center that is starting to take shape at 800 E. Birch St. "Brea is the only city in the United States that we know of to attempt this innovative idea," Sal Gambina, Brea's mayor, said. The idea is to

combine community and commercial activities in one building in the town center, a concept Wedin says has been "built and nurtured for 10 to 15 years." "A lot of people have been involved

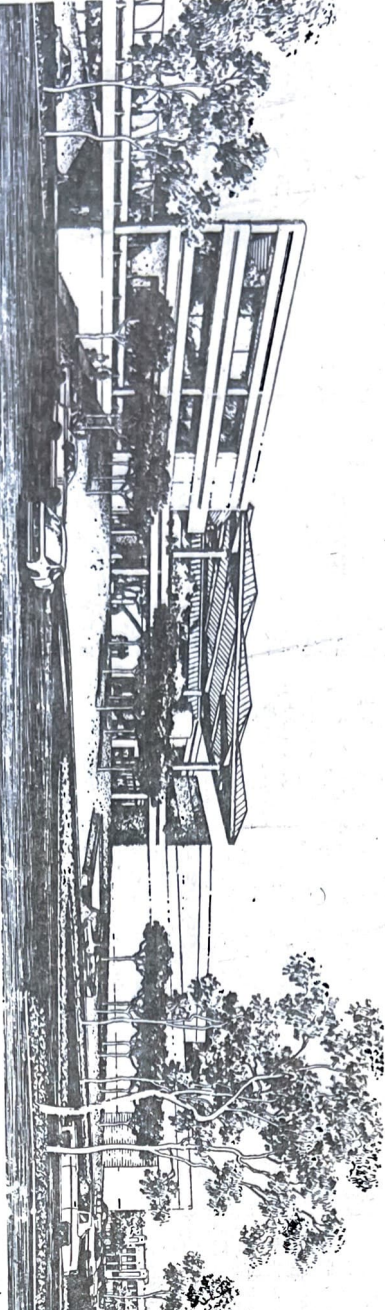
—different, mayors, different city councilists," he said. "We wanted to establish a regional presence. The cultural center is one part of that attempt."

Once a sleepy little town surrounded by orange groves and oil company land, Brea has been focusing on commercial and industrial growth. The town center, near the Orange Freeway, is the result.

It features the Brea Mall, a 1-million-square-foot regional shopping center that will be connected to the Civic/Cultural Center by a pedestrian bridge; a financial complex with banks and savings and loan institutions; two specially European restaurants; 2 million square feet of industrial development that is in the process of being built; a 125-acre park and plans for what Wedin terms a "Class A" hotel with 250 rooms.

It will be built adjacent to the 270,000-square-foot Civic/Cultural Center, which will include city offices, a 13,000-square-foot library, a 200-seat theater, a 60-seat executive conference

Please Turn to Page 14, Col. 1



INNOVATIVE IDEA — Artist's conception of Brea Civic/Cultural Center under way at 800 E. Birch St. Completion is slated in early spring.

NEW BRE A CIVIL

Continued from First Page

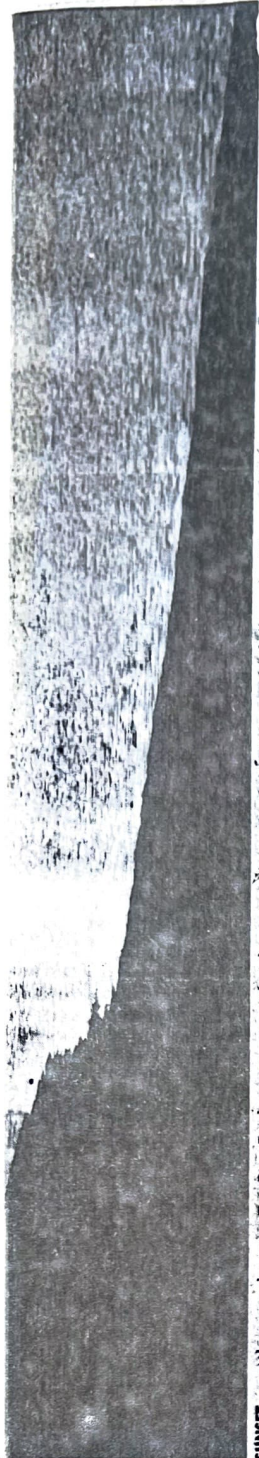
Center training center, a 6,500-square-foot art gallery/exhibit space associated with the Museum of Science and Industry in Los Angeles, a city-operated television studio, space for cultural functions and two increments of office space, each 5,000 square feet in size and available for lease through the Orange County office of Grubb and Ellis Commercial Brokerage Co. Expected to be completed with the dedication of the city offices in March, the space for lease will be tailored to users who need to display their products.

A 125-seat council chamber also will be situated in the center. It will be used for meetings of the city council, board of education and the planning commission. "We think it's unwise to have each body in a different place," Wedin said. "If it's worthwhile to be economical in our approach, we thought why can't this be

already in residence.

...accomplish anything. The change, he said, was who regularly drive their vehicles so there was

...Camper Sales, 100 E. Lambert Road, said he saw no conflict of interest in his vote because he is retiring in May.



SUNSET - settles gently over Tri-City Park on a recent brisk winter day. The lake is nearly full and will soon be home for trout, gulls and one stray white swan (News-Times photo by David E. Dittman)

Civic/Cultural Center Concept

er that is starting to take 100 E. Birch St. the only city in the United States that we know of to attempt a new idea," Sal Gambina, mayor, said. The idea is to combine community and commercial activities in one building in the town center, a concept Wedin says has been "built and nurtured for 10 to 15 years."

"A lot of people have been involved

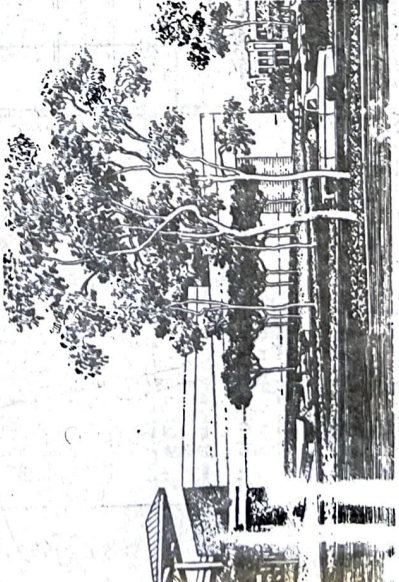
—different mayors, different city councils," he said. "We wanted to establish a regional presence. The cultural center is one part of that attempt."

Once a sleepy little town surrounded by orange groves and oil company land, Brea has been focusing on commercial and industrial growth. The town center, near the Orange Free-

It features the Brea Mall, a 1-million-square-foot regional shopping center that will be connected to the Civic/Cultural Center by a pedestrian bridge, a financial complex with banks and savings and loan institutions; two specialty European restaurants; 2 million square feet of industrial development that is in the process of being built, a 125-acre park and plans for what Wedin terms a "Class A" hotel with 250 rooms.

It will be built adjacent to the 270,000-square-foot Civic/Cultural Center, which will include city offices, a 13,000-square-foot library, a 200-seat theater, a 60-seat executive conference

Please Turn to Page 14, Col. 1



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NEW BREA CIVIC CENTER

Continued from First Page
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A 125-seat council chamber also will be situated in the center. It will be used for meetings of the city council, board of education and the planning commission. "We think it's unwise to have each body in a different place," Wedin said. "If it's worthwhile to be economical in our approach, we thought why can't this be

done? We can also use the room as a small theater, as for a lecture series." When Wedin speaks of the city's economical approach related to the Civic/Cultural Center, he means the way it is being financed. There will be no general obligation debt to the city. The center is being funded by taxes from the Brea Mall to pay off the redevelopment bonds used to construct that facility.

"The city also feels the building may operate without cost to the community," Gambina said, noting its income-producing capacity.

"We think this approach is consistent with the financial tenor of the times," Wedin added. Designed by Warnecke/Dworsky of New York and Century City, the Civic/Cultural Center is being built by CM Systems of Brea and M.R. Fisher of Los Angeles, Gustav Molnar of West Los Angeles is the landscape architect.

New city hall, changes mark

350

By GISELA MEIER
News Tribune Writer

BREA — For this city, 1980 has been a year of transitions, marking the beginning of a new chapter in the city's story.

Along with a new location for City Hall, the year brought a change in Brea's leadership and a shift in the focus of city government to reflect the reality and needs of the new decade.

The most obvious transition for the city was the opening of the new Civic-Cultural Center, the product of more than 10 years of planning.

The new structure is the realization of a dream to create a real city center where government and educational offices are united alongside cultural facilities, with financial, office and shopping centers located nearby.

The \$14.2 million building, designed for flexibility and efficient use of space, will accommodate expanding City Hall offices as Brea grows to its maximum population of 60,000 to 80,000 people.

Meanwhile, the extra space will be leased to private businesses, to offset the cost of operating the building.

The structure is also a monument to the cooperation among local agencies for the efficient use of tax funds.

In addition to City Hall, the administrative center for the Brea-Olinda Unified School District has moved into the building. The school board will share the council chambers and other facilities with the city to avoid duplication of expenses.

"The cooperation and coordination that is possible now is something we've never had before," said City Manager Wayne Wedin.

When the police department moves into the building during February, the city will consolidate its communications system for police, fire and government vehicles, again eliminating unnecessary duplication.

The Brea Branch Library is expected to move into the building sometime during the spring.

With the center's art gallery already showing its third exhibit, and the theater opening in January, the structure will emerge as a true cultural center, not only for Brea but for the entire surrounding region, said Wedin.

But the big-city look of the Civic Cultural Center doesn't mean an end to the small-town atmosphere that Brea cherishes, said Mayor Don Fox. Instead, the building will provide a new focal point for the city's activities.

"The important thing is to bring Brea of the past along with Brea of the future," said Fox. "You can't run out of friendship, goodwill, trust, helping people out."

1980 was also an election year. In April, councilmen Sam Cooper and Carrey Nelson were replaced by Ron Isles and Norma Hicks.

"I think we have a good, strong council," said Fox. "They are intelligent and motivated. They are thinkers and doers."

Fox said the city couldn't have found a better group to guide the community through its current period of transition from a rapidly developing city to a financial and cultural leader in the North Orange County area.

With a solidly established financial base, the city can now turn its attention to more people-oriented activities, such as park development, programs for youth and senior citizens and maintenance of existing facilities.

The council has developed a long-range program of action — Communication '80s — that reflects this shift in emphasis from physical development to humanistic development.

The purpose of Communication '80s, said Wedin, is to assure that life enjoyment and the quality of life in Brea continue to improve at a time when other communities are becoming less desirable.

The council also recognizes the next decade will mean decreasing funds and shrinking energy resources for the city.

The council hopes to prepare for the future by increasing the communication between the public and city government and by encouraging volunteerism.

Major construction in the city dropped off during 1980, with new building valuation for the first 11 months of this year falling more than \$12 million below that for the same time last year.

The last large area of Brea yet to be developed is

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Problems fade in new city offices

By GISELA MEIER
News Tribune Writer

BREA — It was a change from old to new, from lit-
tle to big, from hominess to elegance.

But for city employees the move from the old City
Hall on Brea Boulevard to the new Civic-Cultural
Center next to the Brea Mall apparently was a
welcome change.

About 75 staffers moved into the top floor of the
\$14.2 million civic center two months ago.

They encountered a few problems: With the interior
not quite complete, they had to work around construc-
tion crews.

Lighting in some work areas was inadequate. One
section of the roof leaked during a recent rain. In the
midst of cooking breakfast in the staff kitchen, some
employees found themselves without electricity.

During the first few weeks it wasn't unusual for an
employee or visitor to get lost in the large building.
And there have been a few adventures on the occa-
sionally erratic elevators.

But the employees have taken it all in stride.
"I guess everyone's sense of humor came through,"
said Susan Farrel, a clerk typist for the community
services department.

The public, which suffered some confusion with the
new quarters, generally has accepted the change with
a good attitude, although some residents miss the old
City Hall.

"It was hectic at first, but it's getting much better,"
said Marlene Bibler, business tax clerk.

The new City Hall is approximately wedge-shaped.
In the center of the wedge are the administrative of-
fices, with other departments arranged on either side.

In one point of the wedge is the fire department, and
the police administration is headquartered in the op-
posite point.

Department heads and City Council members have
enclosed, glass-paneled rooms along the outside of the
building, but there are few permanent walls in the of-
fice. The space is divided by 5-foot-tall, cloth-lined,

portable panels arranged to create a separate little of-
fice for each employee.

A tall person walking through the office can see an
occasional head popping up from amidst the panels,
but short people disappear into the maze altogether.
Some employees say they have learned to recognize
people by the tops of the heads.

These spacious modern accommodations are quite
a change from the small, crowded quarters at the old
City Hall.

"The old place was so cramped we were practically
working on top of each other," said personnel aide
Donna Rhine. "That created a family feeling that
we're adjusting to being without."

Employees who previously worked in one of the
trailer annexes at the old City Hall enjoy being under
the same roof with the rest of the staff.

"We're more of a whole now — a complete team,"
said Vi Holman, secretary to the director of communi-
ty services.

Several employees remarked that the added
privacy will increase the efficiency of the city
employees.

However, the office nooks have created some
telephone confusion since it is difficult to determine
whose phone is ringing when an employee is away
from his or her desk.

"When someone else's phone is ringing, you have to
run around and try to figure out which phone to
answer," said Maxine Garrett, payroll accounting
technician for the finance department. "By the time
you get to the right phone the call's been transferred.
It gets frustrating sometimes."

Some of the employees also have had frustrating
moments on the elevators, although the fire depart-
ment staff doesn't like to talk about that.

Early in December, a representative from the
Dover Elevator Co. visited City Hall to show the fire
department how to override the operation of the
elevators in case of a fire.

With the representative and about eight members
of the fire department on board, the elevator became
stuck between floors, where it was impossible to
escape to either level.

Luckily, one firefighter was carrying a portable
radio. He contacted another firefighter on the outside,
who contacted an elevator repairman. In about a half
hour the captives were freed.

"It was not exactly a fulfilling experience," com-
mented fire prevention officer Bud Moody, one of the
captives.

Later that same day, Moody and Assistant City
Manager Terry Belanger were trapped for 10 minutes
when an elevator door refused to open completely at
the second level.

Remarked Belanger, "It needed some additional
adjustment."

On the positive side, Moody pointed out that the fire
department's elevated headquarters, with windows
facing both north and south, has proved to be a good
fire lookout. At least three alarms recently originated
at the civic center, he said.

Aida Renta, who spends half her day at the informa-
tion desk in the middle of the office, said she has
heard many compliments about the civic center.

"Everyone says how beautiful the building is. They
say they're thrilled about the architecture," she said.
Many students and other shutterbugs bring their
cameras to the top floor to take pictures on a clear
day, she said. The building has also been used as a
backdrop for fashion photography.

Although City Hall seems somewhat stark at the
moment, it isn't complete yet.
The city is waiting for its new set of graphics, that
will identify each office space and provide directional
signs for the public, said Pat McCarron, maintenance
services director.

Everything will be color-keyed for each depart-
ment," he said.
There also will be more interior decoration, in-
cluding potted plants, he said.

Center Work Began Before Plan OK

350 By T.R. HONAN
DSP Staff Writer

BREA — With one member dissenting, the Brea Planning Commission approved the precise development plans for the construction of the city's civic-cultural center, as part of its meeting Tuesday night.

Commissioner Ron Isles expressed his disapproval of the fact the project was already underway. As normal procedure, precise development plans are placed before the planning commission before work on the project is begun. No reason was given for the deviation from the norm with the civic-cultural center plans.

Three other actions before the commission dealt with a proposed 70-unit condominium project, to be located on Brea Boulevard, immediately north of the junior high. Commissioners passed all the actions unanimously, after some debate on the installation of television hook-ups and sound proofing.

Commissioners directed the developer to provide for at least two alternative television systems, one being a cable television system and the other either a central antenna or rooftop antennas for each individual unit.

Commissioners had toyed with the idea of requiring only one system, the cable television hook-up, but that idea was opposed by Chairman William Vazzana, who said, "if we use only cable we are subsidizing the cable company." Ron Isles concurred, saying, "It isn't right to mandate that people pay the monthly fee to the cable company." The added cost of providing two alternative systems "is not that large," Isles said.

In other action, the commission voted 3-2 not to approve an amendment to the recently passed condominium conversion ordinance. Commissioners John Sutton and Ken Witt cast the yes votes. The amendment would have required garages under living units to service only those units immediately above them and was suggested by City Councilman Don Fox at a recent City Council meeting.

Vazzana said he felt the amendment "should not be required", adding that "not that many units are involved." Apartment units built after the ordinance was passed must comply with all of its requirements, but units already built have more leeway.

in front yard setbacks for any length of time.

The commission's action would allow such vehicles to be parked in front yard setbacks for a period not to exceed 24 hours within a 30 day period. This

would allow owners to clean, load and service their vehicles. Commissioner Isles and Witt voted against the motion, with Isles saying the action would "open the floodgates" for extended parking in such areas.

pacific clippings

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Hacienda
HIGHLANDER

Weekly NOV 15 1978



350 CITY GREET'S A NEW BUSINESS

Dr. J. Dennis Lewis hosted ribbon cutting ceremonies at his new dental office located at 410 W. Central Ave. in Brea. Pictured above is Dr. Lewis, Mayor Sam Cooper, Carolyn Lewis, Karen Davidson, Warren Wiedeman and Henry Addonizio of the Brea Chamber of Commerce. Seated is Miss Brea, Novely Lehrbass.

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Daily
Brea/La Habra
STAR PROGRESS

NOV 22 1978

350 Brea Council OK's An

By T.R. HONAN
DSP Staff Writer
BREA — The City Council approved last

night a resolution okaying the annexation of approximately 130 acres of land, formerly the tank

farm for Union Oil. The property, bounded by Puente on the west Central on the north,

Brea Align

350 By News

BREA — could have re owners who project into struck down by Planning Com

The amen newly adopted condominiu vetoed by a mission.

Originally r Council, the a required that a dwelling uni

The City Co ment would problems that garages did n cent condor matter was r sion two weel In another

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DAILY STAR PROGRESS
Brea/La Habra

SEP 16 1980

Who Owns City Hall?

³⁵⁰
Just who are the real owners of the new Brea Civic - Cultural Arts Center? No one is really sure. It all depends who's doing the talking. The bureaucrats of Brea, who forcibly extracted or will extract some \$20 million from business and private citizens in the city to pay for the concrete monstrosity across from Brea - Olinda High School, have their own ideas.

Members of the Brea art community have their ideas. And the two don't jibe.

The bureaucrats, though giving lip service to the center being built by the people of Brea for the people of Brea, are giving preference to outsiders when it comes to using the center's art gallery.

And maybe the outsiders, who

are county residents, do have a stake in the center, since county (tax) funds are being used to help foot the construction costs.

Brea artists are protesting because they say they are being relegated to a small corner of the center to display their wares. Outside groups, the artists say, are being given preferential treatment for use of the huge art gallery.

Perhaps the city bureaucrats could have avoided all this muddy water by being satisfied with what they had at the old city hall on Brea Boulevard. The old city hall would certainly had been spacious enough had not the Brea bureaucracy grown so much over the years. But that's another story.

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Fullerton, Cal.
NEWS-TRIBUNE

(Daily) SEP 18 1980

Brea new troupe home?

³⁵⁰
BREA — The Young Americans, a troupe of teen-age singers and dancers, may make the new Civic Cultural Center theater its permanent home, city Manager Wayne Wedin announced this week.

Preliminary negotiations indicate the nationally known musical group is interested in establishing a base in Brea, Wedin told the City Council.

In a unanimous vote, the council authorized city staff members to continue the negotiations and prepare an agreement for council approval.

The 100 members in the ensemble would present 50 to 60 performances a year at the civic center theatre, and would serve as ambassadors of Brea whenever they traveled throughout the coun-

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DAILY STAR PROGRESS
Brea/La Habra

SEP 17 1980

Young Americans In Brea?

³⁵⁰
BREA — City Manager Wayne Wedin announced plans at Tuesday's City Council meeting to make the singing group the Young Americans "goodwill ambassadors for the city."

Wedin said he hopes to have an official agreement soon that would let the group make the Brea Civic - Cultural Center Theater its home.

While the singers could call Brea their home when they travel nationally and internationally, Wedin said the city could also expect 50 to 60 local performances from them as well as interaction between the Young Americans and the high school.

If the group agrees to the arrangement, it will be at no financial impact to the city, Wedin said.



Final chapter opens: climax is at hand for Brea's books

The county library facility in the Civic/Cultural Center is scheduled to open on July 1, 1980, but county and city officials are still not in agreement on who is going to pay the lion's share of the cost.

At the end of last year, Supervisor Edison Miller proposed that the county pay 15 cents per square foot to the city to lease 13,000 square feet. Commercial leasing to private tenants is being billed at \$1.25 per square foot. The city had requested the county to share in the cost of improving the facility and, in addition, to pay a substantial portion of the commercial lease rate.

Plans for the civic center go back to 1973 and have always included space for a library, theater, museum, art gallery, and administrative offices for the city and the school board.

Should the city fail to reach agreement with the county, the space set aside

for a library would be leased to private enterprises for the full rental fee of \$1.25 per square foot.

At a press conference called for that purpose, Mayor Sal Gamba and Mayor Pro Tem Don Fox announced that negotiations with the county have resumed in earnest. Fox clarified the reference to reopening negotiations by saying that negotiations never really stopped; only the characters changed as a result of Miller's appointment to replace Ralph Dietrich as supervisor.

In a telephone conversation with Supervisor Miller on Monday, the News-Times learned that Miller's office had withdrawn from the negotiation process. Barbara Fox, whom Miller identified as a GSA employee, had been placed in charge of the meetings with Brea officials.

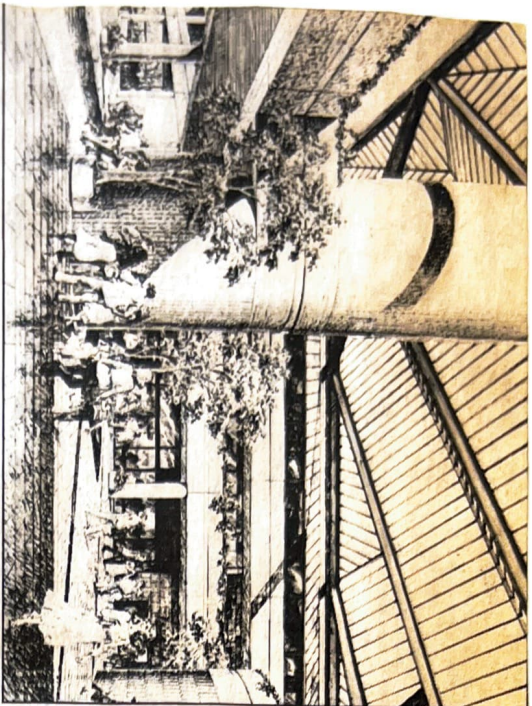
"I'm sure this can be worked out with the county," Miller said. "The 15 cents

originally offered is the minimum the county is paying and that figure is rather out dated now."

The County Board of Supervisors has arrived at a consensus, according to Miller. Money, which was to be taken from surplus funds, has now been found to pay for a larger portion of the cost of improving the library space.

Miller would not say what funding level the county would be willing to go to, but indicated that "it would be higher than the maximum they are now paying for rental space for other county library facilities, 46 cents."

Construction of the civic center is more than one hundred days behind schedule, according to Gamba, but city officials are anxious to reach agreement with the county so the on-site contractor can be used to finish the library at a cost well below what it would require to bring in a new contractor.



TU MAHAL - The Brea Civic Cultural Center as artist sees it, has fallen behind schedule and residents are left to imagine how it will look when completed.

