

Tri-City Park Restaurant Negotiating Pact Is Reached

By Anita Snow
Freedom News Service

PLACENTIA — Bickering over the future of Tri-City Park has ended, with officials formally agreeing upon a developer to build a restaurant at the recreation site.

Fullerton, Brea and Placentia officials voted unanimously Wednesday night to enter into an exclusive negotiating agreement with Imperial Development Co., which wants to build a \$4 million restaurant on the site near Kraemer Boulevard and Imperial Highway.

Brea City Manager Wayne Wedin said the authority approached several developers, but only Imperial was interested. Wedin said the development was not put up for bids.

"We want the developer to know we are good-intentioned and willing to go ahead with this," Tri-City Park Authority chairwoman Norma Hicks said after officials studied the restaurant plans.

Officials estimate the 20,000-square-foot, two-story restaurant will cost \$4 million to \$4.5 million to build. The restaurant will save the park authority

from \$80,000 to \$100,000 a year in maintenance costs through payments on a long-term lease, those officials said.

The park, located where the three north Orange County cities converge, has been the subject of much controversy in past years.

Earlier this year, Imperial proposed an 83,000-square-foot, three-story restaurant-office development for the park. Placentia officials objected, arguing the development would destroy the park's rustic atmosphere.

Fullerton and Brea officials, who said their cities were financially hard-pressed, threatened to withdraw their support because Placentia was blocking the proposal.

The Wednesday meeting was calm compared to meetings that had ended in shouting matches earlier this year.

"I'm so glad to see we've advanced so much in one evening," Hicks said Wednesday. "This is terrific."

Brea, Fullerton and Placentia combined with the county to buy the park land for \$1.5 million in 1974 and 1976 to head off a developer's proposal to build 139 condominiums there.

County government paid most of the purchase price, and in turn, Brea, Fullerton and Placentia agreed to share maintenance and management of the 40-acre park, which features a 10-acre lake.

Little has been done at the park since its purchase because of dwindling local funds and disputes among the three cities.

Word is 'go' on \$4 million restaurant in Tri-City Park

By Laura Wingard
News Tribune Writer

PLACENTIA — The battle that has been raging since early this year over what kind of commercial development would be suitable in Tri-City Park appears to be over.

At a park authority meeting Wednesday in Placentia City Hall, officials from Fullerton, Brea and Placentia — the three cities which operate the facility at Kraemer Boulevard and Golden Avenue — decided to move forward with building a \$4 million lakeside restaurant.

To show their support for the project, the authority unanimously agreed to enter into a 120-day exclusive negotiation period with Imperial Development Co., the restaurant's developer.

The lack of disagreement was in sharp contrast to past authority meetings when Fullerton and Brea representatives joined forces against Placentia officials who were leery of any kind of development upsetting the rustic atmosphere of the park, which features a 10-acre lake.

However, when the city officials were verbally attacking each other over park construction, they were considering building a 72,000-square-foot office complex and a 13,000-square-foot resturant. Now, the members are talking about a 20,000-square-foot restaurant with 200 parking spaces that would be situated on the northeast corner of the park.

The goal of the development is for it to generate enough revenue for the authority to offset

escalating maintenance costs the three cities are now paying for.

The scaled-down plan met with approval from all the members, prompting the authority to enter into the exclusive negotiation period.

Authority Chairwoman Norma Hicks, a Brea City Council member, urged the agreement to be signed to show "we're good intentioned." Mrs. Hicks also reminded the authority, "We've kept this developer on the hook for a long time."

Brea City Manager Wayne Wedin, who attracted a developer to the project, assured the authority, "All if (the agreement) means is you're not going to talk to anybody else."

It does not hold the authority to going ahead with the development, Wedin added.

One of the major concerns of all the cities — particularly Placentia's in the past — has been how the restaurant will be financed.

Wedin said the authority had two options. First, the members could tell the developer, "the costs are all yours," he said.

Or, they could finance the project with tax-exempt bonds and lease the land to the developer, Wedin explained.

Because the authority could finance it with about a 10 percent interest rate as opposed to the private market's 18 percent, Wedin said the savings the developer would enjoy could partially be passed along to the authority.

Details such as these, he said, would be worked out during the next 120 days. All the members agreed both funding options should be explored.