'Taj Mahal' smells fishy, but board goes ahead - hook, line and sinker

The majority of the school board members expressed their concern for costs involved in moving district offices from the existing location to the civic cultural center before voting to go ahead with project cost estimates of nearly \$250,000.

Costs break down like this: \$247,050 total; \$198,880 for construction; \$19,670 for furniture; the balance for architectural fees, moving and telephones.

Board President John James expressed concern that the district was continuing to spend money, rather than putting money back into the classroom. He said that Prop. 9 cuts could mean a reduction of from 35 to 57 percent in next year's

budget.

Norm De Jong suggested a conservative use of space, recommending an alternative use for redevelopment money: repairing roofing on existing facilities.

Architect Tony Anthony, who is in charge of designing for the 10,000 sq. foot, fourth floor space, recommended using on-site contractors for all plumbing and electrical work.

He also said that the city's construction manager would handle bids, but board members balked at that suggestion, saying they wanted control over the bid process.

Karl Zappa wanted to see bids before being required to pay the bills. John James

felt there was something fishy about the procedure proposed by Anthony. He said there was something going on at city hall.

Having said that, the board voted to let Anthony handle bidding, approved the plans and cost estimates for the project.

Garrett Dittmar and Karl Zappa returned the only no votes on the measure.

Dittmar questioned the need for what he called a 'Taj Mahal'. While stopping short of calling the plan a bad idea, Dittmar refused to vote favorably until he could have more time to prepare.

Zappa was more specific, saying her would not vote for the plan without a ceiling placed on project costs.

By LAURA WINGARD

DSP Staff Writer

BREA — Anyone wishing to fight City Hall in Brea had better not show up at 401 S. Brea Blvd. anymore.

The local government — after making its home for 51 years on Brea Boulevard — has a new address effective today.

Now battlers of City Hall — and anyone else who has friendlier business to take care of there — will have to trek to the \$14 million Civic - Cultural Center on Birch Street.

City employees spent last week packing and used the weekend to move the boxes of paperwork and files into the new site.

City Manager Wayne Wedin is mostly credited with bringing the center to Brea. His idea was to put all city business and activities under one roof.

The Civic - Cultural Center will do that with the building housing all city departments including fire and police.

It will also accommodate a 6,800 - square - foot theater, a 6,000 - square - foot art gallery, a color television studio, a 350 - seat community room, an executive conference training center, the Brea Public Library, the administrative offices for the Brea-Olinda Unified School District, a council meeting chamber and separate rooms for the council members.

Although the big moving date was delayed by seven months due to heavy rains and construction problems, Wedin said most city workers were ready to pack and leave.

But the city manager admitted, nostalgic memories made the move tough for longtime

Brea Civic Cultural Center: A New Place To Fight City Hall

employees. "This is the only building they've ever known," he said.

And the two government structures have scarce similarities. They are more a study in contrast.

The old City Hall captured the quaint small town image Brea has maintained for so long. Obviously, there was a strong reluctance to abandoning it.

The new Civic - Cultural Center, on the other hand, is part of the affluence that hit Brea in the 1970s with the building of the Brea Mall by Homart Development Co.

In fact, the 250,000 - square - foot center was built on four acres donated by the regional mall's developer.

Wedin empathizes with the citizens who worry that the city is growing too fast. He has said it is natural that people be concerned the city is moving toward losing the small town spirit, but hopes that isn't the case.

Instead, he believes by making everything centrally located communication and good will might be better promoted.

But discussions about the Civic - Cultural Center frequently point to the concern that it might

make city government impersonal.

For instance, when an address had to be decided on for the new City Hall, Councilman Mel LeBaron objected to the designation "Number One Civic Center Circle" that Wedin proposed. LeBaron preferred a Birch

Street address.

But Councilman Sal Gambina said it all when he described Civic Center Circle as "hard rather than home towny."

Despite these concerns, the "hard" address was opted for with a 4 - 1 vote. Only LeBaron dissented.



BOXED IN — Brea Fire Department employee Pat Stokes "boxes" through the files that were moved this weekend as City Hall cleared out of its Brea Boulevard home and moved to the new Civic-Cultural Center. (Star-Progress Photo by Jacqueline Matthews)

Move Causes Nostalgia

New Brea City Hall Opens Monday

By JACK BOETTNER, Times Staff Writer

Brea City Clerk Dorothy Storm and her top aide, Audrey Oxandaboure, were taking a breather Friday.

They had joined other city employees in cleaning out their offices in the old City Hall, built in 1929, for a move today and Sunday to the new \$14-million Brea Civic-Cultural Center.

Storm and Oxandaboure are the oldest city employees in point of service. Both have mixed emotions about making the move.

"I know that we'll have more space and better facilities to serve the residents of Brea," said Storm who came to work for the city as part-time city clerk in 1959. "But I'll miss the home-town atmosphere of the old City Hall."

"I got attached to it sentimentally. I'm leaving a lot of good memories. Some of the people who used to come in to pay their water bills when I first started working here still do. They always had time to talk about what was going on around town."

Open for Business

The city clerk's office was in the water department when I started. Why just last week Perry Wood came in to pay his bill and stopped to chat. He's been doing that for 21 years that I know of.

"A lot of people drop in off the street to talk. I'll miss that, but, on the other hand, there are so many good things about the new center."

The new City Hall will open for business at 8 a.m. Monday while the finishing touches still are being applied in some parts of the five-level, 250,000-square-foot building on the fringe of the Brea Mall.

Deputy City Clerk Oxandaboure holds the distinction of being the senior employee in years of service making the move. Charles Russell was mayor when she took a part-time job in the city clerk's office in 1955.

The present city manager, Wayne Wedin, was playing football for Brea-Olinda High School at the time.

"I was one of only four women in City Hall in those days," Oxandaboure recalled. "The Police Department was across the hall. I used to answer the police radio. The Fire Department was downstairs."

"I kinda liked those days better than now. The atmosphere was friendly. There was none of the rushing about. You felt closer to people. But it changed as the city grew."

The city had a population of about 900 when the old City Hall was completed 51 years ago. Currently, the population is estimated at 28,500.

Storm has been reelected four times as city clerk.

Wearing a T-shirt lettered "City clerks do it in minutes" and a corduroy hat in observance of Hallween, Storm conducted a brief guided tour of the City Hall-Cultural Center. It was built on four acres donated to the city by the Hornart Development Co.

City Departments

All of the city departments will be located on the fifth floor.

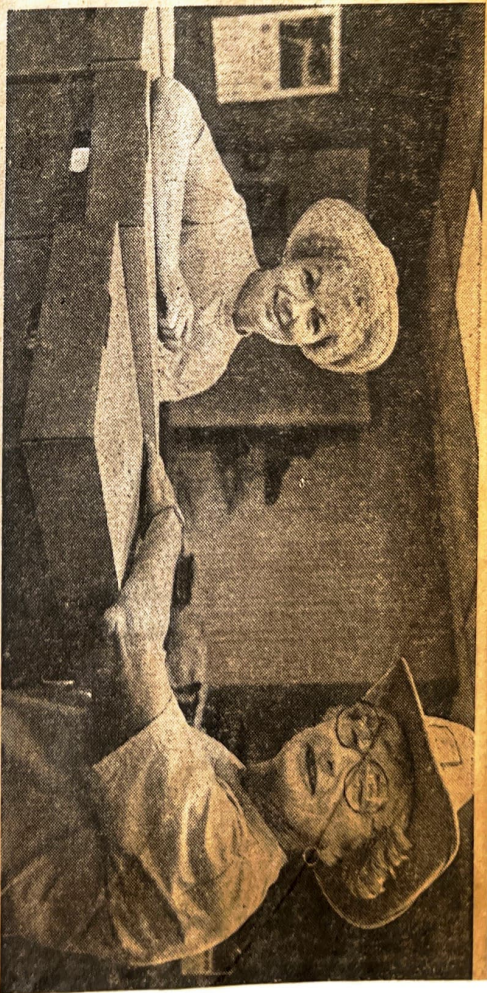
Storm said a counter will be located on the third floor to enable the public to conduct a lot of its City Hall business at one convenient stop.

The City Council will hold its first meeting in the new center Tuesday night.

The center is opening more than seven months later than originally scheduled. City officials blame rainy weather and strikes for the delay.

Dedication ceremonies for the modernistic center were conducted March 22 after a parade from the old City Hall to the new site.

The innovative center blending cultural activities with governmental operations includes, or will at completion, a 6,800-square-foot theater where the Cal State Fullerton Cabaret unit will perform, a color television studio, a 350-seat community room, an executive conference training center, an Orange County branch library, the administrative offices for the Brea-Olinda unified School District, council meeting chamber and rooms for council members.

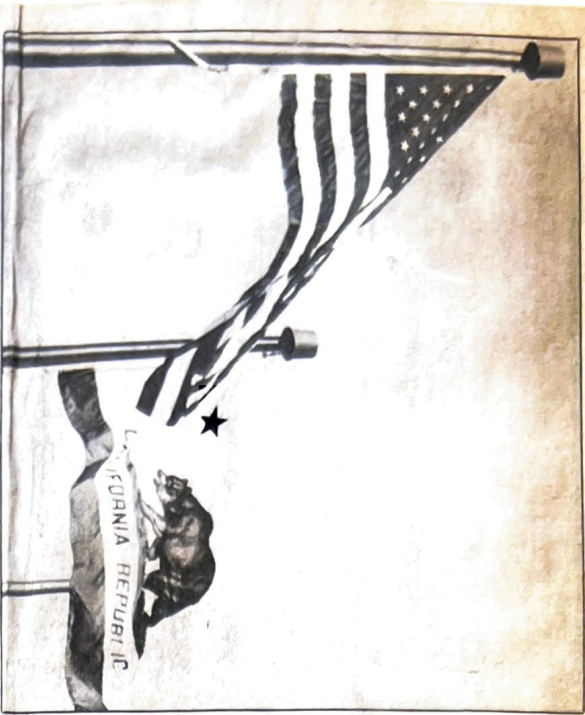


Brea City Clerk Dorothy Storm, right, and Audrey Oxandaboure, deputy city clerk, go through a

moving experience. After 51 years, City Hall will open for business in a new location Monday.

Los Angeles Times

Civic-Cultural Center dedication climaxes parade



By David E. Dittman
 "Why spend all that money for this project?" Congressman William Dannemeyer asked during remarks at the dedication ceremonies for Brea's new Civic-Cultural Center last Saturday on the steps of the yet to be completed complex.

Dannemeyer's question echoed the sentiments of some residents of the city and at least one candidate running for a seat on the city council.

"It is a symbol of what America stands for," Dannemeyer said. "It speaks to those that are here and to those that will come after us. This facility is a symbol of our dedication to self government," Dannemeyer continued, answering his own question. Each new thrust seemed to be phrased carefully,

providing the audience with what had all of the earmarks of an official response to community criticisms of the redevelopment area project.

"Councils will serve as long as they reflect the will of the people," Dannemeyer concluded.

The atmosphere of the dedication was less formal, less rigid, than the cornerstone laying of two weeks ago.

From the musical prelude, played by the Brea-Olinda High School Band, to the singing of the Battle Hymn of the Republic by St. Angela Merici Choir, the ceremony was an all-Brea affair.

Don McBride delivered the invocation, making special reference to representatives of Brea's Sister City, Lagos De Moreno in Spanish.

Three flags were raised in the court yard. The first, an

American flag that flew above the nation's capital, was raised by a representative of the Brea scouting organization and 100 year old Brea resident, John LaRoche. The second flag, that of the state of California was hoisted aloft by Mayor Sal Gambina and El Presidente de Lagos de Moreno, Teodoro Esparza.

The third flag, the national flag of Mexico, was raised in honor of the official delegation from Mexico.

Prior to the formal dedication ceremonies, community organizations marched or road in floats and cars along a parade route that started at the historic city hall on south Brea Boulevard and ended at the steps of the new Civic-Cultural Center.

Few signs of the current

controversy over financing of the civic center were in evidence. And, with the exception of an election booth staffed by Norma Hicks and her supporters, located on property between the civic center and the post office, evidence of the pending municipal election was lacking.

Even the Hicks campaign booth served more as a comfort station than a political weigh-station. Hicks was serving free lemonade, which many tired and thirsty marchers took advantage of at the end of the parade.

The event demonstrated that the issues of the campaign could be put aside in the interest of community celebration.

At the other end of the spectrum, there were those who came to scoff and inject a note of sarcasm:

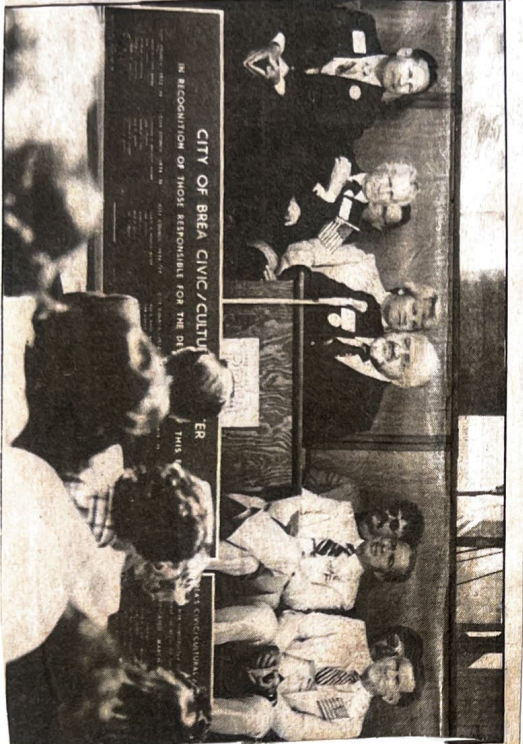
"I see you've come to watch them dedication their shell," one man said. "Did anybody ask them how they are going to pay for it?"

The turnout along the parade route was comparable to that of Bonanza Days in years past.

Actual opening of the complex is estimated to be 60 days off. Rain delays in the construction of the facility prevented opening of the civic center for tours as originally planned.



RAISING THE COLORS
 Above the new Civic-Cultural Center provided and opportunity for community involvement before Mayor Sai Gabina officiated at the unveiling of the dedication plaque last Saturday morning. Related photos page 22. (News-Times photo by Rod Boren)





BREA HOLDS PARADE FOR CIVIC-CULTURAL CENTER

Representing the Brea Library, these parade participants march down Birch Street wearing cardboard versions of classic books. There were more than 70 entries in Saturday's parade, which was

followed by the dedication ceremonies of the Civic-Cultural Center.

News-Tribune Photo by Jess Andresen Jr.

Everybody Loves a Parade

The grand marshmallow to the new Civic Cultural Center hasn't been announced yet, but we hear they are working on some "biggies." The date for official parade entry forms to be in to City Hall has been extended to Feb. 29, so you still have a chance if you haven't turned in a blank.

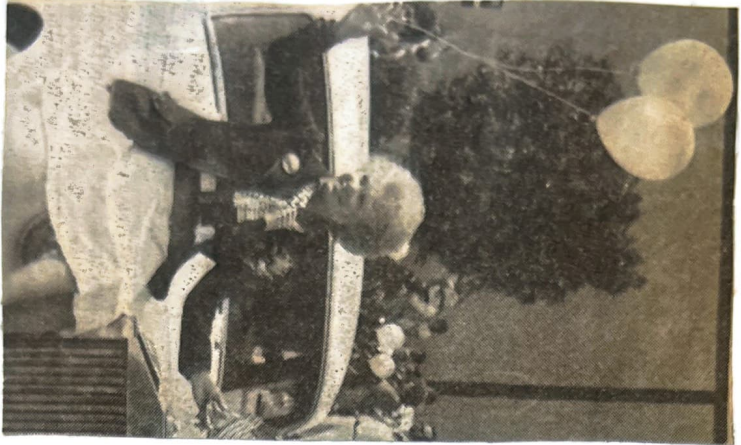
I took a peek at some of the entries. Carl Sierlachini has his 65 mille per gallon Star Crest Romer entered-his newest model. He was quoted as saying, "I once told my dad that I would live longer than he would." His father lived to be 103.

Understand the Brea Art Association will have a smock and beret and are ready for the march.

The Brea library will be featuring walking books, and we hope they will be able to walk into a library of their own at the Brea Cultural Center.

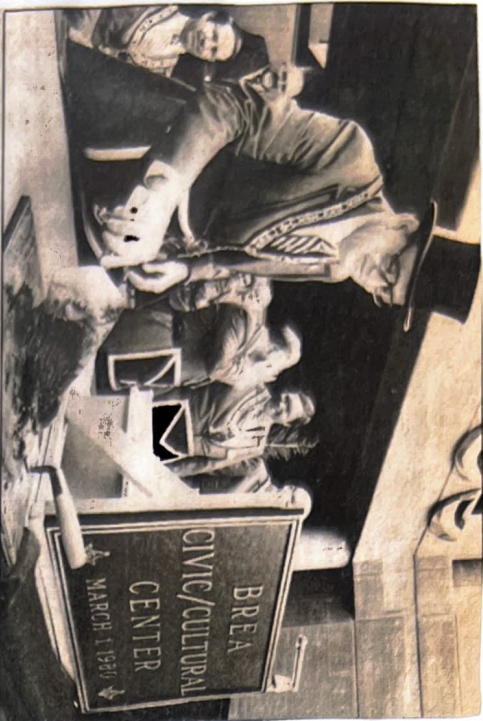
The Brea Motel plans a commerial float. A delegatin from Lagos, our Sister City, may even be on a float. Pop Warner will also have a float with football players and cheerleaders aboard.

All parades must have a horse. Lu Johnson, Donna Friday, Rosemary Caspio, Donny Aylesworth, Cambria Dunn, will all be on horseback. There are dozens and dozens of more entries too numerous to mention here. The complete parade list will be given at a later date.



CITY TURNS OUT FOR BREA CIVIC-CULTURAL CENTER DEDICATION CEREMONIES

Eve Mendez and Leticia Macedo (from left) Enjoys Day's Activities.



CEREMONIAL - mixing of mortar to hold the corner stone of the Brea Civic/Cultural Center is mixed by Mason Grand Master, Vernon L. Gordon. (News-Times photo by Rod Boren)



BREA WELCOME — City Manager Wayne Wedin greets participants and visitors to city's civic - cultural center symbolic cornerstone - laying Saturday followed by luncheon. The cornerstone is shown next to Wedin (arrow) on a table. Visitors on the dias included County Supervisor Ed Miller, Assemblyman Ross Johnson, city council members, Dr. Richard G. Blake, Temple Beth Tikvah and Right Rev. Msgr. Emmett McCarthy. Also taking part were members of Citrol Masonic Lodge of Brea and Fourth Degree Knights of Columbus. (Star-Program Photo)

UNPRECEDENTED CONCEPT COMBINES CULTURE, BUSINESS AND CITY MANAGEMENT

By Anne Eberidge

As you drive into Brea along Imperial Highway, there is a sign that says, "Welcome to good ol' Brea". That sign is deceiving in nature; it is meant to lull the unsuspecting visitor into the belief that Brea is just another small town, one of many that dots the map from here to there.

Wrong.

Brea may still retain many of the attributes of a small town but in fact it is fast becoming a center of regional importance in retailing, financial operations, industrial development and the arts.

At the eye of this hurricane of activity is the new Brea Civic Cultural Center, a building whose concept is so unusual that nothing like it can be found anywhere else in the United States.

The Center is meant to combine, in one structure, city offices, school district offices, a media center, a 13,000 square foot library, a 200 seat theater, a 60 seat executive conference/training center, a 6500 square foot art gallery, a space for cultural functions grouped around an open atrium, and ten thousand square feet of office space that is available for rent. And it all sits connected to the Brea Mall by an umbilical cord of concrete and steel.

How did it all come about?

Brea has only ever had one city hall building. As the town grew, "the handwriting on the wall became very clear," says City Manager Wayne Wedin. "We needed to plan for long term housing."

There were other considerations as well. "There's a concept that says government ought to be visible. It ought to be in a place where the democratic process works, and that is only where it is easy for me as a citizen to perform oversight. If I don't like what I see, I reach out, grab government by the neck, shake it and say don't do that again. If the building is remote, it's hard for me to get at."

"So, where can you locate that would be most convenient? Where do most people go? A shopping center?"

Enter the Brea Mall. Brea has achieved regional dominance in so far as retailing is concerned. Between twelve and fifteen million people go through the Brea Mall every year. So it made sense to the City Council that they locate their new Center within easy reach of those people.

Additionally, the high school is located across the street from the new site. "There were many people who said why should we have a library that services the kids during the day and then an entirely different library to service adults and those same kids in the evenings. We duplicate material, staffs, everything. We said there has to be a better way. We can put in a bridge and students can go back and forth across that."

Wedin continues, "So, if we take a look at all this, we see that we have a large park, an open space, the freeway, the highway, the educational center, the financial center, the retailing center, and office buildings—all in one area. We started pulling together a city center in the classic European sense of the word, the likes of which you can't find anyplace else in the country."

"That's because people don't have the opportunity. The timing is all wrong. We were just plain undulcerated lucky. All these things happened to come together at a time when someone could say, if we don't act now, we'll miss the opportunity."

The new Center includes Brea's ultimate space needs. "We have built enough space to cover the city forever," says Wedin. "Brea will never be larger than 60,000 people because the terrain won't sustain any more than that."

Even to the casual observer, the Center is an example of city government at its best in the sense that all possibilities

scanned to have been explored and acted upon.

"All the city operations are there, including the police force. That provides security for the Mall and for the Center itself. The police department shares a common wall with the gallery, enabling us to qualify for high security exhibits. All the city management facilities are there. The school district has rented its office space for \$1.50 a year. The library will service both citizens and students. It has a two hundred seat legitimate theatre. The art gallery is already booked through 1981. The building has a full color television studio. It has three darkrooms. We have the ability to produce 16 projector slide tape shows. Everything in the council chambers comes out so it can become a 125 seat theatre in the round. The building has full audio-visual capacity in the council chambers and in the library. Those same facilities have been duplicated on the fifth floor in the space I know of in California that can duplicate the audio-visual support system we have."

"We're going to have a community of thirty to sixty thousand people that has major regional focus. Business will be done here. Decisions will be made here. Investments will be made here. Culture will be enjoyed here. And people will still be able to enjoy a relatively rural kind of lifestyle. A lot of people moved here for that and a lot of people stay here for that. That's what that building represents."

New city hall, leadership changes mark Brea's year

By GISELA MEIER
News Tribune Writer

BREA — For this city, 1980 has been a year of transitions, marking the beginning of a new chapter in the city's story.

Along with a new location for City Hall, the year brought a change in Brea's leadership and a shift in the focus of city government to reflect the reality and needs of the new decade.

The most obvious transition for the city was the opening of the new Civic-Cultural Center, the product of more than 10 years of planning.

The new structure is the realization of a dream to create a real city center where government and educational offices are united alongside cultural facilities, with financial, office and shopping centers located nearby.

The \$14.2 million building, designed for flexibility and efficient use of space, will accommodate expanding City Hall offices as Brea grows to its maximum population of 60,000 to 80,000 people.

Meanwhile, the extra space will be leased to private businesses, to offset the cost of operating the building. The structure is also a monument to the cooperation among local agencies for the efficient use of tax funds.

In addition to City Hall, the administrative center for the Brea-Olinda Unified School District has moved into the building. The school board will share the council chambers and other facilities with the city to avoid duplication of expenses.

"The cooperation and coordination that is possible now is something we've never had before," said City Manager Wayne Wedin.

When the police department moves into the building during February, the city will consolidate its communications system for police, fire and government vehicles, again eliminating unnecessary duplication.

The Brea Branch Library is expected to move into the building sometime during the spring.

With the center's art gallery already showing its third exhibit, the city is planning to open a new structure for Brea but for the entire surrounding region, said Wedin.

But the big-city look of the Civic Cultural Center doesn't mean an end to the small-town atmosphere that Brea cherishes, said Mayor Don Fox. Instead, the building will provide a new focal point for the city's activities.

"The important thing is to bring Brea of the past along with Brea of the future," said Fox. "You can't run out of friendship, goodwill, trust, helping people out."

1980 was also an election year. In April, councilmen Sam Cooper and Carrey Nelson were replaced by Ron Isles and Norma Hicks.

"I think we have a good, strong council," said Fox. "They are intelligent and motivated. They are thinkers and doers."

Fox said the city couldn't have found a better group to guide the community through its current period of transition from a rapidly developing city to a financial and cultural leader in the North Orange County area.

With a solidly established financial base, the city can now turn its attention to more people-oriented activities, such as park development, programs for youth and senior citizens and maintenance of existing facilities.

The council has developed a long-range program of action — Communication 90s — that reflects this shift in emphasis from physical development to humanistic development.

The purpose of Communication '90s, said Wedin, is to assure that life enjoyment and the quality of life in Brea continue to improve at a time when other communities are becoming less desirable.

The council also recognizes the next decade will mean decreasing funds and shrinking energy resources for the city.

The council hopes to prepare for the future by increasing the communication between the public and city government and by encouraging volunteerism.

Mayor construction in the city dropped off during 1980, with new building valuation for the first 11 months of this year falling more than \$12 million below that for the same time last year.

The last large area of Brea yet to be developed is

the Carbon Canyon area. One of the council's major actions during 1980 was the establishment of a new sewer district for that area.

The city is involved in a reassessment of its standards for the development of homes along hillslides. The decisions that stem from this review will determine what the canyon looks like in future years.

During the next year the city also will be concerned about the smooth continuation of redevelopment in area C, where the sale of school district property has enabled the city and BOUND to develop a joint school and park.

1980 was a year of adjustment to Prop. 13 and other legislation that reduced local funding.

Although Brea was forced to become more efficient in its operation, the city's strong economic base enabled it to recover almost entirely much faster than most cities, said Wedin.

"Overall, Brea as a city is economically healthy, and I expect it to continue to be so," said Wedin.

The city manager sees a positive future for Brea, although it won't come without work, diligence and sacrifice.

"Those aren't obstacles but stepping stones to deal with the challenges of the future," he said. "Brea does have a destiny, and that is the sum total of hopes and aspirations of the people in Brea."



HARD HAT AREA.....The gallery is open but the public is not allowed in construction area.



AMERICAN IMAGES.....First exhibit at Brea's Civic/Cultural Center included photography of twentieth century America.

Brea's Civic/Cultural Center Nears Completion

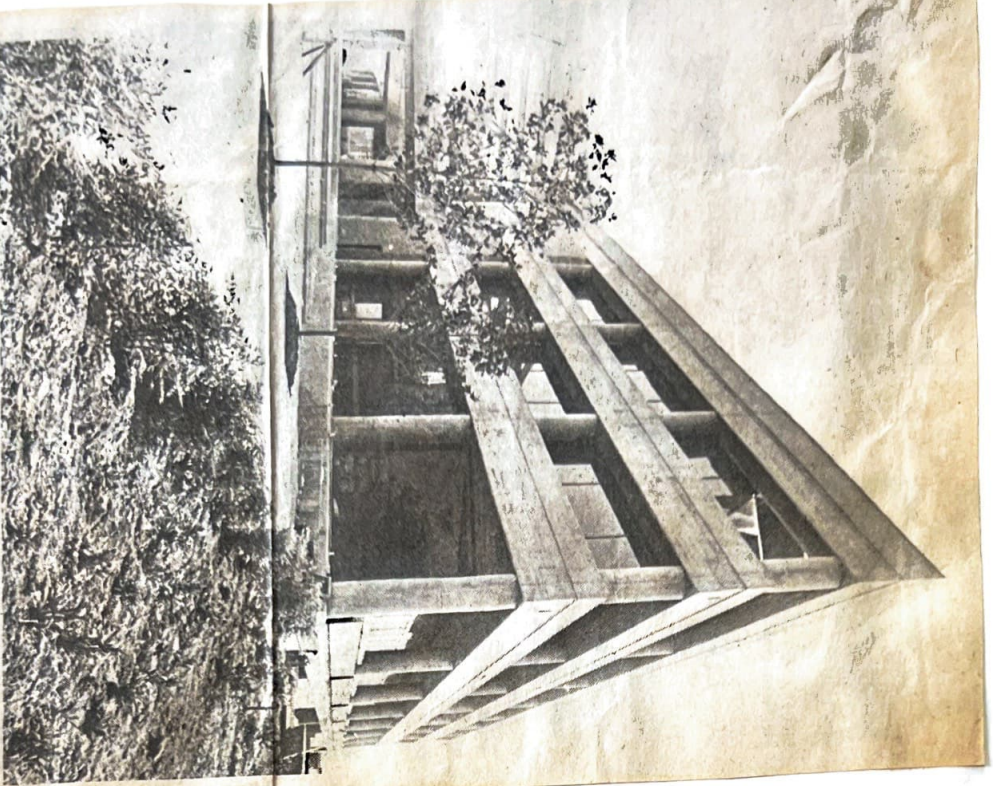
BREA — The Brea Civic/Cultural Center is an innovative, multi-use structure which includes a 6,800 sq. ft. gallery, a 150-seat theatre, a county library facility, a full color television studio, a 350-seat community meeting room, and an executive-conference

A theatre for dramatic performances, dances, concerts and recitals will seat 150. A museum/gallery space with 6800 sq. ft. for permanent and traveling exhibits, associated with the Museum of Science and Industry in Los Angeles, is a part of this third floor area, as well as a county library, and public police office. A one-stop public convenience counter is also provided, which makes it possible for business to be conducted with the city with maximum ease at one location.

A future pedestrian bridge will physically connect the plaza to the Brea Mall.

On the fourth floor, space is provided for school district administrative offices, and an executive conference/training center, seating 65. It is equipped with specially designed audio-visual and training aids, and space is available for lease, until required for future city expansion. A community meeting room and adjacent catering kitchen is also on this level, plus a full color television studio.

The fifth floor will be devoted exclusively to city operations.



IMPRESSIVE STRUCTURE.....The unique architecture almost defies description yet the monolithic building blends into the modern atmosphere of the Brea Mall.

The gallery is a member of the Western Association of Art Museums, and is located immediately adjacent to 24-hour police protection within the center. The gallery is equipped with the latest security and control systems, including an intrusion alarm system, a temperature and lighting control system, a limited access system (one public entrance and exit), and meets all fire standards. Professional and volunteer

training center, city council meeting chambers, local school district offices, all city offices, and rental office space.

The building was designed by architects Warncke and Dworsky and is impressive in appearance as well as diversified in function. The Civic/Cultural Center complex consists of five levels and slopes downward from the project site to the Brea Mall and the Orange Freeway.

The first level provides public parking for 175 vehicles, and an elevator to serve the building.

The second level contains staff service functions, such as storage and purchasing, a print shop and receiving docks. Common mechanical and electrical equipment is located on this level, as well as community theatre storage and police detention facilities, staff lockers, and police shift report rooms. Parking for 92 vehicles is also available on this level.

The third or plaza level will contain space for cultural functions grouped around an open atrium. A major piece of art selected by a special committee to go in this area is planned for the future with private funding expected. A combined city council/school board meeting room may seat 100 persons, and is equipped with the latest audio-visual support systems. At the request of the city council, design of this meeting space places the public on a level higher than the elected officials and staff, thereby eliminating the traditional judicial atmosphere found in many public meeting locations.

Anaheim, Cal.
BULLETIN
(Daily) APR 17 1980



ON DOTTED LINE ³⁵⁰Somebody said something funny as Dr. Donald Shields, president of Cal State Fullerton, and Brea Mayor Sal Gambino signed an agreement for the use of part of Brea's

new (not - yet - completed) Civic / Cultural Center by the college's Cabaret Theater group. Councilman Don Fox, background center, enjoys the jest.

(Inlandia Photo by Dean Whinery)

Fullerton, Cal.
NEWS-TRIBUNES
(Daily) JUL 9 1980

350



Top O' the Country

Wednesday, July 9, 1980

Section D

THE FINAL TOUCHES

News-Tribune Photo by Stan Bird

Construction workers look over plans for Brea's Civic-Cultural Center, which is nearing completion next to the Brea Mall on Birch Street. The \$14.2 million center will house City Hall, the Brea-Olinda Unified School District education

center, the police department, the Brea Public Library, a 199-seat theater and an exhibit gallery. Community rooms and an auditorium for city and school board meetings are also included.

JUL 9, 1980



BREA INSTALLS PARADE INVITATION

City Councilman Carrey Nelson, who is coordinating the dedication ceremonies for the new Civic-Cultural Center, examines the first visible sign that the parade will be held at 10 a.m. March 22. Approximately 50 entries have been accepted by the city, including marching bands, antique cars and floats.

Fullerton, Cal.
NEWS-TRIBUNE
(Daily) FEB 27 1980



DAILY STAR PROGRESS
Bred/La Habra
MAR 8 1980

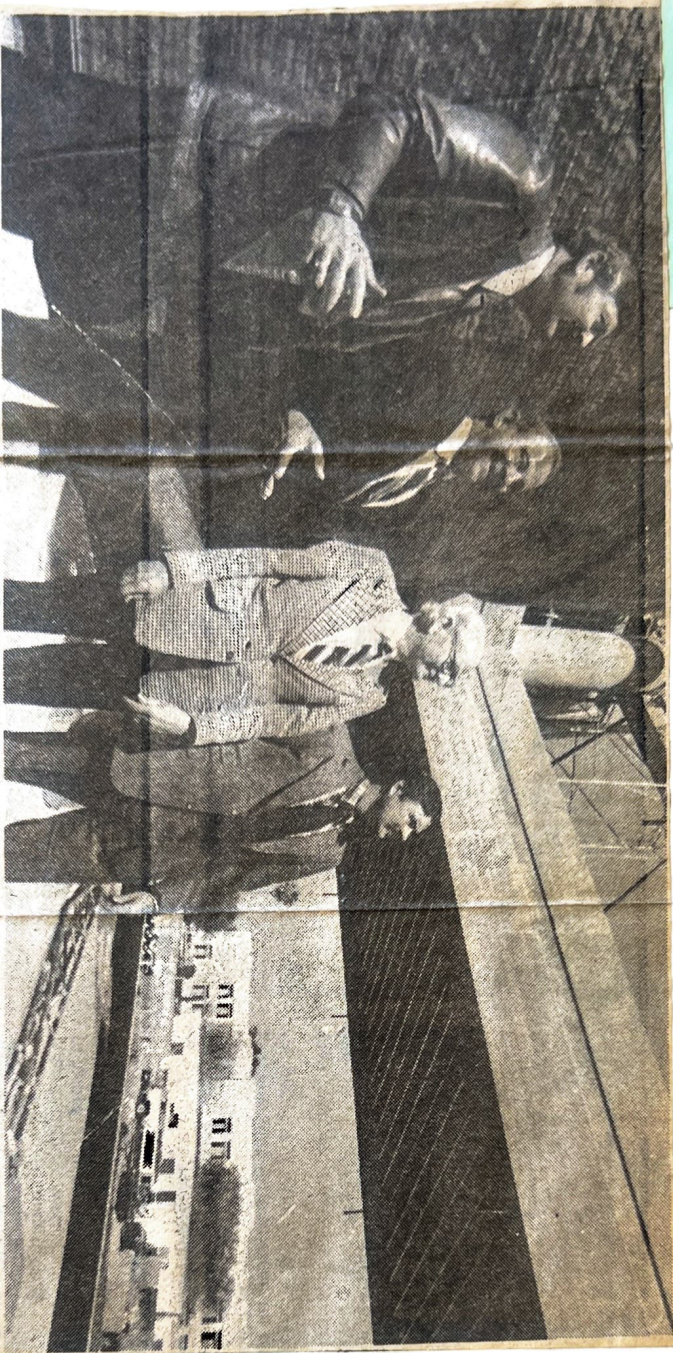
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(Star-Progress Photo)

BREA WELCOME — City Manager Wayne Wedin greets participants and visitors to city's civic - cultural center symbolic cornerstone - laying Saturday followed by luncheon. The cornerstone is shown next to Wedin (arrow) on a table. Visitors on the dias included County Supervisor Ed Miller, Assemblyman Ross Johnson, city council members, Dr. Richard G. Blake, Temple Beth Tikvah and Right Rev. Msgr. Emmett McCarthy. Also taking part were members of Citrol Masonic Lodge of Brea and Fourth Degree Knights of

MAR. 3, 1980

Fullerton, Cal.
NEWS-TRIBUNE
(Daily) MAR 14 1980



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Restaurateur Carl Karcher (second from left) gets a closer look as work continues on Brea's new \$14.2 million Civic-Cultural Center near Brea Mall. Karcher is the first in a series of business leaders invited to tour the site. Ron Molendyk, director of the ci-

VIP TOUR

ty's community services department, assistant city manager Terry Bellanger and the Rev. Robert Williams, cultural arts commissioner, are conducting the tours in an effort to recruit donors for the facility's theater and art gallery.

News Tribune Photo

Cultural Center Costs Explained

LETTERS TO 'MAILBAG'

Editor, News Tribune:

In response to several questions that have been asked of the city of Brea relative to financing for the Civic Cultural Center, it is my consensus that a specific and factual summary of detailed information concerning the financing of this facility be publicly stated.

I recognize that this information may be at odds with information that is being spread by other sources in this election period. However, the books of the city are open and the information which I am going to address is available for all to review.

At the time the plans for the building currently under construction were prepared, cost estimates developed, and funding arranged for, it was estimated that the construction costs for the building would be in the \$15-17 million range.

This figure at the time was estimated to include total costs which knowledgeable people experienced in construction understand includes design, fees, etc., while the construction itself was estimated to cost approximately \$14-15 million. It was based upon that information that bonds were issued and totally sold to cover the cost of construction on the Civic/Cultural Center.

At no time has the building now under construction been estimated by anyone to cost \$3.2 million nor will the construction costs approach \$40 million as some would like us to believe. It is also inaccurate to indicate

that sufficient bonds have not been sold to pay for construction of the building. To indicate that only \$8.5 million worth of bonds have been sold simply is not accurate.

To further indicate that \$6.5 million in bonds are yet to be sold and that these will be a cost against the average residential taxpayer of Brea is grossly inaccurate. Since Brea's financial records are audited by independent auditors, the records of our financial transactions are open to scrutiny and the facts just stated are easily checked.

To also question why the city is carrying a prudent reserve in Redevelopment seems to me to question good basic business principals. I feel confident in not apologizing to anyone for attempting to be as fiscally responsible as we can be in the conduct of government business.

I can only conclude that the rash of questionable financial information being talked about so freely is an off-shoot of the political atmosphere that we are in as we approach the City election date.

I would urge anyone seriously interested in the finances of the city to express their questions and to have them factually responded to rather than to depend upon the type of information that I have begun to hear.

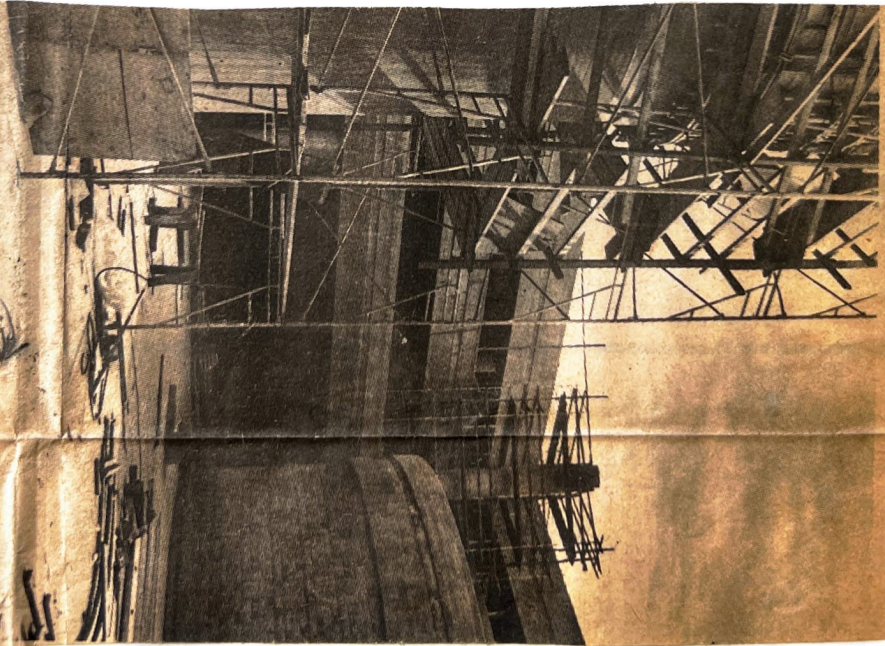
The city stands ready now as it has always been to answer any questions which people desire to have answered.

As one member of this City Council I can personally attest to the fact that all members to date

have tried to be as fiscally responsible as possible and I for one have no intention of changing that position now.

We have never given anything away or acted in a rash way, but rather have only acted after careful consideration of all the facts available.

SAL F. GAMBINA
Mayor
Brea



STORMY OUTLOOK — The Brea Civic-Cultural Center was originally scheduled to open in March, but with rains and construction setbacks, city officials are crossing their fingers in hopes of moving in the facility by mid or late June.

(Star-Progress Photo)

sonification of the American dream. Leaving their native lands behind, they invested their life savings into their project.

From their home in Placentia, both men are busy making final preparations for the restaurant. Together, and along with Schroer's wife Rosi, they plan to oversee the entire restaurant operation.

THE TRAGIC DEATH OF 30-year-old oilfield worker Tim Nickerson in Huntington Beach last Friday, brought a pang of sorrow to many in the Brea community.

Nickerson, a Brea resident, was the father of 3-year-old Matthew Nickerson who captured the hearts of many last year.

The family's fight to keep Matthew, a cerebral palsy victim, in sensory training classes drew the support of many who heard his story.

The recent tragedy sets a somber tone in this city that is still known for its oil production.

The district's present administrative facility will be sold through the redevelopment negotiations presently underway between the district and the Newport Development Company.

The Brea Branch of the county library will also occupy space in the building, in the area of 20,000 square feet. Wedin noted negotiations with the county have not been completed, but the county librarian has inspected and approved plans for the library. The proposed space is much larger than a city of Brea's size would normally have, Wedin said.

Twenty-five percent of the five-story structure would be devoted to the cultural aspects of

February and June of 1980. The staggered completion time is due to the fact the building will be finished and occupied incrementally.

Two of the building's five stories will be parking, with a potential for 300 cars in the below ground level area. Wedin went so far as to present Rotarians with a breakdown of parking distribution of the various occupants of the building. One hundred twelve spaces will be reserved for city use, 38 for school use, 50 for library and 68

Not only is the building unique, but Wedin noted the building was not being paid for by tax dollars, but was being financed through lease revenue bonds issued by the redevelopment agency. This was made possible through negotiations between the city and Homart Development Corp. when the de-

rary or school district offices. Instead it will actually be five buildings in one, combining the functions listed above along with the little theater into one building.

This technique enables the city to purchase cement and steel at present prices, avoiding more inflation costs later on.

The transition from old buildings to the new one will be what Wedin called "more than just a physical move. We will have an opportunity to reexamine how we operate, how we keep records and communicate." He noted there will be the possibility to combine many different func-

Pacific Clippings

Post office box 11789
Oceanside, Calif. 92711

Daily
Brea/La Habra
STAR PROGRESS
JAN 19 1979

New Civic Center Tabbed 'Heartbeat Of Brea'

350
By T.R. HONAN
DSP Staff Writer

BREA — Though construction in Brea is becoming an ever more common sight, one particular construction project in the city has attracted more than its share of attention.
Motorists traveling along

Birch Street near the high school, and shoppers patronizing the Brea Mall have been observing the progress of a building slowly rising from the ground. The building is not, as some have speculated, the new department store planned for the Mall, but the city's new civic-cultural

center.
City Manager Wayne Wedin, in a presentation to the members of the Brea Rotary Club Tuesday, described the progress of the building, what it will contain and some of the philosophy behind its design and construction.
The building reflects the

changing nature of the community, Wedin noted, with Brea no longer a little oil town people pass through on their way elsewhere. Located next to the Brea Mall, the civic-cultural center will, in Wedin's words, be at the "heartbeat of the community."
Wedin noted the building is

"almost unique," in both design and function. Designed to be accessible to the public, Wedin said the building has no peer here in the United States. He added the open nature of the building is representative of the position government should occupy in these times.
Wedin then proceeded to give a

breakdown of how the building's 254,000 square feet would be divided. Forty percent of the space, or 59,000 square feet, would be used by city government. This would include the city hall and annex staffs as well as the police department, which presently occupies between
(Continued on A-6)



BREA — The 60-year-old Brea Hotel is in for a touch of elegance.

Actually, the familiar landmark is going to remain a hotel, but due to the efforts of two energetic Europeans, a lower portion of the building will soon become a restaurant named Le Canard.

Le Canard will mark the end of one long journey and the beginning of another for 29-year-old Sjurk de Vries and 35-year-old Norbert Schroer.

The restaurant they plan to open in February has several unusual facets.

First, and perhaps most noticeably, the two men will be renovating a long-vacant portion of the historic building. Through their efforts, they hope to add a little more charm to already-charming Good Old Brea.

Schroer and de Vries also plan to introduce the "cuisine nouvelle" method of food preparation to their restaurant. The result, they say, will be meals prepared to perfection.

The two restaurateurs grew up together in Europe and through a series of coincidences both decided to go into the business of food preparation. Eventually, their backgrounds brought about a desire to open their own restaurant.

Their arrival on these shores last year was a personification of the American dream. Leaving their native lands behind, they invested their life savings into their project.

From their home in Placentia, both men are busy making final preparations for the restaurant. Together, and along with Schroer's wife Rosi, they plan to oversee the entire restaurant operation.

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BREA — The City of Brea has announced that new water lines are being installed on the following streets:

- Date Street from Brea Boulevard to Flower.
- Magnolia Street from Elm Street to Date Street.
- Orange Street from Imperial Highway to Elm Street; and
- Flower Street from Imperial Highway to Elm Street.

The approximate time of completion is the middle of February. There will be no street closures.

For further information, call City of Brea, development services, (714) 529-4951, extension 231.

(Continued from A-1)

the building. A 200-seat little theater and a meeting room capable of handling 300 people will be available upon the building's completion, which Wedin told his audience would be between February and June of 1980. The staggered completion time is due to the fact the building will be finished and occupied incrementally.

Two of the building's five stories will be parking, with a potential for 300 cars in the below ground level area. Present Rotarians with a view toward the redevelopment of parking amongst the various occupants of the building. One hundred twelve spaces will be reserved for city use, 38 for school use, 50 for library and 68

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New Civic Center Is Tabbed...

velopment of the Brea Mall was being discussed.

The original building budget was \$15 million, but council mandated cuts pared \$1.5 million from the total. Wedin said the concrete and steel building was being constructed using the "fast-tracking method," where the upper floors were being designed as the bottom floors were constructed. This technique enables the city to purchase cement and steel at present prices, avoiding more inflation costs later on.

The transition from old buildings to the new one will be what Wedin called "more than just a physical move. We will have an opportunity to reexamine how we operate, how we keep records and communicate." He

tions, such as record keeping and communication systems. This combining rather than duplicating could generate generous savings.

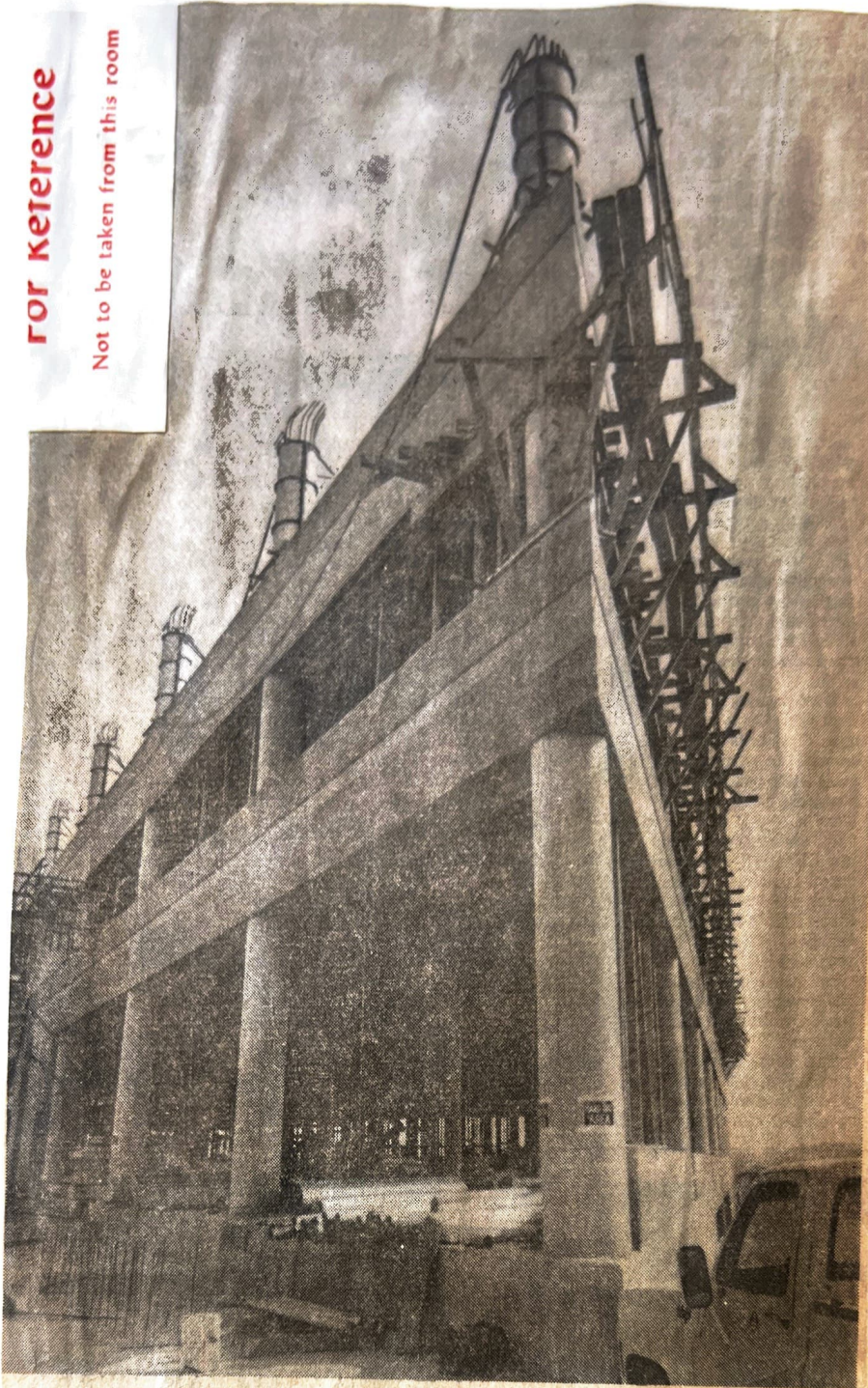
In a humorous note, Wedin said he had gone back and attempted to compare the costs of the new civic-cultural center with the costs of Brea's present city hall, built in 1919. At that time, the entire five acre parcel, where the city hall, police station and

plunge now sit, was purchased for \$30,000. "I didn't pursue my comparison any further," he said. Alternatives were also under study for the future of the present city hall and police station. Wedin noted one strong alternative would be to rent out the buildings as office space, using the income generated to pay for the upkeep and oper-

Residents have been told that the city will continue until mid-February on Date Street from Brea to Flower, on Magnolia from Elm to Date; on Orange from Imperial to Elm; and on Flower from Imperial to Elm.

FOR REFERENCE

Not to be taken from this room



CULTURAL FRAMEWORK — The skeleton of Brea's new \$14 million cultural center is a visible sign of the town's transition — from a community dotted with family farms to what

(Register Photo By RANDY L. RASMUSSEN)
officials envision as a culturally rich and convention-worthy city. Read about the cultural center, its planned theater and museum on page B2.

Brea Cultural Center Design

ed To Modernize 'Cow Town'



Council Chambers Will Be Housed Under Curved Deck Of New Center

Register Photo By SANDY L. SASSUSSANO

By MOLLY GARNETT
Register Staff Writer

BREA—From a precarious perch atop a catwalk five flight off the ground, there is a commanding view of Orange County and a community in transition. The vantage point is the top story of the 270,000-square-foot Brea cultural center being built at a cost of \$14 million on Birch Street.

To the south are the earthen-colored buildings of the Brea Mall. To the west are the chicken coops and crowing roosters of a farm.

Financed with redevelopment bonds the cultural center, when completed in spring 1980, will include 55,000 square feet of city office space, a theater museum, and possibly a county library and the Brea-Olinda Unified School District administration offices.

A covered bridge will link the center to the Brea Mall, to draw some of the mall's 12 million annual shoppers to the museum and theater. When complete, the brown-glass and granite cultural center, which replaces Brea's 50 year old city hall, will symbolize city officials' goals to devel-

op Brea into a culturally rich and convention-worthy city.

A catering kitchen, a city-run color television studio and conference training room will be built on the center's fourth floor (the bottom two floors will be parking structures).

"We have a lot of major corporations in this city," said assistant city manager Terry Belanger. "They're now going to Fullerton or Anaheim for conferences. Right now the chamber of commerce has to go out of town."

"The city hopes to market its audio-visual capacities," Belanger said.

And private firms are expected to lease two, 5,000-square-foot suites on the fourth floor, bringing \$120,000 annual revenue to Brea.

City officials shrug off questions of the propriety of local government competing with private enterprise for leasing or convention facilities. "We've always looked at ourselves as a public corporation," Belanger said. "We're not so much competing with the private sector as trying to seek out other revenue sources than taxes."

The \$120,000 annually in lease revenue will be used to defray operating expenses of the center he said.

Although a site has not been selected, city officials are trying to attract a major hotel with room or 200 to 300 guests, to Brea, adding to the city's convention worthiness, sources said.

The center is designed to help Brea become a cultural hub, upgraded from what one official said was not too long ago a "cow town."

With a 5,000-square-foot V-shaped museum on the center's third floor, officials said they hope to attract exhibits from the California Museum of Science and Industry and the Smithsonian Institute. City manager Wayne Weidin is past president and a current member of the science and industry museum advisory board.

With the 19-seat theater, "We hope to attract professional theater groups," Belanger said. The theater will be able to house orchestras and show full-length movies.

"What we want is to encourage people to seek some of their cultural needs as well as commercial needs at the mall through a museum, library and theater."

But while county librarian Elizabeth Martin-Smith said it would be ideal to relocate the library in Brea, funds to furnish the facility — \$225,000 — haven't been budgeted.

Both the school district and the library could rent space at a nominal fee, said Belanger.

This week, Brea-Olinda trustees directed Superintendent C. Gordon Bishop to proceed with details of relocating administrative offices at the center.

But first the city and district must conclude negotiations on what to do with 13 acres within a city redevelopment area at Birch Street and State College, according to district officials.

With that agreement, the revenue-generating agreement made up of city council members, would sell \$2 million in redevelopment bonds.

Readjustment Is Important to Brea's Future

352

By GISELA MEIER
News Tribune Writer

BREA — A close working relationship between the city and the Brea-Olinda Unified School District will culminate this summer when both agencies move into the new Civic Cultural Center.

Under construction since 1978, the \$14.2 million center is nearing completion. The city has agreed to lease 9,300 square feet of office space to the BOUSD for its education center, at a cost of \$1 per year. The City Council and Board of Education will share the use of a community meeting room.

In addition to the city and school offices, the complex will house the Brea Police Department, the local library, a 60-seat conference training center and an art gallery-museum. The Cabaret Repertory Theatre will perform in the 200-seat theater, opening in October.

Besides proceeding with the new center, the city last year continued its emphasis on industrial and commercial development to provide jobs for Brea residents and revenue for city services.

Other accomplishments included the establishment of Brea's own full-time paramedic program, the installation of five new traffic signals and continuing development of city park sites.

The near future for the city will be a period of readjustment to revenue restrictions imposed by the Legislature and by voters.

"I think there's very little doubt that what Brea is facing is a careful and thoughtful re-evaluation of government service based on the revenues available and the desires of the public for services," said Wayne Wedin, city manager.

"This is a reflection of the statewide funding of government and how that will affect us," he noted. The redevelopment of the business and commercial areas surrounding the Brea Mall will continue to be an item of major importance during the coming months, according to a report prepared by the city staff.

The city will also keep up its efforts to provide affordable housing for all segments of the community. Street improvements, tree repair and low-interest loans for housing rehabilitation in older city sections will be provided through \$250,000 received by the city in its fifth year of funding through the Housing Rehabilitation Program.

BREA, a 30-unit low-rent complex for senior citizens, is under construction on property leased to BREAL, Inc., by the city for \$1 per year. A joint project by the Ministerial Association and the Rotary Club, the apartments are being built with volunteer labor and donated materials.

As another alternative to the housing situation, city staff is looking into possible locations for a mobile home park with own-your-own lots.

Another project continuing this year is the conversion of all lights on major streets to high pressure sodium. When the 943 lights in the city are converted, energy savings alone could amount to \$30,000, according to the staff report.

In the area of recreation, the city is maintaining its effort to create an 1,100-acre wilderness park in Carbon Canyon and continuing its support for a 3,500-acre Chino Hills State Park. Sections of the 32-acre Nike Site Park are now available by reservation for camping, and the area is still being improved through the efforts of the Naval Reserve Seabees.

The Brea-Olinda Unified School District, meanwhile, is regrouping following a period of turmoil that included the elimination of district transportation, the recall of four of the seven trustees and a five-day teachers' strike.

Superintendent C. Gordon Bishop, however, feels those events were necessary and ultimately beneficial.

"There was a simmering in the community and the teachers' ranks were smoldering," he said. "It did some good to get those feelings out in the open and deal with them."

Despite the difficult situations, the district was able to proceed with major projects such as the relocation of administrative facilities, the establishment of a new school, and the development of a unified set of educational goals for the entire district.

BOUSD aims for the near future include continued cooperation with the city whenever possible and the development of better communication, both internally and externally, said Bishop. The district will also continue to encourage public input through its simplified conceptual system for budget development.

Nearly completed is the district's first five-year comprehensive plan, which provides detailed directions for the future and qualifies the district for preventative maintenance funding. Bishop said the plan will be updated each year.

With recent and proposed legislation and the general economic situation, the district will face its biggest challenge in the area of finances.

"The year 1980-81 will be one of fiscal restraint with or without Prop. 9," the superintendent noted.

The district will explore various schemes to provide more for less and to maintain the quality of education, he said.

"Creative alternatives will be the name of the game

Brea Civic Cultural...

(Continued from A-1)

the 1970s with the building of the Brea Mall by Homart Development Co.

In fact, the 250,000 - square-foot center was built on four acres donated by the regional mall's developer.

Wedin empathizes with the citizens who worry that the city is growing too fast. He has said it is natural that people be concerned the city is moving toward losing the small town spirit, but hopes that isn't the case.

Instead, he believes by making everything centrally located communication and goodwill might be better promoted.

But discussions about the Civic Cultural Center frequently point to the concern that it might make city government impersonal.

For instance, when an address had to be decided on for the new City Hall, Councilman Mel LeBaron objected to the designation "Number One Civic Center Circle" that Wedin proposed. LeBaron preferred a Birch Street address.

But Councilman Sal Gambina said it all when he described Civic Center Circle as "hard rather than home towny."

Despite these concerns, the "hard" address was opted for with a 4 - 1 vote. Only LeBaron dissented.

Brea Civic Cultural Center: A New Place To Fight City Hall

By LAURA WINGARD

DSP Staff Writer

BREA — Anyone wishing to fight City Hall in Brea had better not show up at 401 S. Brea Blvd. anymore.

The local government — after making its home for 51 years on Brea Boulevard — has a new ad-

dress effective today.

Now battles of City Hall — and anyone else who has friendlier business to take care of there — will have to trek for the \$14 million Civic - Cultural Center on Birch Street.

City employees spent last week packing and used the weekend to

move the boxes of paperwork and files into the new site.

City Manager Wayne Wedin is mostly credited with bringing the center to Brea. His idea was to put all city business and activities under one roof.

The Civic - Cultural Center will do that with the building housing

all city departments including fire and police.

It will also accommodate a 6,800 - square - foot theater, a 6,000 - square - foot art gallery, a color television studio, a 350 - seat community room, an executive conference training center, the Brea Public Library, the administrative offices for the Brea-Olinda Unified School District, a council meeting chamber and separate rooms for the council members.

Although the big moving date was delayed by seven months due to heavy rains and construction problems, Wedin said most city workers were ready to pack and leave.

But the city manager admitted, nostalgic memories made the move tough for longtime employees. "This is the only building they've ever known," he said.

And the two government structures have scarce similarities. They are more a study in contrast.

The old City Hall captured the quaint small town image Brea has maintained for so long. Obviously, there was a strong reluctance to abandoning it.

The new Civic - Cultural Center, on the other hand, is part of the affluence that hit Brea in



BOXED IN — Brea Fire Department employee Pat Stokes "boxes" through the files that were moved this weekend as City Hall cleared out of its Brea Boulevard home and moved to the new Civic-Cultural Center.

(Star-Progress Photo by Jeannine Matthews)

(Continued on A-2)

Filling the Well For Brea's Ivory Tower

Did the politicians in Brea bite off more than they could swallow when they approved construction of their multi-million dollar, "ivory tower" commonly known among the elite of Brea as the civic/cultural center?

Did the political lords of the city make a monumental mistake by going ahead with civic center plans despite passage of Proposition 13 a year before construction of the new center was to begin?

Only time will give Brea citizens the answers to these questions. And it may take time to heal the many wounds in the pride of the city officials who were bound and determined to saddle their citizens with a monstrous, expensive concrete monument to themselves.

In the meantime, however, residents of Brea are being asked to subsidize this political monument to a tune unheard of when construction estimates were given prior to the start of construction. The city is asking citizens of Brea, through the backdoor of the Brea Mall, to fork over \$17.8 million over the next 20 years to help pay for the concrete monstrosity extending into the skyline at Birch and Randolph.

If ever there was a case of how government eats away at the moral fibers of our society, it exists in Brea today. There has been talk that the city is nearly broke so far as funds to complete its civic / cultural center is concerned and to off-set this low bank balance, the politicians have done what most politicians do when faced with a money crisis. They dip a little deeper into our pockets...bled us just a little bit more.

Rarely do these politicians think the best way to react when the money well runs dry is to stop spending.

Here's what the city fathers in Brea plan to do to make up the difference they need to complete redevelopment (principally the building and financing of the new civic/cultural center). They have made the Brea Mall area a special assessment district and as such can legally (by political law) charge tenants in the mall special assessment fees. By any other name it's a special tax assessment. The city politicians have told Homart Development Co., developer of the Mall; Sears, May Co., Broadway and Nordstrom that they would be required to pay \$17.8 million over the next 20 years. Homart, in turn, notified the small tenants at the mall that they would pay \$7 million as their share of this assessment.

ends meet, is adding insult and another tremendous financial burden to shoppers at the Brea Mall.

In order to make the special assessment district at the mall legal, the local politicians had to designate some benefit the mall will receive by being located where it is. So, back to the civic / cultural center we go. Using a broad term for benefit, the city staff has said that the civic / cultural center will be a benefit to mall properties.

The official staff recommendation for the need for this special assessment district is to defray expenses of redevelopment, including the civic / cultural center.

We agree with mall attorney Robert Break when he said the development of the civic / cultural center would "benefit the city, not the (mall) owners of the project."

Break, in testifying at a hearing this week against the imposition of the new tax, said the assessment would result in a high turnover of mall tenants, non-competition and higher prices leading to loss of sales and resulting in the loss of revenues to the City of Brea.

Rose Marie Marr, owner of Tiffany's Bakery in the mall, called the proposed assessment "irresponsible, ill-conceived, immoral." Amen! We have been preaching in these columns for many years the immorality of government.

Ms Marr also said, "The contention that I'll benefit by the civic and cultural center is hogwash." Again, Amen! We doubt anyone except the politicians and bureaucrats of Brea will derive much benefit from the center. On the other hand, if the center will keep the Brea politicians and bureaucrats at home and off their many expensive junkets they take each year, maybe the center (because it's there) would have some positive affect.

Some small tenants at the mall are concerned they may be forced out of business with the added expense to do business there. That's the way it is in the free market. Free enterprise people realize that if they can't compete, they can't survive. Free enterprisers are also aware that they must conduct their businesses as frugally as they can ... spending only when it's necessary. It's called living within one's means.

Too bad the politicians of Brea have never grasped this free enterprise concept of living within one's means. Had they learned this lesson, perhaps the city

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million as their share of this as-
sessment.

Now we all know, or we should
know, who will ultimately pick
up the tab for this \$17.8 million
assessment. It'll be the already
strapped shopper who finds
prices have already skyrocketed
because of government caused
inflation. To add this additonal
assessment at a time when most
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Proposition 13 was not only
meant to cut property taxes, but
it was a mandate from the people
that government curtail un-
necessary spending. It was, we
believe, a mandate to begin liv-
ing within the bounds of financial
decency.

Final chapter opens: climax is at hand for Brea's books

The country library facility in the Civic/Cultural Center is scheduled to open on July 1, 1980, but county and city officials are still not in agreement on who is going to pay the lion's share of the cost.

At the end of last year, Supervisor Edison Miller proposed that the county pay 15 cents per square foot to the city to lease 13,000 square feet. Commercial leasing to private tenants is being bid at \$1.25 per square foot. The city had requested the county to share in the cost of improving the facility and, in addition, to pay a substantial portion of the commercial lease rate.

Plans for the civic center go back to 1973 and have always included space for a library, theater, museum, art gallery, and administrative offices for the city and the school board.

Should the city fail to reach agreement with the county, the space set aside for a library would be leased to private enterprises for the full rental fee of \$1.25 per square foot.

At a press conference called for that purpose, Mayor Sal Gamba and Mayor Pro Tem Don Fox announced that negotiations with the county have resumed in earnest. Fox clarified the reference to reopening negotiations by saying that negotiation never really stopped; only the characters changed as a result of Miller's appointment to replace Ralph Dietrich as supervisor.

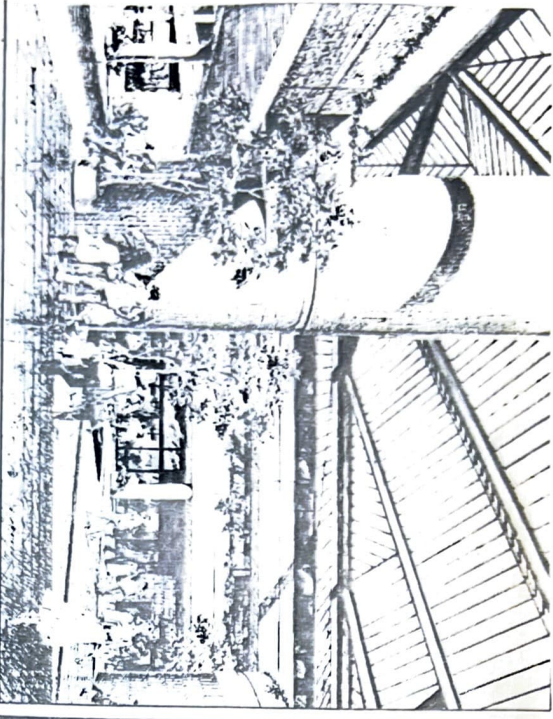
In a telephone conversation with Supervisor Miller on Monday, the News-Times learned that Miller's office had withdrawn from the negotiation process. Barbara Fox, whom Miller identified as a GSA employee, had been placed in charge of the meetings with Brea officials.

"I'm sure this can be worked out with the county," Miller said. "The 15 cents originally offered is the minimum the county is paying and that figure is rather out dated now."

The County Board of Supervisors has arrived at a consensus, according to Miller. Money, which was to be taken from surplus funds, has now been found to pay for a larger portion of the cost of improving the library space.

Miller would not say what funding level the county would be willing to go to, but indicated that it would be higher than the maximum they are now paying for rental space for other county library facilities: 46 cents.

Construction of the civic center is more than one hundred days behind schedule, according to Gamba, but city officials are anxious to reach agreement with the county so the on-site contractor can be used to finish the library at a cost well below what it would require to bring in a new contractor.



TAJ MAHAL - The Brea Civic Cultural Center as artist sees it, has fallen behind schedule and residents are left to imagine how it will look when completed.

'Taj Mahal' smells fishy, but board goes ahead - hook, line and sinker

The majority of the school board members expressed their concern for costs involved in moving district offices from the existing location to the civic cultural center before voting to go ahead with project cost estimates of nearly \$250,000.

Costs break down like this: \$247,050 total; \$198,880 for construction; \$19,670 for furniture; the balance for architectural fees, moving and telephones.

Board President John James expressed concern that the district was continuing to spend money, rather than putting money back into the classroom. He said that Prop. 9 cuts could mean a reduction of from \$5 to 37 percent in next year's

budget.

Norm De Jong suggested a conservative use of space, recommending an alternative use for redevelopment money, repairing roofing on existing facilities.

Architect Tony Anthony, who is in charge of designing for the 10,000 sq. foot, fourth floor space, recommended using on-site contractors for all plumbing and electrical work.

He also said that the city's construction manager would handle bids, but board members balked at that suggestion, saying they wanted control over the bid process.

Karl Zapppa wanted to see bids before being required to pay the bills. John James

felt there was something fishy about the procedure proposed by Anthony. He said there was something going on at city hall.

Having said that, the board voted to let Anthony handle bidding, approve the plans and cost estimates for the project.

Garrett Dittmar and Karl Zapppa returned the only no votes on the measure.

Dittmar questioned the need for what he called a Taj Mahal. While stopping short of calling the plan a bad idea, Dittmar refused to vote favorably until he could have more time to prepare.

Zapppa was more specific, saying he would not vote for the plan without a ceiling placed on project costs.

pacific clippings

Post office box 11789
Anaheim, Calif. 92711

Anaheim, Cal.

BULLETIN

(Daily) APR 17 1980



ON DOTTED LINE ³⁴Somebody said something funny as Dr. Donald Shields, president of Cal State Fullerton, and Brea Mayor Sal Gambino signed an agreement for the use of part of Brea's

new (not - yet - completed) Civic / Cultural Center by the college's Cabaret Theater group. Councilman Don Fox, background center, enjoys the jest.

(Bulletin Photo by Deane Whitney)

pacific clippings

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DAILY STAR PROGRESS
Brea/La Habra

APR 3 1980

County, City Agree On Brea Library Plan

³⁵⁰
BREA — The Orange County Board of Supervisors has given its conceptual approval to funding a new library for the city.

A tentative agreement, accepted by the City Council Tuesday, paves the way for a present storefront library on Brea Boulevard to be moved into a 10,000 - square - foot space on the third floor of the new Civic - Cultural Center.

The proposal calls for \$400,000 in revenue sharing funds, earmarked for Brea, to be transfer-

red to the city with an additional \$200,000 being put up by the county to equip the facility.

The county will be required to lease the space from Brea for 55 years at a cost of \$1,153 a month.

(It is not known who will pay for completing the inside of the facility.

If the county does not put up the required \$200,000, the city could finish the capital improvements, according to City Manager Wayne Wedin, and be paid back with interest by the county.

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The REGISTER
Daily

APR 4 1980

Brea Oks³⁵⁰ District To Fund Center

BREA — To pay for construction of the new \$14 million civic-cultural center, the city council has announced its intention to form a special assessment district.

The district would encompass the Brea Mall redevelopment project area and raise an estimated \$17.9 million over 25 years.

Assessment fees would be levied against the five property owners of the Brea Mall and would not be levied against homeowners.

Construction of the mall was aided by a city redevelopment project prior to passage of Proposition 13.

-In exchange for paying for streets, sewers and water hookups — designed to induce major firms to the redevelopment area — the city expected to gain increased property taxes from the area.

But passage of Proposition 13, lowering property taxes, left the city with less money than it expected. And it left the city short \$17.9 million to pay off bond debts, including bonds sold to pay for construction of the new center next to the mall.

Based on a consultant's estimate detailing formation of the special assessment district, Homart Development Co. would pay more than \$8 million in fees.

Nordstrom's, May Co., Broadway and Sears would each pay fees in excess of \$2 million.

Board Allots \$600,000 For OC Library In Brea Civic Center

**By TRACIE CONE
Register Staff Writer
SANTA ANA —** County supervisors have allocated \$600,000 for a county library facility in the new, \$14 million Brea civic-cultural facility.

The Tuesday decision ends a lengthy dispute between city and county officials. Brea officials had wanted the county to spend nearly double what District Supervisor Edison Miller said the county could afford for the project. According to Jo Pledge, executive assistant to Miller, the county agreed to

prepay \$600,000 for a 55-year lease on the suite in the still-unfinished building. The city had requested an annual rent of up to \$124,800. "We settled for the lesser fee because it is prepaid,

and we can go ahead and use the money to our advantage," said City Manager Wayne Wedin. Under terms of the agreement with the county, the city must completely finish the interior of the 10,000-

square-foot suite. The two agencies had been in dispute over which would take on the \$225,000 project. At its meeting Tuesday, the city council hired the architectural firm of Reel/Grobman of Newport

Beach to design the interior. County funds for the project, said Ms. Pledge, will be reallocated from two revenue-sharing projects already planned for the city of Brea. Nearly \$250,000

will be removed from accounts to develop the former Nike missile site as a park and \$150,000 will come from a community center project. Wedin said the two projects still are being pursued

by the city. But he said the city is looking for alternate means of funding. Ms. Pledge said the additional \$200,000 will be allocated from a county library fund. Target date for completion of the civic center is mid-summer. But Wedin said architect's plans for the interior of the library won't be complete until September. He said the library should be in operation by the end of the fall.

Los Angeles, Cal.
TIMES
(Daily) MAY 8 1980

Brea Civic-Cultural Center to Get Library

By JACK BOETTNER
Times Staff Writer

BREA — The city got what it wanted this week for the new Civic-Cultural Center — a county branch library. Climaxing months of negotiations, the Orange County Board of Supervisors approved a one-shot outlay of \$800,000 for a 55-year rental of 10,000 square feet of space on its main level of the center for the library.

City Manager Wayne Wedin said Wednesday that the county's investment in the library will include another \$240,000 for the purchase of new books and equipment. Brea will add another \$400,000 for construction, Wedin said. The funds will come from county revenue sharing money earmarked for the Nike Base Park Project and the conversion of the old police station into a community center.

Wedin said the city will seek new sources of funds for these projects. Completion of the \$14-million center, a redevelopment project, has been delayed by rains. City officials now forecast occupancy in the late summer or early fall. Wedin said that the library move-in timetable is provisional.

The city has until September to prepare the plans and specifications for the library, Wedin said. "We hope to have work started in September. What we have now is a shell. I'm not sure what the county librarian will want. Assuming the wants are not too difficult, I would hope to see the library in and functioning around the first of next

City officials have been seeking an upgraded library since the early 1970s. The library branch currently is located in a shopping center on Brea Boulevard.

Pacific clippings

Post office box 11789
Seattle, Wash., 98115, 98111
NEWS TIMES
Weekly

MAR 13 1990

Week Long Investigation

Civic-Center financially solid Charges politically motivated

By David E. Dittman

The net change in the original contracts for construction, management, auditing and inspection, architectural fees and contingency funds amounts to \$55,000 in round figures, a source at city hall said in response to an investigation into the status of costs involved in the construction of the new Civic-Cultural Center.

Original construction contracts were awarded for slightly more than \$11 million. When all aspects of the project are added up, including the items mentioned earlier, total project costs come to \$13.3 million. That includes 63 change orders totalling \$55 thousand, a very negligible amount for contracts of this size.

The original bond sale, which is a matter of public record, raised \$14,275,000 for the civic-cultural center located adjacent to the Brea Mall in Redevelopment Area

Part One

Conversations with city councilmen, several members of the city's management team, as well as private individuals, familiar with public finance laws and procedures, resulted in a consensus: Financing methods, current in-process changes, and expected total project costs have been "exceptionally well managed," to use the phrase one outsider used.

Looking further into allegations that the complex will run up more than 22% in additional costs, thereby causing the city to default on its bonded indebtedness, be forced to sell the civic center and then lease back space at much higher rates, the following facts were uncovered:

First, charges circulating freely around the city and directed at specific members of the council and city management, have been made without an examination of city records or discussion with relevant city staff, no one making the

More about

Civic-Cultural Center Finances

Continued from page 1

repay the cost to the city by paying a special tax increment in the future. Financing is called "tax increment financing."

A binding legal contract between the owner - participant (Brea/Homart) was entered before passage of Prop. 13. Brea had incurred a legal debt of \$14,275,000 which had to be repaid over a specific period of time. Brea had delivered on its part of the agreement.

When Prop. 13 passed, it reduced the Mall's taxes like everyone else. Since Brea had an obligation to repay the bonds for the improvements around the Mall, and repayment was based on tax rates in effect before Prop. 13, they were faced with technical default on the bonded debt.

City officials contacted the authors of Prop 13 and the state legislature to clarify the intent of Prop 13.

As a result of com-

munication with the state government, Senate Bill 55 was passed. That bill states clearly that cities, like Brea, with debts that were incurred before passage of Prop. 13, can establish a special assessment district to regain the losses that came about unintentionally when 13 became law. If the city was not allowed to create an assessment district, the Brea Mall would realize a windfall profit from work performed in good faith by the city. The Mall would enjoy all the benefits of the public improvements, while repaying only a small portion of the value which they contracted to pay.

The special assessment district which has been referenced in charges of "negligence, mismanagement" and worse, is nothing more than an attempt by the city government to reinstate the terms of the contract as originally signed by Homart

and the City of Brea, in an effort to protect the investment of city funds.

Admitting that efforts to explain the sometimes complex language used in discussions of redevelopment, one high level city official commented, "If someone is interested in using this issue to get my job, I doubt there is anything I can do about it. It is simply too difficult to explain so that everyone can understand it."

Another official stated that single issue negativism can have drastic impact on the community. "Most groups that have a single purpose focus on smaller, less sweeping areas. This one could effect the future of every resident of the city."

Responding to charges that residents of Carbon Canyon have been treated differently, a spokesman at city hall said that every

(Continued on page 6)

More about

(Continued from page 2)

developer who has started a project in the city in the last decade has been required to pay for all public improvements, either directly, at the start of a new project, or through taxes paid to the Redevelopment Agency.

"Residents of the city have been paying into the Orange County Sanitation District through taxes and fees for years. Residents of Olinda have not been paying these kinds of costs. The policy of the city has been consistent."

Discussion with representatives of the Olinda Village Homeowners group have been held for nearly ten years, according to sources at city hall. This contradicts the allegation made last week, at the council meeting, by Mel LeBaran that the city has not been openly communicating with residents.

The results of investigations conducted throughout the week have revealed that an organized effort is underway which had, as its principle, if not its only goal, removal of specific members of the city staff, election of one of their own group to the city council, removal of unsympathetic incumbent councilmen, seating of their own mayor, and halting the completion of the Civic-Cultural Center.

Continued on page 2

Civic-Cultural Center dedication climaxes parade

MORE ABOUT

Continued from page 1
controversy over financing of the civic center were in evidence. And, with the exception of an election booth staffed by Norma Hicks and her supporters, located on property between the civic center and the post office, evidence of the pending municipal election was lacking.

Even the Hicks campaign booth served more as a comfort station than a political weigh-station. Hicks was serving free lemonade, which many look and thirstily marchers took advantage of at the end of the parade.

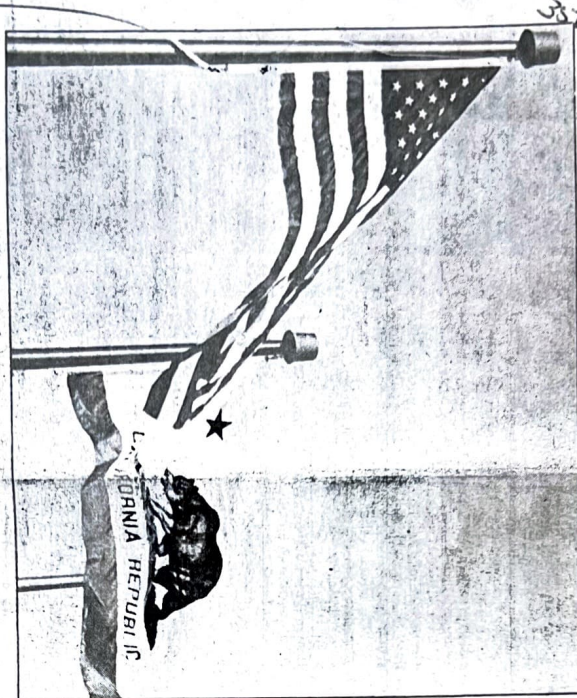
The event demonstrated that the issues of the campaign could be put aside in the interest of community celebration.

At the other end of the spectrum, there were those who came to scoff and inject a note of sarcasm:

"I see you've come to watch them dedication their shell," one man said. "Did anybody ask them how they are going to pay for it?"

The turnout along the parade route was comparable to that of Bonanza Days in years past.

Actual opening of the complex is estimated to be 60 days off. Rain delays in the construction of the facility prevented opening of the civic center for tours as originally planned.



RAISING THE COLORS
Above the new Civic-Cultural Center provided and opportunity for community involvement before Mayor Sal Gabina officiated at the unveiling of the dedication plaque last Saturday morning. Related photos page 22. (News-times photo by Rod Boren)

By David E. Dittman
"Why spend all that money for this project?"
Congressman William Dannemeyer asked during remarks at the dedication ceremonies for Brea's new Civic-Cultural Center last Saturday on the steps of the yet to be completed complex.

Dannemeyer's question echoed the sentiments of some residents of the city and at least one candidate running for a seat on the city council.

"It is a symbol of what America stands for,"
Dannemeyer said. "It speaks to those that are here and to those that will come after us. This facility is a symbol of our dedication to self-government,"
Dannemeyer continued, answering his own question. Each new thrust seemed to be phrased carefully,

providing the audience with what had all of the earmarks of an official response to community criticisms of the redevelopment area project.

"Councils will serve as long as they reflect the will of the people," Dannemeyer concluded.

The atmosphere of the dedication was less formal, less rigid, than the cornerstone laying of two weeks ago.

From the musical prelude, played by the Brea-Olinda High School Band, to the singing of the Battle Hymn of the Republic by St. Angela Merici Choir; the ceremony was an all-Brea affair.

Don McBride delivered the invocation, making special reference to representatives of Brea's Sister City, Lagos De Moreno in Spanish. Three flags were raised in the courtyard. The first, an

American flag that flew above the nation's capital, was raised by a representative of the Brea scouting organization and 100 year old Brea resident John Larocoe. The second flag, that of the state of California was hoisted aloft by Mayor Sal Gabina and Ed Presidente de Lagos de Moreno, Teodoro Esparza.

The third flag, the national flag of Mexico, was raised in honor of the official delegation from Mexico. Prior to the formal dedication ceremonies, clubs, schools, civic and community organizations marched or road in floats and cars along a parade route that started at the historic city hall on south Brea Boulevard and ended at the steps of the new Civic-Center.

Few signs of the current (Continued on page 3)



Pacific Clippings

Post office box 11789
San Diego, Calif. 92171

The REGISTER
Daily JUN 8 1980

Brea Merchants Question Civic Center Need

By TRACIE CONE

Register Staff Writer

BREA — The city's \$14 million civic-cultural center is expected to be ready for partial occupancy by next month. And while it's too late to stop construction now, a group of merchants is questioning the need for a center of that cost and size.

The merchants, tenants at the Brea Mall, said the city "overbuilt" when officials drew up plans for the multi-million dollar structure.

The group's remarks, and possible future legal action against the city, stem from a city council decision last month to assess mall owners to help pay for the project. That special assessment district is designed to collect more than \$17 million over the next 25 years, a debt incurred by the city's redevelopment agency from the project.

The mall merchants fear that assessment will be passed on to them in the form of higher rents.

The 270,000-square-foot civic cultural center will house city offices, the Brea branch of the county library, a 200-seat theatre, a 6,500-square-foot art gallery, a city-operated television studio, the police department, a 125-seat council chamber and 10,000 square feet of office space to be rented to private firms.

The group charges that a town Brea's size (pop. 28,650) does not need such an extravagant civic center.

"Why did they overbuild like that?" said Rose Marie Marr, owner of Tiffany's Bakery in the mall. "They could have saved money by at least leaving out the private office space, but they're going to tax us for it instead."

The office space, renting for \$1 per foot, will bring in \$120,000 a year in revenues to help operate the center. City

attorney Jim Markman said that money cannot be applied to the construction costs.

The group's charges of overspending appear to hold up when the cost of the Brea center is compared to civic centers in other Orange County cities.

The city of Anaheim is in the process of moving into its new seven-story building. With a population of 210,000, Anaheim is nearly eight times larger than Brea, yet officials there also allocated \$14 million for a civic center. Huntington Beach, with a population of 171,000, spent \$12

'They could have saved money by at least leaving out the private office space, but they're going to tax us for it instead.' Rose Marie Marr, owner of Tiffany's Bakery in Brea Mall.

million six years ago for its mammoth facility. And Westminster (pop. 70,000) has spent \$5 million over the past decade for its civic center.

Ms. Marr also charged the city went against the will of the people in the method of financing the civic-cultural center. She referred to a 1971 election in which Brea voters rejected by a 2-1 margin a \$36.6 million redevelopment plan that would have financed the center and capital improvements to the area.

In January, City Manager Wayne Wedin said in an interview that there would be no general obligation debt to the city from the center. He said the center would be

entirely funded by taxes from the Brea Mall to pay off its redevelopment bonds used to construct the facility.

Ironically, the land for the center was donated to the city by Homart Development Co., part owner of the million-square-foot mall. Homart will be doled the largest share of the assessment — nearly \$8 million.

Senate Bill 55 allows cities to form assessment districts around areas proved to be benefiting from a certain city project. The council decided that the mall would receive extra business by its close proximity to the civic-cultural center. The council also said the mall benefits from the capital improvements made to water and sewer lines on streets in the area.

Representatives of the five major owners of the mall — Sears, May Co., Broadway, Homart, and Nordstrom's — say they plan to file lawsuits against the city for the action they have until July to take that action.

The mall merchants are in the process of securing legal counsel to wage their battle. In the works, they said, could be a council recall, a court injunction against the legality of the assessment or a lawsuit to challenge its legality

Proceeds from the run will benefit the 40-acre park being constructed by the cities of Brea, Fullerton, Placentia and the County of Orange. The park will offer a 10-acre lake, hiking and biking trails, group picnic areas, playground and a day camping area.

Scheduled At January 25

Title: Paint Company; North Orange County Board of Realtors; Don Steves Chevrolet; Placentia - Linda Hospital and Katella Realty.

ing are ment; together commercial and trade exhibits from the North Orange County area as well as information on job re- sources available to cit- zens," said Mike Patino, sales manager of the Expo Committee.

C clippings

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RUBINE

JAN 22 1980

Plans on Tap

A request to construct an office-complex for property located approx- 100 feet south of Imperial Highway on the Valencia Avenue will be considered by the Commission tonight.

ing begins at 7 o'clock at City Hall. The agenda is a request to construct a commercial building on property located at the east corner of Central Avenue and Site 1. Session will consider a request by Chevron

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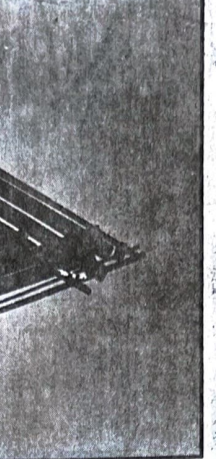
NEWS TIMES

Weekly

JAN 17 1980

senator. As part of the 1980 Congressional Senior Citizen In- tern Program, Sen. Hayakawa will give two senators the chance to work in his Washington D.C. office to assist in general work assignments during the weeks of May 5 and 16.

Civic Center dedication parade shifts traditional hub of the city



POINTING TOWARD THE FUTURE - Brea's Civic/Cultural Center begins to take shape. Construction sched- uling will begin to disapppear soon as the complex comes closer to bringing original renderings into reality. (News-Times photo by David E. Dittmon)

THORNHILL or P. AFRICIA HUBAY at 528-7755. *** THE CHAMBER OF COMMERCE will hold a "Meet Your City Council Candidate" night March 24 at 7:30 p.m. at the Ebell Club House on Laguna Road.

The Brea City Council Civic/Cultural Center announced that dedication ceremonies for the new Civic/Cultural Center have been set for Saturday, March 22. As a part of these ceremonies, a parade will take place, symbolizing the transfer of city operations from the fifty-year-old historical City Hall, located on Brea Blvd., to the new Civic/Cultural Center located adjacent to the Brea Mall. The Cultural Arts Com- mittee has selected the parade theme, "Brea, City in Progress," from the suggestions submitted by the community. The official parade entry form is nearing completion and will be sent to local community groups, service clubs and businesses. Applications will also be available at City Hall the week of January 21. Brea-Olinda High School Art Department is awaiting the arrival of the banner they have volunteered to paint, which will span Brea Blvd. Phones are ringing, notifying youth groups, schools, businesses, and any interested residents to ex- tend the invitation to par- ticipate in this special parade. Watch the News-Times for additional information and up-dates on Brea's parade. For further information, please call 528-4551, ext. 336.

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DAILY STAR PROGRESS

Brea/La Habra

JAN 21 1980

Chevron Reconstruction Of Brea Station Planned

By CHRISTINE AU
DSP Staff Writer

BREA — In these days of high prices and troubles over obtain- ing oil supplies, one might think gas stations would be going out of

business — not starting up. Chevron U.S.A. of La Habra will come before the Brea Plan- ning Commission Tuesday to re- quest a conditional use permit to reconstruct a gasoline service station on the southeast corner of Imperial Highway and Laurel Street. In other matters, Commercial Condominium Development Corporation of Newport Beach

Move Causes Nostalgia

New Brea City Hall Opens Monday

By JACK BOETTNER, Times Staff Writer

Brea City Clerk Dorothy Storm and her top aide, Audrey Oxandaboure, were taking a breather Friday.

They had joined other city employees in cleaning out their offices in the old City Hall, built in 1929, for a move today and Sunday to the new \$14-million Brea Civic-Cultural Center.

Storm and Oxandaboure are the oldest city employees in point of service. Both have mixed emotions about making the move.

"I know that we'll have more space and better facilities to serve the residents of Brea," said Storm who came to work for the city as part-time city clerk in 1959. "But I'll miss the home-town atmosphere of the old City Hall."

"I got attached to it sentimentally. I'm leaving a lot of good memories. Some of the people who used to come in to pay their water bills when I first started working here still do. They always had time to talk about what was going on around town."

Open for Business

"The city clerk's office was in the water department when I started. Why just last week Perry Wood came in to pay his bill and stopped to chat. He's been doing that for 21 years that I know of."

"A lot of people drop in off the street to talk. I'll miss that, but, on the other hand, there are so many good things about the new center."

The new City Hall will open for business at 8 a.m. Monday while the finishing touches still are being applied in some parts of the five-level, 250,000-square-foot building on the fringe of the Brea Mall.

Deputy City Clerk Oxandaboure holds the distinction of being the senior employee in years of service making the move. Charles Russell was mayor when she took a part-time job in the city clerk's office in 1955.

The present city manager, Wayne Wedin, was playing football for Brea-Olinda High School at the time.

"I was one of only four women in City Hall in those days," Oxandaboure recalled. "The Police Department was across the hall. I used to answer the police radio. The Fire Department was downstairs."

"I kinda liked those days better than now. The atmosphere was friendly. There was none of the rushing about. You felt closer to people. But it changed as the city grew."

The city had a population of about 900 when the old City Hall was completed 51 years ago. Currently, the population is estimated at 28,500.

Storm has been reelected four times as city clerk. Wearing a T-shirt lettered "City clerks do it in minutes" and a corduroy hat in observance of Halloween, Storm conducted a brief guided tour of the City Hall-Cultural Center. It was built on four acres donated to the city by the Homart Development Co.

City Departments

All of the city departments will be located on the fifth floor.

Storm said a counter will be located on the third floor to enable the public to conduct a lot of its City Hall business at one convenient stop.

The City Council will hold its first meeting in the new center Tuesday night.

The center is opening more than seven months later than originally scheduled. City officials blame rainy weather and strikes for the delay.

Dedication ceremonies for the modernistic center were conducted March 22 after a parade from the old City Hall to the new site.

The innovative center blending cultural activities with governmental operations includes, or will at completion, a 6,800-square-foot theater where the Cal State Fullerton Cabaret unit will perform, a color television studio, a 350-seat community room, an executive conference training center, an Orange County and Brea City library, the administrative offices for the unified School District, council meeting rooms for council members.



Brea City Clerk Dorothy Storm, right, and Audrey Oxandaboure, deputy city clerk, go through a

moving experience. After 51 years, City Hall will open for business in a new location Monday.

Los Angeles Times

12/29/80

City Memo
JF 1/2/81

New city hall, leadership changes mark Brea's year

By GISELA MEIER
News Tribune Writer

BREA — For this city, 1980 has been a year of transitions, marking the beginning of a new chapter in the city's story.

Along with a new location for City Hall, the year brought a change in Brea's leadership and a shift in the focus of city government to reflect the reality and needs of the new decade.

The most obvious transition for the city was the opening of the new Civic-Cultural Center, the product of more than 10 years of planning.

The new structure is the realization of a dream to create a real city center where government and educational offices are united alongside cultural facilities, with financial, office and shopping centers located nearby.

The \$14.2 million building, designed for flexibility and efficient use of space, will accommodate expanding City Hall offices as Brea grows to its maximum population of 60,000 to 80,000 people.

Meanwhile, the extra space will be leased to private businesses, to offset the cost of operating the building.

The structure is also a monument to the cooperation among local agencies for the efficient use of tax funds.

In addition to City Hall, the administrative center for the Brea-Olinda Unified School District has moved into the building. The school board will share the council chambers and other facilities with the city to avoid duplication of expenses.

"The cooperation and coordination that is possible now is something we've never had before," said City Manager Wayne Wedin.

When the police department moves into the building during February, the city will consolidate its communications system for police, fire and government vehicles, again eliminating unnecessary duplication.

The Brea Branch Library is expected to move into the building sometime during the spring.

With the center's art gallery already showing its third exhibit, and the theater opening in January, the structure will emerge as a true cultural center, not only for Brea but for the entire surrounding region, said Wedin.

But the big-city look of the Civic Cultural Center doesn't mean an end to the small-town atmosphere that Brea cherishes, said Mayor Don Fox. Instead, the building will provide a new focal point for the city's activities.

"The important thing is to bring Brea of the past along with Brea of the future," said Fox. "You can't run out of friendship, goodwill, trust, helping people out."

1980 was also an election year. In April, councilmen Sam Cooper and Carrey Nelson were replaced by Ron Isles and Norma Hicks.

"I think we have a good, strong council," said Fox. "They are intelligent and motivated. They are thinkers and doers."

Fox said the city couldn't have found a better group to guide the community through its current period of transition from a rapidly developing city to a financial and cultural leader in the North Orange County area.

With a solidly established financial base, the city can now turn its attention to more people-oriented activities, such as park development, programs for youth and senior citizens and maintenance of existing facilities.

The council has developed a long-range program of action — Communication '80s — that reflects this shift in emphasis from physical development to humanistic development.

The purpose of Communication '80s, said Wedin, is to assure that life enjoyment and the quality of life in Brea continue to improve at a time when other communities are becoming less desirable.

The council also recognizes the next decade will mean decreasing funds and shrinking energy resources for the city.

The council hopes to prepare for the future by increasing the communication between the public and city government and by encouraging volunteerism.

Major construction in the city dropped off during 1980, with new building valuation for the first 11 months of this year falling more than \$12 million below that for the same time last year.

The last large area of Brea yet to be developed is

the Carbon Canyon area. One of the council's major actions during 1980 was the establishment of a new sewer district for that area.

The city is involved in a reassessment of its standards for the development of homes along hillsides. The decisions that stem from this review will determine what the canyon looks like in future years.

During the next year the city also will be concerned about the smooth continuation of redevelopment in area C, where the sale of school district property has enabled the city and BOUSD to develop a joint school and park.

1980 was a year of adjustment to Prop. 13 and other legislation that reduced local funding.

Although Brea was forced to become more efficient in its operation, the city's strong economic base enabled it to recover almost entirely much faster than most cities, said Wedin.

"Overall, Brea as a city is economically healthy, and I expect it to continue to be so," said Wedin.

The city manager sees a positive future for Brea, although it won't come without work, diligence and sacrifice.

"Those aren't obstacles but stepping stones to deal with the challenges of the future," he said. "Brea does have a destiny, and that is the sum total of hopes and aspirations of the people in Brea."

OUR OPINION:

Not Playing By Rules

It's interesting that Brea City government can get by with some minor and not so minor violations of the same rules it expects the private sector to abide by to every degree of the letter of the law.

A private citizen pointed out violations of these rules at the new Brea Civic / Cultural Arts Center and these violations were shrugged off matter - of - factly by city officials. Even OSHA, that bureaucratic agency that makes it tough on the private guys when they get out of line, seemed unconcerned when approached by this private citizen about possible safety rules violations.

The citizen has charged the city with having no operating permits posted in the center's elevators and no occupancy permits exist for the Brea - Olinda Unified School District office or the law offices of city attorney Jim Markman. The citizen also complained about exposed electrical wiring and lack of heating and air conditioning for proper ventilation in the school offices.

There is some question whether there are any violations existing as the private citizen charges. Elevator operating permits supposedly need not be openly exhibited in elevators, so long as an operating permit exists, according to one city official. Elevator permits were issued Dec. 15 for the center. We question whether these permits need not be displayed. It is almost impossible to find buildings owned by private companies which do not have these permits openly displayed.

As to occupancy permits, Fire Chief Dick Francesconi said that the main reasons for these is to control the storing of flammable liquids and nobody is ever held up in conducting business in a new building if issuing an occupancy permit is delayed. In essence, Francesconi is saying that his department would give private business the same cooperation it has given to the civic/cultural center. We have no reason to doubt his word. We know Francesconi to be an honest individual who has devoted many voluntary hours working on community projects such as the Bonanza Days committee and other worthwhile Brea Chamber of Commerce projects.

With this matter - of - fact attitude on the part of the city to abide by its own rules, though, we wonder if all those regulations saddled upon private business by local politicians are all that necessary after all. Wouldn't we all be better off not having such petty and silly regulations of business facilities? We think so.

Cartoonist Says It All

We have called the new Brea Civic/Cultural Center (city hall) a concrete monstrosity . . . a waste of taxpayer funds and other things in our editorial columns. It's obvious we're not the only ones who think this way.

The Daily Star - Progress received an unsigned sheet of paper through the mail recently. On that paper was a rough drawing of an editorial cartoon depicting a building which represents the new civic/cultural center. The drawing also had figures representing people walking into the foyer of the new structure with one individual saying, "I dedicate this new city hall as a monument depicting the travesty of government that does not have to account to the people it serves."

Beneath the cartoon the perpetrator of the cartoon credited the artist as being, "an over-governed, frustrated Brea businessman." Look at it this way. At least the businessman is being governed from a modernistic 'Taj Mahal style \$14.5 million governmental building. We hope he knows: he's helping pay for that building.

pacific clippings

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DAILY STAR PROGRESS
Brea/La Habra
NOV 4 1980

A New City Hall

It is with a bit of sadness that we reported that Brea citizens must now fight city hall from a \$14 million complex on Birch Street. No longer satisfied that a unique Spanish architected building on Brea Boulevard served the city for 51 years, the bureaucrats insisted upon and got their multi - million dollar city center...a center for which citizens of Brea will be coerced to contribute to for years.

For those old - timers who looked upon Brea as being a part of Small-Town, U.S.A. the new civic center may be somewhat of a disappointment. It puts Brea bureaucracy right up among the big fellas.

pacific clippings

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NEWS-TRIBUNE

(Daily) MAR 14 1980



VIP TOUR

News Tribune Photo

357
Restaurateur Carl Karcher (second from left) gets a closer look as work continues on Brea's new \$14.2 million Civic-Cultural Center near Brea Mall. Karcher is the first in a series of business leaders invited to tour the site. Ron Molendyk, director of the ci-

ty's community services department, assistant city manager Terry Bellanger and the Rev. Robert Williams, cultural arts commissioner, are conducting the tours in an effort to recruit donors for the facility's theater and art gallery.

COOPER 'CENSURE' CLOUDY

Political move outflanks opponents, ends with disputed 'letter' motion.

By David E. Dittman
The major subject of campaign controversy was fought to a close by arate actions take on secutive days last week, ulting in an agreement on method of funding the posed county branch ary in the Civic-Cultural ter. he 'agreement in cont' was not without promise and conflict at Tuesday's Brea City ncil meeting. s approved Wednesday the County Board of ervisors, the proposals

calls for reallocation of approximately \$400,000 in county revenue-sharing funds from two other projects in Brea to the library. An additional \$200,000 would be expended by the county to equip the library. Funds required to complete the interior of the proposed library facility; approximately \$200,000 for walls, lighting fixtures and the ceiling, would be expended by the City of Brea, but repaid by the county in the form of lease payments. Terms of the lease, still tentative at this time, call for

payment of \$1,155 per month by the county for 10,000 sq. ft. in the civic center. The 55 year lease of third floor space could generate about \$600,000. That amount represents roughly the cost to the city for construction of the library portion of the facility. As finally approved, the agreement represented a sharp contrast from proposals made by the city as late as last November. At that time, Brea was suggesting from 75 to 85 cents per sq. ft. for the space, with the county

paying for completion of the interior. Revenue-sharing funds for the library will be diverted from two projects which have previously carried high priority labels for city councilmen. The first \$250,000 will be taken from the 32-acre Nike park project which has been in the works for at least six years. Another \$150,000 will be diverted from the proposed Youth-Community Center that was to be housed in the present Police
(Continued on page 2)

Outflanking opponents

(Continued from page 1)
personal tone, at one point, coming down to a matter of who possessed the most guts. Finally, after Cooper brought out points from as early as 1972 to defend his acceptance of contributions from developers, Don Fox reminded councilmembers that there was a motion on the floor. "Mr. Mayor," Cooper interrupted. "As a point of privilege, I've been 'attacked and I have a right to defend myself. Again, I restate that all the money I've received...there's not one shred of evidence that I would say to those people, or have said to them, that I would support what you believe in. In general terms, they believe in what I am doing and they like my free enterprise system. And so I say, as far as I'm concerned, I'm a man of integrity and will continue to be that way. And if it is against the law to take contributions that's a different story. It is not against the law. It's not illegal. It's not unethical. It's not immoral."

Mayor Sal Gambina called for a roll call vote and Councilmen, LeBaron, Fox and Nelson voted on a motion which was contained in the letter from Laura Bacon. Cooper and Gambina abstained. That motion, according to Nelson, was a vote to censure Cooper. The portion of the letter to which Nelson referred when asked to restate the motion reads, "I believe Mr. Cooper should be censured for accepting developer money. If not censured, he should be at least abstain from voting on every developer issue that comes before the council if he is re-elected."

By raising the issue under the agenda heading 'Correspondence', Nelson prevented Norma Hicks or Ron Isles from raising the issue later under 'Matters from the Audience'.

Both Hicks and Isles were in attendance and had copies of Cooper's financial statement.

Ironically, Nelson reportedly received \$300 from the North Orange County Board of Realtors. Nelson's campaign finance statement had a reported \$2,050 in income. Isles reported raising \$1,963, while Norma Hicks reportedly raised only \$1,440.

A spokesman for IPS development stated that a representative of the Isles campaign approached his firm for a contribution, but was turned down. IPS is listed as a \$500 contributor to the Cooper campaign.

Concerned Homeowners and Taxpayers of Brea raised \$46,174, mostly from out of town, and spent more than \$35,288 to defeat Prop. A. Brea Political Action Committee, the group responsible for qualifying the initiative, raised only \$1,515 and spent only \$565 through last week to support Prop. A.

In the past, 'rule-of-thumb' campaign financing called for raising one dollar for each vote required to win the

Wednesday, February 27, 1980

B-3

BREA INSTALLS PARADE INVITATION

City Councilman Carrey Nelson, who is coordinating the dedication ceremonies for the new Civic-Cultural Center, examines the first visible sign that the parade will be held at 10 a.m. March 22. Approximately 50 entries have been accepted by the city, including marching bands, antique cars and floats.

News-Tribune Photo



City Councilman Carrey Nelson, who is coordinating the dedication ceremonies for the new Civic-Cultural Center, examines the first visible sign that the parade will be held at 10 a.m. March 22. Approximately 50 entries have been accepted by the city, including marching bands, antique cars and floats.



(Star-Progress Photo)

City Manager Wayne Wedin greets participants and visitors to city's civic-cultural cornerstone - laying Saturday followed by luncheon. The cornerstone is shown next to a table. Visitors on the dias included County Supervisor Ed Miller, Assemblyman Ross, city council members, Dr. Richard G. Blake, Temple Beth Tikvah and Right Rev. Msgr. Emmett. Also at the event were members of Ciril Masonic Lodge of Brea and Fourth Degree Knights of

Pacific clippings

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DAILY STAR PROGRESS
Brea/La Habra
MAR 5 1980

Sister City Group Accepts Brea Parade Invitation

BREA — Families from Brea's sister city, Lagos de Moreno, have accepted an invitation to participate in the parade and dedication of the city cultural center planned March 22.

On behalf of Brea's city council and sister city committee, Clarence Chick and Fred Appleford extended the invitation when they visited Lagos de Moreno with their wives last week.

They presented city

documents to the mayor of Lagos de Moreno and brought back a shield of the Mexican city to be placed next to the tapes-try at Brea City Hall.

Both Breans noted that Lagos de Moreno officials expressed enthusiasm about proposals for an exchange of business, educational and professional ideas, as well as a possible product exchange, between the two communities.

They expect the changes to begin this

year, possibly with a school administrator discussing the system under which he works with members of the Mexican ranch community.

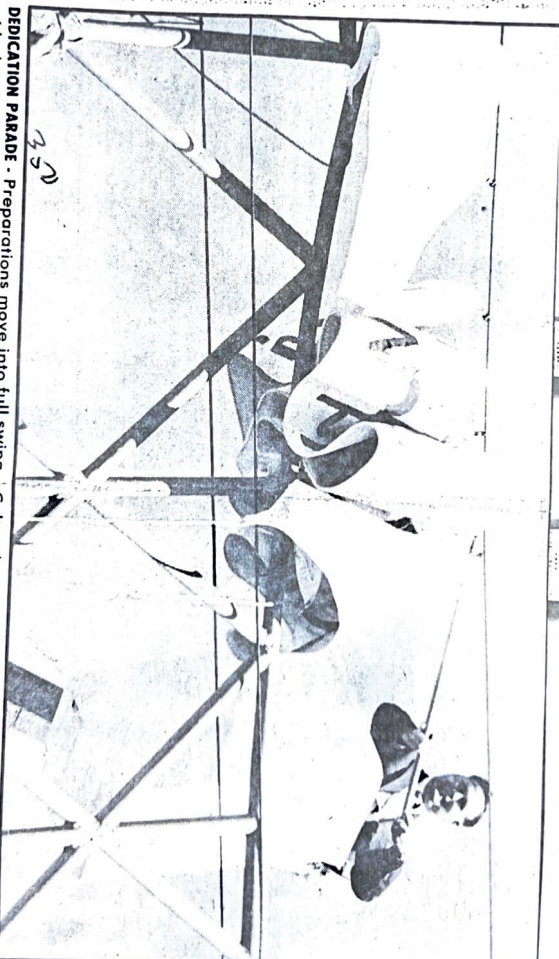
Chick and Appleford plan to return to Brea's sister city in August during a two-week fair. Their expenses are paid for with funds raised through sister city committee fund raisers.

Sister city committee meetings are held the second Monday of each month at 7:30 p.m. at Olinda Hall, 500 S. Stevens St., Brea.

Pacific clippings

Post office box 11789
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NEWS TIMES
Weekly
MAR 6 1980



DEDICATION PARADE: Preparations move into full swing with the raising of the banner across Brea Boulevard in the heart of Good Old Brea. Councilman Carrey Nelson, who heads dedications plans for the Civic

Cultural Center assists equipment operators moving the banner into place. The parade begins at 10 a.m. March 22.

(News-Times photo by Susan Caele)

Pacific clippings

Post office box 11789
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NEWS TIMES
Weekly

JUN 12 1980

City Flag design

Jim Valmeren, Huntington Beach, a graphic artist and instructor at Cal State Long Beach, is the lead for designer of the commissioned city flag.

Some time during the week of June 15, the City of Brea Cultural Arts Commission, headed by Sue Lavold, may consider a final decision on the design and submit it to the city council.

After the June 3 commission meeting, it was announced that of the 24 Valmeren's concept was selected. Color and refinements are being worked on.

In addition to looking over the designs, the commission at its most recent meeting heard a report on planned exhibits at the civic-cultural center art gallery, and museum including American Images, plus exhibits by the Brea Art Association and Orange County Art Museum.

Commissioners reviewed the contract form for use of the 199-seat hall-hall shaped theater, located on the third level of the ground floor of the building.

Pacific clippings

Post office box 11789
Santa Ana, Calif. 92711

NEWS TIMES
Weekly

JUN 19 1980

Brea Mall Tenants ponder potential validation suit

Tenants of the Brea Mall, four acres of Mall sold by the city, are considering four lawyers to represent them in any legal dispute over rent, which developers to the city.

The tenants are talking about a recall of council members, all of whom favor an assessment district to recover Redevelopment funds lost by Proposition 13. The Brass Bed, chairman of the tenants' group said.

The funds would pay for the civic-cultural center on the validation suit, to challenge the legality under which the funds are being sought from the owners of the Mall. They may or may not pass on the added operational costs to tenants in the form of higher rents.

Other alternatives are picketing the center, a court injunction opposing the levy of the assessment of a center.

Pacific Clippings
Post office box 11789
Santa Ana, Calif. 92711

Fullerton, Cal.
NEWS-TRIBUNE

(Daily)
JUL 9 1980

350



Top of the County

Wednesday, July 9, 1980

Section D

THE FINAL TOUCHES

Construction workers look over plans for Brea's Civic-Cultural Center, which is nearing completion next to the Brea Mall on Birch Street. The \$14.2 million center will house City Hall, the Brea-Olinda Unified School District education center, the police department, the Brea Public Library, a 199-seat theater and an exhibit gallery. Community rooms and an auditorium for city and school board meetings are also included.

News-Tribune Photos by Stan Bird

Civic-Cultural Center Is Dedicated

350 By JOHN KILROY
News Tribune Writer

BREA — For the first time in months, the weather smiled on Brea's Civic-Cultural Center as Friday night showers gave way to a bright Saturday morning for the complex's dedication.

Rain delays have postponed the completion of the \$14.2 million center for about 60 days, ac-

ording to city officials. But Saturday's ceremonies, which were to mark the move of city government from the old City Hall on Brea Boulevard, went off with out a hitch.

The ceremonies began at 10 a.m. with a parade that wound its way north on Brea Boulevard then east on Birch Street to the complex, which is adjacent to the Brea Mall

It was the sparse crowd that would be explained by the largely unpopulated city, which were actually in the parade.

There were hundreds of multi-colored balloons and small flags that were particularly being waved by smiling parade participants. There were several troops of

rade where portions of could be explained by the largely unpopulated city, which were actually in the parade.

There were hundreds of multi-colored balloons and small flags that were particularly being waved by smiling parade participants. There were several troops of

Top of the County

Monday, March 24, 1968

Cub Scouts, Boy Scouts, Girl Scouts and Brownies marching proudly behind their individual banners.

There were classic cars, specially designed cars, a mobile home, a double-decker bus and even a diesel truck carrying a group from Brea Pop Warner shouting cheers from a fatbed trailer.

Teodoro Esparza, mayor of Brea's Mexican Sister City, Lagos de Moreno, served as grand marshal. Other residents from Lagos de Moreno, who traveled to Brea for the special day, rode on a flatbed truck that carried a sign saying "Amigos."

Ronald McDonald waved from a float of McDonaldland. Mickey and Minnie Mouse traveled in a Mercedes-Benz convertible.

There were equestrian groups, with riders dressed in a variety of costumes. The crowd good-naturedly gave their heartiest applause to the youths following the Brea Mounted Posse with a wheelbarrow and a shovel.

And there were the groups from a variety of Brea community organizations and clubs.

In general, it was a parade of Breaans for Breaans. As the program for the ceremonies said, "The council feels that the Civic-Cultural Center represents an opportunity to bring the community together."

Although the center is not without controversy, the sentiment seemed to prevail Saturday.

The parade ended at the unfinished Civic-Cultural Center, which is designed to be the center of the city's government and

Mayor Sal Gambina called the center "a major breakthrough that will be a model for other cities to follow."

It will house both the municipal government, including the police and fire departments, and the Brea-Olinda Unified School District offices. Gambina said that combining the headquarters will increase efficiency through less duplication of facilities and services.

The center will also house a 190-seat theater and a 6,500-square-foot space for exhibits and a branch of the county library.

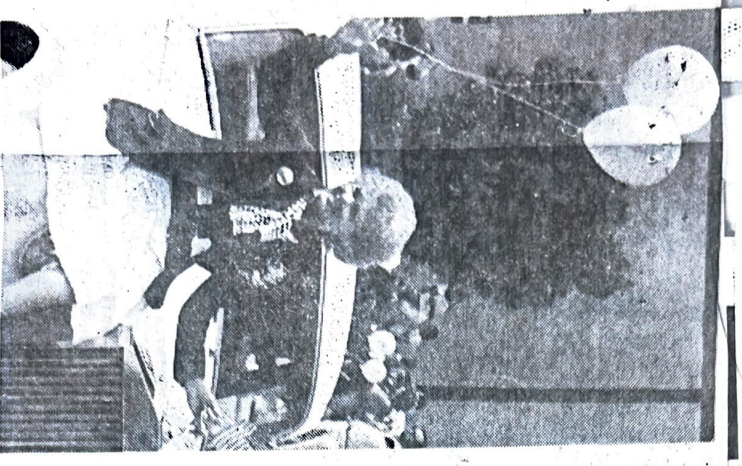
More than 400 people gathered for the dedication ceremony following the parade. It included remarks by Rep. William Dannemeyer, R-30th, a transfer of about minutes of City Council meetings from the old City Hall, three flag-raising and the unveiling of the dedicatory plaques honoring the efforts of past and present councilmen.

Dannemeyer presented the city with a flag that flew over the nation's capitol.

He compared the Civic-Cultural Center to the memorials in Washington, D.C., honoring Thomas Jefferson, George Washington and Abraham Lincoln.

"They put them there because they are symbols of what America stands for," he said. "This building is a symbol of our dedication to self-government."

Wayne Wedin, city manager, asked the crowd not to tour the building that day because of the large number of people present, but said that a tour would be



News Tribune Photo by Jess Anderson Jr.

Turns out for Brea Civic-Cultural Center Dedication Ceremonies

News Tribune Photo by Jess Anderson Jr.

John Larrocha Five Mardars and Leticia Mardars From Leticia Mardars Activities

Pacific clippings

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Register
Nov 4 1980

City Hall Opens Amid Money Woes

By David Why

Register Staff Writer

BREA — The new \$14 million city hall opened for business here Monday with the city wondering where the money was coming from to pay for it and community relations assistant Barbara Vasquez peering on tiptoe, over the walls of her office trying to find her fellow employees.

Having a private office in a new city hall is going to take some getting used to for city help like Vasquez, who has been accustomed to having her fellow workers in sight.

City clerk Dorothy Storm has worked for the city 21 years and, in the old city hall on Brea Boulevard, she was part of a hood and a holler from all 90 or so city employees.

Now, she's in a private office on the third floor of the new civic-cultural center and, instead of her fellow employees, she has a view of Brea to the west and east from her window. The new city hall is located next to the Brea

Pacific clippings

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Fullerton, Cal.
NEWS-TRIBUNE
(Daily)

DEC 3 1 1982

Problems fade in new city offices

By GISELA MEIER
New Tribune Writer

BREA — It was a change from old to new, from litte to big, from hominess to elegance.

But for city employees the move from the old City Hall on Brea Boulevard to the new Civic-Cultural Center next to the Brea Mall apparently was a welcome change.

About 75 staffers moved into the top floor of the \$14.2 million civic center two months ago.

They encountered a few problems: With the interior not quite complete, they had to work around construction crews.

Lighting in some work areas was inadequate. One section of the roof leaked during a recent rain. In the midst of cooking breakfast in the staff kitchen, some employees found themselves without electricity.

During the first few weeks it wasn't unusual for an employee or visitor to get lost in the large building. And there have been a few adventures on the occasionally erratic elevators.

But the employees have taken it all in stride. "I guess everyone's sense of humor came through," said Susan Farrell, a clerk typist for the community services department.

The public, generally, has accepted the change with the new quarters, which suffered some confusion with the old City Hall.

"It was hectic at first, but it's getting much better," said Marlene Bidler, business tax clerk.

The new City Hall is approximately wedge-shaped. In the center of the wedges are the administrative offices, with other departments arranged on either side. In one point of the wedge is the fire department, and the police administration is headquartered in the opposite point.

Department heads and City Council members have enclosed, glass-paneled rooms along the outside of the building, but there are a few permanent walls in the office. The space is divided by 6-foot-tall, cloth-lined,

portable panels arranged to create a separate little office for each employee.

A tall person walking through the office can see an occasional head popping up from amidst the panels, but short people disappear into the maze altogether. Some employees say they have learned to recognize people by the tops of the heads.

These spacious modern accommodations are quite a change from the small, crowded quarters at the old City Hall.

"The old place was so cramped we were practically working on top of each other," said personnel aide Donna Rhine. "That created a family feeling that we're adjusting to being without."

Employees who previously worked in one of the trailer annexes at the old City Hall enjoy being under the same roof with the rest of the staff.

"We're more of a whole now — a complete team," said Vi Holman, secretary to the director of community services.

Several employees remarked that the added privacy will increase the efficiency of the city employees.

However, the office nooks have created some telephone confusion since it is difficult to determine whose phone is ringing when an employee is away from his or her desk.

"When someone else's phone is ringing, you have to run around and try to figure out which phone to answer," said Maxine Garrett, payroll-accounting technician for the finance department. "By the time you get to the right phone the call's been transferred. It gets frustrating sometimes."

Some of the employees also have had frustrating moments on the elevators, although the fire department staff doesn't like to talk about that.

Early in December, a representative from the Dover Elevator Co. visited City Hall to show the fire department how to override the operation of the elevators in case of a fire.

With the representative and about eight members of the fire department on board, the elevator became stuck between floors, where it was impossible to escape to either level.

Luckily, one firefighter was carrying a portable radio. He contacted another firefighter on the outside, who contacted an elevator repairman. In about a half hour the captives were freed.

"It was not exactly a fulfilling experience," commented fire prevention officer Bud Moody, one of the captives.

Later that same day, Moody and Assistant City Manager Terry Belanger were trapped for 10 minutes when an elevator door refused to open completely at the second level.

Remarked Belanger, "It needed some additional adjustment."

On the positive side, Moody pointed out that the fire department's elevated headquarters, with windows facing both north and south, has proved to be a good fire lookout. At least, three alarms recently originated at the civic center, he said.

Alda Remar, who spends half her day at the information desk in the middle of the office, said she has heard many compliments about the civic center.

"Everyone says how beautiful the building is. They say they're thrilled about the architecture," she said. Many students and other strollers bring their cameras to the top floor to take pictures on a clear day, she said. The building has also been used as a backdrop for fashion photography.

Although City Hall seems somewhat stark at the moment, it isn't complete yet.

The city is waiting for its new set of graphics, that will identify each office space and provide directional signs for the public, said Pat McCarron, maintenance services director.

"Everything will be color-keyed for each department," he said. There also will be more interior decoration, including potted plants, he said.

LETTERS TO 'MAILBAG'

Cultural Center Costs Explained

350
Editor, News-Tribune:

In response to several questions that have been asked of the city of Brea relative to financing for the Civic Cultural Center, it is my conclusion that a specific and factual summary of detailed information concerning the financing of this facility be publicly stated.

I recognize that this information may be at odds with information that is being spread by other sources in this election period. However, the books of the city are open and the information which I am going to address is available for all to review.

At the time the plans for the building currently under construction were prepared, cost estimates developed, and funding arranged for, it was estimated that the construction costs for the building would be in the \$15-17 million range.

This figure at the time was estimated to include total costs which knowledgeable people experienced in construction understand includes design, fees, etc., while the construction itself was estimated to cost approximately \$14-15 million. It was based upon that information that bonds were issued and totally sold to cover the cost of construction on the Civic/Cultural Center.

At no time has the building now under construction been estimated by anyone to cost \$3.2 million nor will the construction costs approach \$40 million as some would like us to believe. It is also inaccurate to indicate

that sufficient bonds have not been sold to pay for construction of the building. To indicate that only \$8.5 million worth of bonds have been sold simply is not accurate.

To further indicate that \$6.5 million in bonds are yet to be sold and that these will be a cost against the average residential taxpayer of Brea is grossly inaccurate. Since Brea's financial records are audited by independent auditors, the records of our financial transactions are open to scrutiny and the facts just stated are easily checked.

To also question why the city is carrying a prudent reserve in Redevelopment seems to me to question good basic business principles. I feel confident in not apologizing to anyone for attempting to be as fiscally responsible as we can be in the conduct of government business.

I can only conclude that the rash of questionable financial information being talked about so freely is an off-shoot of the political atmosphere that we are in as we approach the City election date.

I would urge anyone seriously interested in the finances of the city to express their questions and to have them factually responded to rather than to depend upon the type of information that I have begun to hear.

The city stands ready now as it has always been to answer any questions which people desire to have answered.

As one member of this City Council I can personally attest to the fact that all members to date

have tried to be as fiscally responsible as possible and I for one have no intention of changing that position now.

We have never given anything away or acted in a rash way, but rather have only acted after careful consideration of all the facts available.

SAL F. GAMBINA
Mayor
Brea

STATEMENT DISPUTED

Editor, News-Tribune:

At candidates' night, March 31, Mrs. Virginia Farmer, a current member of the City Council, was insistent in her attempt at implying that I cost the city over \$38,000 in legal fees for the calendar year of 1979.

I am here to say, that any moneys in the city spent in attorney bills involving myself, were in suits brought to court by the city. To listen to Mrs. Farmer, you would think a citizen in the City of Placentia had no right to defend himself against any city imposed law suits. Well, Mrs. Farmer, this is to inform you that as a resident of Placentia and a citizen of the United States, I have the right to fight irresponsible city council actions involving my family, my home, and my business.

RAY KURTZ
Placentia

pacific clippings

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Fullerton, Cal.

NEWS-TRIBUNE

(Daily) MAR 2 1 1980

Dedication Events Tomorrow For Civic-Cultural Center

BREA — The old fire siren in the City Hall tower will sound off at 10 a.m. tomorrow, and the parade dedicating the new Civic-Cultural Center will begin.

After traveling down Fir Street from St. Angela Merrick Catholic School, 575 Walnut St., the parade will reach Brea Boulevard and turn north. It will then turn right on Birch Street and head east toward the Civic-Cultural Center, adjacent to the Brea Mall.

According to Councilman Carey Nelson, who has coordinated the dedication ceremonies, the \$14.2 million complex won't be completed for another 60 days because of delays caused by the rain.

There are more than 70 entries in the parade, including some from a variety of local community organizations and schools in the Brea-Olinda Unified School District.

Teodora Esparza, mayor of Brea's sister city Lagos de Moreno, will be grand marshal. Disneyland's Mickey and Minnie Mouse also will be in the parade.

Following the parade, there will be a dedication ceremony at noon that will include a flag presentation by the National Guard and remarks by Mayor Sal Gamba and Rep. William Dannemeyer, R-39th District.

Refreshments will be served and transportation will be provided

from the center back through the parade route.

Don Rand, a member of the committee that organized the dedication ceremony, said merchants along the parade route will be offering "specials," since their businesses will be affected by the parade.

More about financing

Continued from page 2
Agency repays the city from funds collected from taxes on businesses within the redevelopment area.

All bonds are sold, cash is in hand or re-invested by the city at interest to pay for the entire construction of the complex. Additional funds are being held in reserve to cover one year of bonded indebtedness.

As this complex financing mechanism relates to the average citizen of Brea, several facts can be concluded.

Completion of the complex has been assured with the wholesaling of the entire \$14,275,000 bonds issue.

Bond holders, the public, banking institutions, etc., may suffer as a result of an unfavorable court ruling on SBSS, a fact which would, in fact, create a windfall profit for all business tenants of redevelopment area B, since they signed a contract to reimburse the Agency at pre-Prop 13 tax rates.

A critical question in gaining the cooperation of the tenants in Redevelopment Agency B, is whether or not they themselves followed the "spirit of 13" and returned their tax savings on to lesser tenants. If they have, they will be faced with having to return to each lessor to get a rent increase. If not, they are already receiving sufficient cash to cover their original contractual obligation with the Agency.

Sale of the complex does not appear likely, given the options facing the city in the near future.

Still, there remain the two key questions: What is the status of ongoing talks between the city staff and representatives of Homart in Chicago? Have tenants been given a rent roll-back which reflects the tax savings

More about

Continued from page 1
between the city and potential developers that excluded the general citizens from impact or obligation: a fact which many opponents of redevelopment takes issue with today.

Under the new arrangement, Brea invested \$500,000 in the strategic State College Blvd. Another \$1 million in construction notes was arranged through United California Bank.

These short term notes were sold at wholesale to brokerage houses, who, in turn sold them to private investors.

An \$8 million issue of notes was then sold to pay for the public works projects in the proposed development area, now known as Redevelopment Area 'B'. With these funds, sewers, street lights, grading, etc. were paid for.

A \$7.1 million tax allocation bond issue was sold to retire the original short-term debt. The two step process enabled the city to improve

Civic-Center

the property, increase its value and leverage into a better cash position. 'Owner Participating Agreements entered into between the City of Brea and Homart Development (the construction arm of Sears), the increased property taxes generated from the completed mall, approximately \$3.25 per \$100 of assessed valuation, would be used to pay the city's lease payment to the Redevelopment Agency for the Civic-Cultural Center.

When Prop 13 passed, the reduced tax bill (\$4.00 per \$100 of assessed valuation) virtually assured the city of technical default in its obligation to repay its bonded indebtedness.

Had the redevelopment process been established at the request of the voters, the loss resulting from Prop. 13 would not have occurred.

At present, the State Legislature has enacted SBSS to enable cities to regain that portion of the tax increment

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Post office, box 11769
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NEWS TIMES
Weekly
MAR 20 1980

Civic-Cultural Center financing Caught on the crest of a wave

By David E. Dittman
Part Two
(Last week, in Part One of this series, we dealt with specific allegations that the Civic-Cultural Center is running 23% over projected costs and potentially could end up costing taxpayers close to \$40 million dollars. A basic background of the redevelopment process was also included in Part One.)

In Part Two, recent developments in state-wide elections, State Legislation, and the Bond Market will be examined. There are, ac-

According to our continuing investigation, some questions which have given citizens legitimate grounds for concern.)
The idea of a new civic center is not new in Brea. More than a decade ago, members of the city council proposed a downtown redevelopment project which included a new city hall complex. At the time the cost estimate (for that particular design concept) was \$32 million.

Redevelopment, as a concept which would benefit the growth and development of the City of Brea did not die. Subsequent councils, planning commissions and city staffers still cling to the idea.
The process was started again, this time using methods of construction financing, bonded indebtedness and agreements. Continued on page 2

required to meet its bonded debt.
There is a constitutional question which clouds the issue. If the legality of SBSS is challenged on grounds that it is a general tax, rather than a special assessment, it could be ruled unconstitutional. Thus leaving Brea with no funds within the redevelopment process to pay the balance of \$600,000 due annually on its bonded debt.
Case law, which forms the backbone of the American judicial system, currently favors Brea. The Leading case on the subject, Mainstrom vs. County of Fresno, involving the same district which is considered to be a special levy designed to pay for a special benefit to people within a specific area (Redevelopment Area B).
In fact, the funds used to pay the Redevelopment Agency for the lease of the civic center are paid from the general fund. The

(Continued page 15)

Brea In Step...

(Continued from A-1)
National Guard, remarks by Mayor Sal Gamba and Congressman William Dannemeyer and a raising of the flag ceremony.

Bronze plaques, mounted on the building, will be unveiled. Music for the ceremony will be supplied by the Brea - Olinda High School Band and the St. Angela Merici Church Choir.

Printed hand - out materials and information on the building and upcoming events will be available to everyone at the ceremony. After the dedication program refreshments will be served.
Transportation will be provided after the ceremony from the center back through the parade route.

Brea In Step...

(Continued from A-1)
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Barcelona, studied in Paris and was influenced by Picasso and the Surrealists. He was taught to draw by putting a blindfold over his eyes so he would have to feel an object and draw it from memory. Recurrent themes in his paintings include the symbols of a moon, star and a red circle.

He often illustrates his paintings with poetic phrases: Mirro first visited the United States to complete a mural for a Cincinnati Hotel in 1947 and later, in 1960, to create a ceramic mural for Harvard University.

His works have been shown in the New York Museum of Modern Art and in many exhibits worldwide. He is well known as a serious and intellectual artist in the contemporary art field today.

The exhibit will be located in front of Towne Plaza Gallery in the Nordstrom Court. The public is invited to attend the entire evening free of charge. Entrance to the Mall during this event will be through the Ice Capades Chateau entrance.

work with all levels of government to provide the needs sought and "the atmosphere to solve your problems."

James Duron took on the issue of his recent residency, head - on, noting that when he had lived in the city one month, he was appointed to the city's Leisure and Cultural Services Commission because of his past background in working for 19 years in government. He described himself as "politically attuned" to obtaining the information necessary for decision - making. Duron said he moved to La Habra because he came from a town which had "redevelopment and teenage gang problems." He said he decided to run for council rather than "wait from five to 15 years" because I am concerned about the city's future. He said "There is a place for commercial redevelopment and we must deal with problems whether or not Proposition 9 passes." He again offered his expertise on evaluation of programs based on his work elsewhere.

Following the parade, there will be a dedication ceremony for the Civic - Cultural Center. The ceremony will be held at the building at noon, and parking will be available in the Brea Mall parking lot.
The ceremony will include a presentation of the color by the

handling out free copies of "Brea: A Pictorial History." In addition to the community organizations, many local businesses will be represented in the parade including McDonald's Ronald McDonald, the Der Wiener schnitzel dog and other Brea - based businesses. In total, more than 70 different applications ranging from antique cars to equestrian riders have been received by the parade committee.
The parade has been designed to give all Brea residents, service organizations and merchants a chance to participate in a community activity and show the spirit of "Good Old Brea."

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corona, calif. 92711
DAILY STAR PROGRESS
Brea/La Habra
MAR 2 1 1980

Brea In Step For The Big Parade

35-0

By CHRISTINE AV
DSP Staff Writer

BREA - The community of Brea will be celebrating the dedication of the new Brea Civic - Cultural Center March 22. The festivities will begin at 10 a.m. with a community parade starting near the old City Hall and ending at the new center.

The Grand Marshal for the parade will be Mayor Teodoro Esparza of Lagos de Moreno, Jalisco, Mexico (Brea's Sister City) with Disneyland's Mickey and Minnie Mouse as the special children's guests.

Many community clubs will be participating in the parade including the Brea Sister City

Committee, Forever Young Club, TLC, Brea Glenbrook Homeowner's Association, Brea - Olinda High School and Brea Junior High Bands, the Boy Scouts and Girl Scouts, the Brea Woman's Club, the Kiwanis Club, Brea Rotary Club and St. Angela Merici Church.
Financial Savings will be

handling out free copies of "Brea: A Pictorial History." In addition to the community organizations, many local businesses will be represented in the parade including McDonald's Ronald McDonald, the Der Wiener schnitzel dog and other Brea - based businesses. In total, more than 70 different ap-

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The ceremony will include a presentation of the color by the

(Continued on A-2)

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Fullerton, Cal.
NEWS-TRIBUNE

(Daily) APR 2 1980

Brea Probe Statement Issued by Grand Jury

³⁵⁷
SANTA ANA — A statement explaining the Orange County grand jury's investigation into Brea's negotiations with the county regarding a library in the Civic-Cultural Center has been released by the foreman of the jury.

In a press release issued yesterday, Benton Bejackson said the inquiry began in September 1979 when a grand jury committee was studying the functions of the Orange County Library System.

It was during that time that a committee of the grand jury found the county and the city were no longer negotiating on the Civic-Cultural Center site, said Bejackson. He explained the grand jury, in its civil function, serves as a watchdog of county government, and a committee studying the library system was acting in that capacity.

The committee wrote the City of Brea to ascertain the status of the negotiations, said Bejackson, and received a response in February. Bejackson also said the General Services Committee of the grand jury had asked for a chronology of events concerning the proposal to locate a branch of the library into the Civic-Cultural Center. "The grand jury members toured the redevelopment site for the purpose of obtaining a visual concept of the proposed library facility as well as to obtain information concerning specific details and possible costs

as it might relate to the county library system since negotiations between the county and the City of Brea were apparently at an impasse."

Last night, the City Council approved a "conceptual" agreement to locate a library in the Civic-Cultural Center, which must now be approved by county supervisors.

"Our inquiries have encouraged the renewal of discussions in this complicated matter," said Bejackson. "The jury views its role in this matter as a catalyst to bring the City of Brea and the county together to complete its negotiations."

pacific clippings

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Fullerton, Cal.
NEWS-TRIBUNE

(Daily) MAR 31 1980

Library Contract Possible

³⁵⁷
BREASANTA An agreement that would bring a branch of the Orange County

Library system into the Civic-Cultural Center will come before the Brea City Council tomorrow.

The meeting begins at 6 p.m. at City Hall. When the council adjourns to the Redevelopment Agency, it will consider a resolution approving a report on the indebtedness and income relating to redevelopment area B, which includes the Brea Mall and

the Brea Financial Center.

A public hearing will be set for the special assessment district to regain funds lost because of Prop. 13 in redevelopment area B.

The council also will consider an agreement to purchase an easement from Shell Oil Co. for the sewer that is proposed for an assessment district in the Carbon Canyon area.

Pacific clippings

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DAILY STAR PROGRESS

Brec/La Habra
MAR 3 1 1980

Conceptual Approval Eyed For New Brea Library

350

BREA — An agreement before the City Council Tuesday, if approved, could give "conceptual approval" to a new county library in Brea's Civic - Cultural Center.

According to City Manager Wayne Wedin, the measure would state that the council and Board of Supervisors are "principally in agreement" over securing a library, even though a formal document is not ready to be signed.

Third District Supervisor Edisson Miller and city officials have been negotiating for some time the cost of the 13,000 square-

foot facility reserved for the third floor of the center.

A present library is housed in a storefront facility along Brea Boulevard, just south of the Brea Police Department.

Brea officials had wanted to provide the shell for the Brea branch of the county library with the county picking up expenses for completing the inside and refining the space at approximately 75 cents per square foot.

Wedin did not state what terms, if any, the city and county officials have settled on.

In other matters, the council will consider purchasing four

vehicles for use by the administrative pool at city hall.

Wedin stated that the cost has been budgeted within the 1979-80 budget, and each vehicle — depending on the decision of the council — could cost between \$4,500 and \$5,500.

The council will hear a report on the Civic - Cultural Center lease program which has Grubb and Ellis leasing 10,000 square feet of space in the center.

A contract is scheduled to be awarded for general landscape maintenance of the center. A public hearing will be held to go
(Continued on A-2)

Conceptual Approval...

(Continued from A-1)
out to bid for the radio communications center (housing a centralized dispatching unit including police and fire departments).

The council will review a resolution stating the city's intent to form a special assessment area with Redevelopment Project Area B (the mall) to levy assessments against the business in that area.

The levy will attempt to recover tax funds lost during the passage of Proposition 13 and Proposition 4.

Under SB 55, cities may levy the assessment to regain monies lost.

pacific clippings

Post office box 11789
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NEWS TIMES
Weekly

MAY 8 1980

County funds Brea Library project

350

Funding for the new interior improvements, total support of the board library in the Brea Civic, staffing and volumes of the county Cultural Center was assured Tuesday morning when the necessary to support the library. In expressing his appreciation to 3rd District Supervisor Edison Miller and other members of the board, Mayor Don Fox said, "Several months of important negotiations have taken place, but, without the people."

pacific clippings
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DAILY STAR PROGRESS
Brea/La Habra

MAY 8 1980

350 Board OKs Funds For OC Library In Brea

By TRACIE CONE
Freedom News Service
SANTA ANA — County supervisors have allocated \$600,000 for a new, \$14 million Brea civic - cultural facility.

The Tuesday decision ends a lengthy dispute between city and county officials. Brea officials had wanted the county to spend

nearly double what 3rd District Supervisor Edison Miller said the county could afford for the project.

According to Jo Pledge, executive assistant to Miller, the county agreed to prepay \$600,000 for a 55-year lease on the suite in the still-unfinished building. The city had requested an annual rent of up to \$124,800.

"We settled for the lesser fee because it is prepaid, and we can go ahead and use the money to our advantage," said City Manager Wayne Wedin.

Under terms of the agreement with the county, the interior of the 10,000-square-foot suite. The two agencies had been in dispute over which would take on

the \$225,000 project.

At its meeting Tuesday, the city council hired the architectural firm of Reel - Grobman of Newport Beach to design the interior.

County funds for the project, said Ms. Pledge, will be reallocated from two revenue-sharing projects already planned for the city of Brea. Nearly \$250,000 will

be removed from accounts to develop the former Nike missile site as a park and \$150,000 will come from a community center project.

Wedin said the two projects still are being pursued by the city. But he said the city is looking for alternate means of funding.

Ms. Pledge said the additional

\$200,000 will be allocated from a county library fund.

Target date for completion of the civic center is mid-summer. But Wedin said architect's plans for the interior of the library won't be complete until September. He said the library should be in operation by the end of the fall.

pacific clippings

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Fullerton, Cal.
NEWS-TRIBUNE
(Daily)

APR 3 1980

Library Lease

350

SANTA ANA — Negotiations will soon be underway between the county and the city of Brea over a lease agreement that could provide for library space within the city's new civic cultural center. County supervisors gave conceptual approval yesterday to a plan to take \$400,000 in county money away from Brea's Nike Site Park and community activity center and use that money for library services. Yesterday's action also directed the county's General Services Agency to negotiate a on-going lease with the city for an amount not to exceed \$200,000 over a 55-year period.

The renewed negotiations are expected to complete discussions that began four years ago when the city first indicated a library facility could be opened in the new civic center complex.

pacific clippings

Post office box 11789
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Los Angeles, Cal
TIMES
APR 3 1980
(Daily)

COUNTY WILL SHARE BREA LIBRARY COSTS

SANTA ANA — Long-delayed plans to build a public library in the midst of Brea's \$14-million civic-cultural center appeared to gain momentum Wednesday as the Board of Supervisors agreed to pay part of the cost.

Acting on a request from 3rd District Supervisor Edison Miller, the board voted to transfer \$400,000 of revenue-sharing money from two other Brea projects to the library job and open negotiations on a county plan to lease and operate the facility.

The action broke an impasse between Brea and the county in a dispute over how much money the county should contribute to the project.

Negotiations stalled after Brea officials agreed to build the facility and then lease it back to the county at a price of 75 cents to 85 cents per square foot. Miller's office refused to consider a lease payment of more than 15 cents per square foot.

Under the new proposal, the county will pay Brea a maximum of \$200,000 over the life of the lease.

The Orange County Grand Jury late last year began an investigation into the impasse and, in a report released this week, took credit for getting the talks back on line.

pacific clippings

Post office box 11789
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NEWS TIMES
Weekly
APR 3 1980

Mayor responds to criticism

350

Editor: In response to several questions that have been asked of the City of Brea relative to financing for the Civic Cultural Center, it is my conclusion that a specific and factual summary of detailed information concerning the financing of this facility be publicly stated.

I recognize that this information may be at odds with information that is being spread by other sources in this election period, however, the books of the City are open and the information which I am going to address is available for all to review.

At the time the plans for the building currently under construction were prepared, cost estimates developed, and funding arranged for, it was estimated that the construction costs for the building would be in the 15-17 million dollar range. This figure at the time was estimated to include total costs which knowledgeable people, experienced in construction, understand includes design, fees, etc., while the construction itself was estimated to cost approximately 14-15 million dollars. It was based upon that information that bonds were issued and totally sold to cover the cost of construction on the Civic/Cultural Center.

At no time has the building now under construction been estimated by anyone to cost 3.2 million dollars nor will the construction costs approach 40 million dollars as some would like us to believe. It is also inaccurate to indicate that sufficient bonds have not been sold to pay for construction of the building. To indicate that only 8.5 million dollars worth of bonds have been sold simply is not accurate.

To further indicate that 6.5 million dollars in bonds are yet to be sold and that these will be a cost against the average residential taxpayer of Brea is grossly inaccurate. Since Brea's financial records are audited by independent auditors, the records of our financial transactions are open to scrutiny and the facts as I have stated are easily checked.

To question why the City is carrying a prudent reserve in Redevelopment seems to me to question good basic business principals. I feel confident in not apologizing to anyone for attempting to be as fiscally responsible as we can be in the conduct of government business.

I can only conclude that the rash of questionable financial information being talked about so freely is an off-shoot of the political atmosphere that we are in as we approach the City election date. I would urge anyone seriously interested in the finances of the City to express their questions and to have them factually responded to, rather than depending upon the type of information that I have begun to hear.

The City stands ready now, as it has always been, to answer any questions which people desire to have answered.

As one member of this City Council, I can personally attest to the fact that all members, to date, have tried to be as fiscally responsible as possible and I for one have no intention of changing that position now. We have never given anything away or acted in a rash way, but rather have only acted after careful consideration of all the facts available.

Sal F. Gambina
Mayor

Highlander Community News

VOLUME XVII NO. 9

LA HABRA • BREA EDITION

OCTOBER 22, 1980

ZONE 3

Brea's Civic/Cultural Center Nears Completion

BREA — The Brea Civic/Cultural Center is an innovative multi-use structure which includes a 6,800 sq. ft. gallery, a 199-seat theatre, a county library facility, a full color television studio, a 350-seat community meeting room, an executive-conference

training center, city council meeting chambers, local school district offices, all city offices, and rental office space.

The building was designed by architects Warnecke and Dworsky and is impressive in appearance as well as diversified in function. The Civic/Cultural Center complex consists of five levels and slopes downward from the project site to the Brea Mall and the Orange Freeway.

The first level provides public parking for 179 vehicles, and an elevator to serve the building.

The second level contains staff service functions, such as storage and purchasing, a print shop and receiving docks. Common mechanical and electrical equipment is located on this level, as well as community theatre storage and police detention facilities, staff lockers, and police shift report rooms. Parking for 82 vehicles is also available on this level.

The third or plaza level will contain space for cultural functions grouped around an open atrium. A major piece of art selected by a special committee to go in this area is planned for the future with private funding expected. A combined city council/school board meeting room may seat 100 persons, and is equipped with the latest audio-visual support systems. At the request of the city council, design of this meeting space places the public on a level higher than the elected officials and staff, thereby eliminating the traditional judicial atmosphere found in many public meeting locations.

A theatre for dramatic performances, dances, concerts and recitals will seat 199. A museum/gallery space with 6800 sq. ft. for permanent and traveling exhibits, associated with the Museum of Science and Industry in Los Angeles, is a part of this third floor area, as well as a county library, and public police office. A one-stop public convenience counter is also provided, which makes it possible for business to be conducted with the city with maximum ease at one location.

A future pedestrian bridge will physically connect the plaza to the Brea Mall.

On the fourth floor, space is provided for school district administrative offices, and an executive conference/training center, seating 65. It is equipped with specially designed audio-visual and training aids, and space is available for lease, until required for future city expansion. A community meeting room and adjacent catering kitchen is also on this level, plus a full color television studio.

The fifth floor will be devoted exclusively to city operations.

The gallery is a member of the Western Association of Art Museums, and is located immediately adjacent to 24-hour police protection within the center. The gallery is equipped with the latest security and control systems, including an intrusion alarm system, a temperature and lighting control system, a limited access system (one public entrance and exit), and meets all fire standards. Professional and volunteer



IMPRESSIVE STRUCTURE.....The unique architecture almost defies description yet the monolithic building blends into the modern atmosphere of the Brea Mall.

staff to ensure the safe handling and protection of all exhibit materials is available. The first exhibit please turn to page 2

Quiltmakers Invited To Show And Tell

LA HABRA — Quilters in the East San Gabriel Valley and Whittier-La Habra areas are invited to participate in Quilters Show and Tell '80, to be held Nov. 3 at Washington Junior High School, 716 E. La Habra Blvd., La Habra, beginning at 7:30 p.m.

The event, co-hosted by Nancy Donahue, local author and quilting instructor, and Mary Hoge of Calico Corner Quilt Shop, will offer an opportunity for quilters to share their needlework talents.

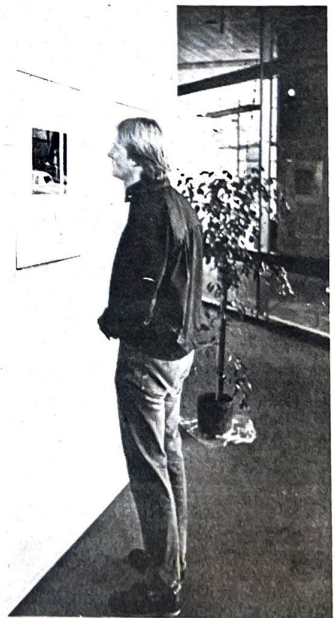
"We are looking forward to a wide variety of bed and wall quilts, both new and old, as well as patchwork clothing," Hoge said.

Anyone wishing to enter a special piece of patchwork, handmade or collector's item may obtain an entry form from Calico Corner Quilt Shop, 366 W. La Habra Blvd., La Habra. All entries will either be modeled or held for viewing by their makers/owners.

Show and Tell '80 will be reminiscent of an old-fashioned quilting bee, according to Donahue, where women gathered to share their quilting skills and socialize.



HARD HAT AREA.....The gallery is open but the public is not allowed in construction area.



AMERICAN IMAGES.....First exhibit at Brea's Civic/Cultural Center included photography of twentieth century America.



ART CLASS.....Students from Pasadena Art School visit Center to get visual impressions. They will design graphics and stationery used by Center.

CIVIC/CULTURAL CENTER continued from page 1

"American Images" opened Sept. 3.

The Brea Civic/Cultural Center is located at Number One Civic Center Circle, and is part of an overall plan to develop a unique "City Centre" which includes major retail space, a financial complex, major office spaces, restaurants, and 125 acre Regional Park, and a specialty retail development.

Space in the Civic/Cultural Center is available for lease to private businesses. Separate areas of 884, 2387, 3030, and 3743 square feet may be leased. The gross rent per square foot ranges from \$1.10 to \$1.25 per square foot per month. There is a tenant improvement allowance. Special features of the Civic/Cultural Center are available to the private

tenants at various negotiated terms.

Leasing agent is Grubb and Ellis, Commercial Brokerage Company, 4000 MacArthur Blvd., Suite 1500, Newport Beach, CA 92660. Contact Claudia Kreutzberg, Dick Hendrickson, or Mike McCullough by phoning (714)833-2900.

Assistance concerning leasing Brea, (714)529-4951.



DIG OUT YOUR WESTERN DUDS

Bring your partner to the La Habra Soroptimist Country Western Jamboree Oct. 25 at the LeBard and Underwood Corral, 321 E. Imperial Hwy. Soroptimist members urging the public to attend the event are (l-r) Wanda Armendarez, Joan Darling and Arlene Bullard. Entertainment will be by the Lost Highway, recording artists from Knotts Berry Farm, with the evening fun beginning at 8 p.m. Admission to the benefit which includes snacks is \$5, all proceeds will be donated to La Habra service projects. Tickets are available from any Soroptimist member or at the door.

Education Priority Issue Says State Senate Candidate

WHITTIER — Bob Epple, candidate for the 33rd State Senate, sees education as the number one priority for this state in the coming decade. "It is time for the schools to stop being baby sitters, and to get on to the business of teaching. In order to do so the system must be changed," Epple told a recent gathering of supporters.

"Since Proposition 13 did away with the bulk of property tax financing for the schools, school systems are largely funded by the state. That funding is based on the number of students actually attending school in a district. As long as schools are paid for bodies, and not for teaching, troublemakers are not going to be removed from school."

He feels a system should be set up based on master plans of school districts, cities, counties, and regions to determine state allotment to school districts.

When questioned as to what should be done with the troublemakers in schools, Epple said, "They should be removed from the school system, and placed in work programs. As long as our schools must baby-sit those who don't want an education, those who do want an education will suffer."

Epple also proposed a modification of our tax system. "Wages that are never seen should not be taxed by the state. Social Security, and Federal Income Tax Withholding, are not real income to the wage earner, and should not be taxed," Epple said. "Wage increases that are the results of catching up with the cost of living should not be taxed at a higher rate. The more we need to catch up, the more our state takes away."

Epple believes that the legislature should have overridden the governor's veto of the permanent income tax indexing.

Epple said he doesn't claim to have an answer to the crime problem. "Every answer that we have had to crime has not worked. Rehabilitation seems to be impossible, so we've turned to punishment. Punishment is as much an experiment as rehabilitation. In order

for it to work we must invest in a prison system. Judges must have a place to put people sentenced to prison. We must have prisons to put the criminal in."

Epple's incumbent Republican opponent also came under attack.

"This senate district has been without a senator for a period of time now. The Republican Floor has had an able leader, but our district has not been

represented. When time was an important factor our senator stalled a bill that would have given Southern California more water. It's lifes blood," Epple charged.

"Our senator's goal of the governorship in 1982 stood in his way of representing us. The senator would rather satisfy the interests of large landholders in the central valley, than protect the interest of the voter in his district," Epple said.

OCTD Improves Bus Service In La Habra

LA HABRA — Bus service in many areas of La Habra improved due to an increase of frequencies on several routes.

According to Placentia Mayor Pro Tem Donald A. Holt, Jr., a member of the Orange County Transit Board of Directors, the addition of 40 new buses has enabled OCTD to improve service to several areas of the county.

"Many of the service improvements initiated were designed to offer travel alternatives to the work or school commuter and to reduce congestion during peak hours," Holt said.

Along Route 37, which runs between La Habra and Huntington Beach via Euclid Avenue, service improved with 20-minute frequencies now available during peak hours.

On Route 41, a major north-south trunk route on Harbor Boulevard extending from First and Main streets in La Habra to Newport Beach, frequencies have increased to every 15 minutes during off-peak hours.

OCTD General Manager James Reichert said fares vary from 50 cents on local routes up to \$1.25 on express routes depending on the type of service and trip length.

Monthly bus passes, available at a 13 percent discount over the equivalent cash fare, can be purchased at any of the more than 100 OCTD pass sales outlets including all Albertson's Markets and Gemco stores.

More detailed information on schedules and fares may be obtained by calling OCTA at 636-RIDE.

Meet The Candidates At L H Council Chambers

OCTOBER 23

7:30 p.m.

Welcome, Flag Salute, Introduction of Moderator in City Council Chambers.

7:40 p.m.

68th Assembly Candidates

Ross Johnson — Republican

Rick Thierback — Democrat

Presentations 10 minutes each. Question from audience, 10 minutes, directed to these candidates.

8:00 p.m.

28th State Senate Candidates

Frank Boehm — Peace and Freedom

John Briggs — Republican

James Grover — Libertarian

Louis Valasquez — Democrat

Presentation 10 minutes each. Questions from audience, 20 minutes, (if necessary) directed to these candidates.

9:30 p.m.

39th Congressional Candidates

William Dannemeyer — Republican

Leonard Lahtenin — Democrat

Presentations 10 minutes each. Questions from audience, 10 minutes, directed to these candidates.

9:20 p.m.

Close of meeting. Refreshments served in foyer.

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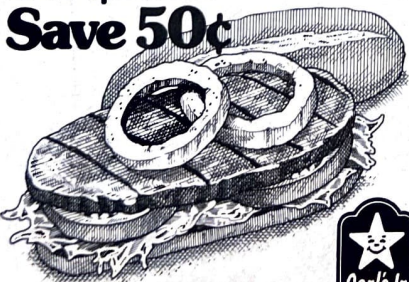
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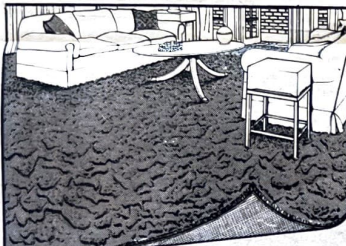
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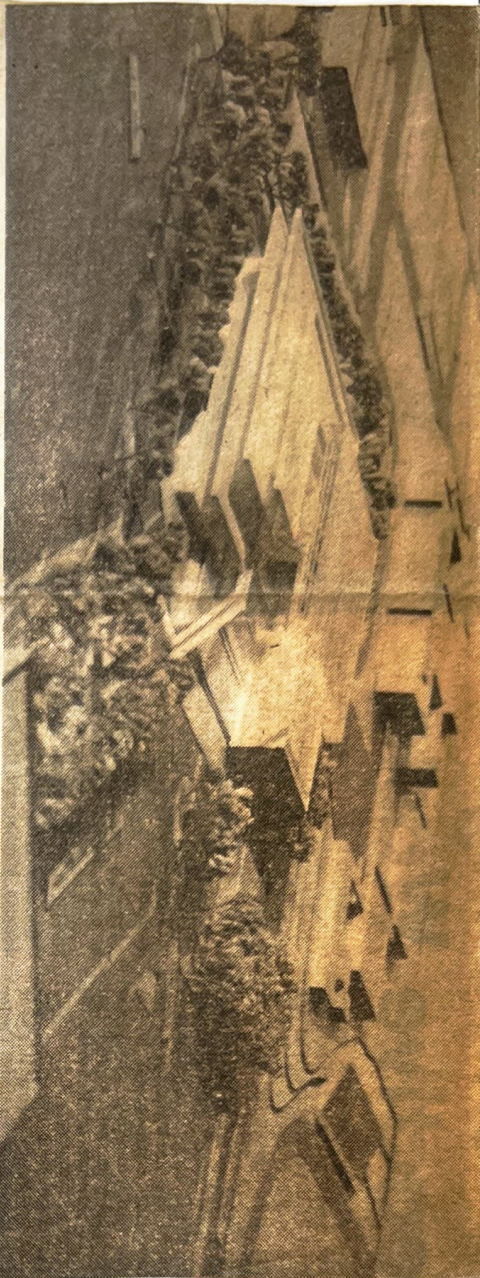
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PLANS FOR CIVIC-CULTURAL CENTER UNVEILED
\$10 Million Facility in Brea Is Planned Near Brea Mall

Plans For Civic-Cultural Center To Be Built in Brea Unveiled

BREA — Plans for the \$10 million civic-cultural center on four acres northwest of the Brea Mall regional shopping center are scheduled to be completed by the end of this year. City Manager Wayne Wedin said.

The architect, Warnecke Dvorsky, is half through schematic drawings, and work with the financial consultant is on schedule. Wedin said.

After they are completed it will take at least a year to finish the structure.

Wedin was questioned about the time schedule after the architect distributed several pages of information and a photograph of the structure.

The project will be physically connected to the mall by a totally enclosed pedestrian connector.

It will provide office space for city operations, Brea-Olinda Unified School District functions, the local

branch of the Orange County Library, now located at 642 S. Brea Blvd., little theater, cable television studio, art gallery, museum and community meeting rooms. The structure is anticipated to include 120,000 square feet of floor area and 120,000 square feet of parking garage.

Warnecke/Dvorsky said "it represents a bringing together and focusing of life of the city in one place."

Combining of civic and cultural facilities should allow, the firm said, for implementation of training and exhibit programs not possible in isolated facilities.

The plan will provide adequate space to meet needs in the years 1990 or 2000 and the needs of a city of 80,000 people. Under the plan the high school library will remain at the high school, since public and private book stacks can't be combined under current law.

The cultural portion of the facility is planned to contain space for city council-school board meetings and public hearings. It would not be combined with a little theater or conference training center.

The logo consists of the letters 'P' and 'M' in a bold, outlined, sans-serif font. The 'P' is on the left and the 'M' is on the right, both rendered in white against a dark background.

**Public
Management**

April 1979

International
City
Management
Association

Art in
Local Government



Cultural Plans Still Make Sense

There are many who live in suburban and rural areas of less than 100,000 population, or even less than 500,000 population, who question the role that they might play as a community to strengthen culture and the arts in their area. The not-so-hidden meaning of this article is to reinforce the fact that all suburban, rural, as well as metropolitan residents can have a positive and effective role in supporting art and cultural activities in their community. Further, I would argue that it need not be overly expensive to a community if designed with that thought in mind. To reinforce this position, the following summarizes the actions that are taking place in the city of Brea, California, a community of 30,000 people.

As a community in Southern California, with an abundance of cultural and artistic endeavors at every bend in the road, it would seem unnecessary that a major program of art and cultural activities should first of all, be necessary and, second of all, be implementable at all. The very fact that major regional influences do exist, however, gives support to the need for substantial reinforcement of local identity and recognition within the regional setting. This effort has a physical, as well as a psychological basis—to assist citizens in having a reinforced "sense of place" to which they can relate and a localized lifestyle that is enhanced by the values of art and culture.

To help encourage this enhancement of lifestyle, the Brea City Council considered and adopted a formal art and cultural policy position, which authorized an Arts in Public Places program. In effect now for four years, this program provides for review of private construction projects by the planning commission for not only the traditional development standards items, but also the need for art work

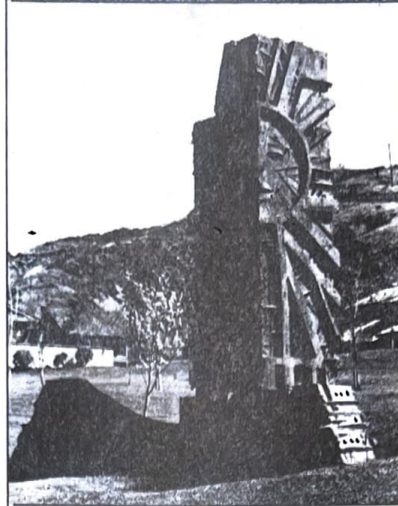
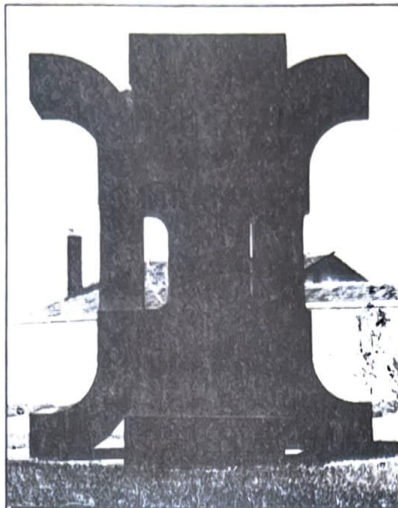
as well. To date this has produced a total of 16 pieces of public art work, with only one having been purchased by the city government itself. The others have been totally funded by the private sector. These planning commission conditions apply to a council-approved Art in Public Places master plan, which provides for a total of over 40 pieces of art work.

If one examines the costs generally associated with the provision of such art work and uses average numbers, this means over \$500,000 worth of private investment has been generated through the Art in Public Places program.

There is little doubt that this program adds dimension, depth, and character to the lifestyle of the community.

Private construction is also affected. The quality and type of design used is considered whether the building is in an early 1900s central city commercial area, called the "Good Old Brea" area, or in the industrial and commercial area.

Currently under construction is an innovative civic/cultural center building—innovative in the sense that it combines into one structure, not only city offices, but school district offices as well as offering the opportunity for sharing spaces for common interests. For example, rather than having a public meeting space that the board of education uses with separate spaces for the city council, planning commission and other city organizations, this structure gives the opportunity for combining those spaces into one area. The public is relieved of the necessity to construct, and maintain more than one space for similar purposes. This philosophy also applies to the support areas that involve printing, storage, maintenance, and communications for city and school district operations. A major element of the building includes a cultural package which consists of a library, provided in coordination with the Orange County Library District; a 200 seat little theater; an executive conference training center; a color equipped television studio to be used in conjunction with the local cable television system, as well as for local training purposes; a community meeting room; and a 3,500 square foot art gallery/exhibit space, with additional necessary exhibit preparation and storage facilities.



Wall Warp, Sunburst, and The Birds sculptures (top to bottom).

The uniqueness of the shared spaces, increases when it is realized that this total package of 250,000 square feet is located on the site of a major regional shopping center that brings over 12 million people a year into the community; that it provides an aerial bridge to physically connect the governmental and cultural spaces with the commercial spaces of the regional shopping center; and that it

opens up the government to easy visibility and access by way of its physical location, as well as its connection to the commercial enterprise. The structure itself provides unusual opportunities for commercial, cultural, and artistic endeavors to take place. As the building is completed in early 1980, the city council has indicated a very strong interest in pursuing these alternatives as much as possible.

Finally, in order to communicate as efficiently and effectively as possible with the entire community, aggressive use of local origination television is under way in the community. A staff of young professionals is refining and expanding this program, with a regular schedule of weekly programming having been under way for at least six or eight months. The city hopes to increase the amount of information available to the public about their government, as well as to open additional lines of communication with the citizenry, through the medium of television.

To further support local problem solving, an unusual agreement exists between the city of Brea and California State University at Fullerton. While the university has educational and academic objectives, the city of Brea can indeed become an urban laboratory to give the university an opportunity to work with local government to help meet and solve local problems. Certainly in the area of art and cultural activities an opportunity to move forward exists and will be pursued by both agencies in the months ahead.

At the start of this article, I indicated that suburban and rural areas and even metropolitan areas can in fact have, and should have, well-thought-out efforts in the area of art and cultural activities. While certainly some of the examples mentioned in Brea could not be classified as being inexpensive, it is not impossible to develop a program which is inexpensive and maximizes the local resources of the community without adding financial burdens and overhead to that of the local governmental agency. The end results appear worthy of the effort, and are an exercise and an objective that I would recommend for your consideration as you look at how your community will be moving ahead in 1979.

—Wayne D. Wedin
City Manager
Brea, California

Civic-Cultural Center Is Dedicated

MARCH 1, 1980



Mayor Sal Gambina, John LaRoche,

By JOHN KILROY
News Tribune Writer

BREA—For the first time in months, the weather smiled on Brea's Civic-Cultural Center as Friday night showers gave way to a bright Saturday morning for the complex's dedication.

Rain delays have postponed the completion of the \$14.2 million center for about 60 days, according to city officials. But Saturday's ceremonies, which were to mark the move of city government from the old City Hall on Brea Boulevard, went off with out a hitch.

The ceremonies began at 10 a.m. with a parade that wound its way north on Brea Boulevard then east on Birch Street to the complex, which is adjacent to the Brea Mall.

It was the type of parade where sparse crowds along portions of the parade route could be explained by the large number of the city's populace that were actually in the parade.

There were hundreds of multi-colored balloons and small flags that were constantly being waved by smiling parade participants. There were several troops of

Monday, March 24, 1980

Girl Cub Scouts, Boy Scouts, Girl Scouts and Brownies marching proudly behind their individual banners.

There were classic cars, specially designed cars, a mobile home, a double-decker bus and even a diesel truck carrying a group from Brea Pop Warner shouting cheers from a flatbed trailer.

Teodoro Esparza, mayor of Brea's Mexican Sister City, Lagos de Moreno, served as grand marshal. Other residents from Lagos de Moreno, who traveled to Brea for the special day, rode on a flatbed truck that carried a sign saying "Amigos."

Ronald McDonald waved from a float of McDonaldland. Mickey and Minnie Mouse traveled in a Mercedes Benz convertible.

There were equestrian groups, with riders dressed in a variety of costumes. The crowd good-naturedly gave their heartiest applause to the youths following the Brea Mounted Posse with a wheelbarrow and a shovel.

And there were the groups from a variety of Brea community organizations and clubs.

In general, it was a parade of Breaans for Breaans. As the program for the ceremonies said, "The council feels that the Civic-Cultural Center represents an opportunity to bring the community together."

Although the center is not without controversy, the sentiment seemed to prevail Saturday.

The parade ended at the unfinished Civic-Cultural Center, which is designed to be the center of the city's government and cultural activities.

Mayor Sal Gambina called the center "a major breakthrough that will be a model for other cities to follow."

It will house both the municipal government, including the police and fire departments, and the Brea-Olinda Unified School District offices. Gambina said that combining the headquarters will increase efficiency through less duplication of facilities and services.

The center will also house a 199-seat theater and a 6,500-square-foot space for exhibits and a branch of the county library.

More than 400 people gathered for the dedication ceremony following the parade. It included remarks by Rep. William Dannemeyer, R-39th, a transfer of bound minutes of City Council meetings from the old City Hall, three flag-raising and the unveiling of the dedicatory plaques honoring the efforts of past and present councilmen.

Dannemeyer presented the city with a flag that flew over the nation's capitol.

He compared the Civic-Cultural Center to the memorials in Washington, D.C., honoring Thomas Jefferson, George Washington and Abraham Lincoln.

"They put them there because they are symbols of what America stands for," he said. "This building is a symbol of our dedication to self-government."

Wayne Wedin, city manager, asked the crowd not to tour the building that day because of the large number of people present, but said that a tour may be arranged by contacting City Hall.