Tri-City Park offers relief from drudgery

Summer has once again descended on Southern California with all the subtlety of a steamroller, bringing with it sweltering brows and steamy roadways edged with dry brown weeds.

Offering a green and shady refuge from a hot summer day is the nearby Tri-City Park, located south of Imperial Highway on Kraemer Boulevard.

The 40-acre park, operated jointly by the cities of Brea, Placentia and Fullerton, offers bike and run-

ning trails through groves of orange and eucalyptus trees, a nostalgic treat for long-time county residents.

There are two lakes, the larger of which has been stocked with 50 spawning bass and 2,000 pounds of catfish for local fishing enthusiasts. (Anglers over 16 must have a license, however.)

The park, available to the public for the past year and half, is nearing completion with help and contributions from the Civilian Con-

servation Corps and various community groups.

"This park is unique in that it won't survive without community help," said Larry Mandel, public relations representative for the Tri-City Park Authority.

Plans include a marsh area near one of the lakes, row boating, a camping area for organizations, picnic tables and a special playground for tots.

The park will also be the home of about 800 new trees and may eventually include a restaurant or two.



DOWN PERISCOPE

One feathered friend checks beneath the lake surface



MEMORANDUM

City of Placentia

TO: Chief Ortega
FROM: Officer B. P. Hill
DATE: July 11, 1992
SUBJECT: Tri-City Park Program

The Tri-City Park program has just completed its first month. Although enforcement activity has been light, the officers have made many positive citizen contacts and advisements. To update you on the program to this point, the following is a breakdown of activity and hours spent:

ACTIVITY:

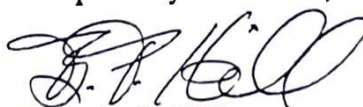
Arrests	0
PMC Citations	0
CVC Citations	
Parking	4
Non-hazardous	1
Hazardous	9
F.I.'s	5
Photos	0
Impounds	0

HOURS:

McElhinney	36.0
Eaden	20.0

The focus of the initial two weeks of the program was unlawful nighttime activities at the park, such as teenage drinking, disturbances and vandalism. Since this had already been a focus of the Watch I area unit, the activity was fairly light. The focus now will be shifting to patrolling the park during hours of peak use, such as Saturday and Sunday afternoons, etc.

Respectfully submitted,



Ofcr. B. P. Hill
Reserve Coordinator

The People are the City



Mayor
JOHN O. TYNES

City Administrator
ROBERT D'AMATO

Councilmembers
CAROL DOWNEY
NORMAN Z. ECKENRODE
MARIA MORENO
ARTHUR G. NEWTON

401 East Chapman Avenue - Placentia, California 92670

July 2, 1992

Dan Vasquez Jr.
Turf Management, Inc
Box 902
Chino, CA 91710

Dear Dan,

We apologize for the error in our letter dated July 2, 1992 in which we stated that the contract for the 1992/93 fiscal year would be renewed with a fee increase based on the June, 1992 CIP.

As per our previous discussion, you had agreed to maintain Tri-City Park at the same amount (\$5,741 per month) for the coming year.

The extended contract will be mailed to you for your signature within the next few days.

Sincerely,

Jim Soto
Director of Recreation
and Human Services

JS:mm

MEMORANDUM

City of Placentia

TO: TMI - DAN VASQUEZ, JR.
FROM: MAINTENANCE SUPERVISOR, PARKS
DATE: JULY 28, 1992
SUBJECT: TRI-CITY PARK

This will follow up our meeting at Tri-City Park on July 24, 1992, regarding the maintenance of Tri-City Park.

The following items of concern were discussed with you:

1. Trash and Litter Removal - It was discussed that the litter needs to be removed on a daily basis - your crews have been lacking in performing this task. It was also discussed that when your crews are mowing, they need to pick up the trash and litter prior to mowing. They have been observed mowing over trash.
2. Operaton of Lawn Mowers - It was discussed that when your crews are operating their lawn mowers, they put the safety deflector in the down position.
3. Playground Area - Also discussed was the fact that your crews need to clean out the sand area on a daily basis and rake the sand back into the low areas on a weekly basis.
4. Overall Maintenance of Park - In general, I requested this meeting with you because the level of service your crews have been providing at Tri-City Park has been below par and needs to be improved. We have begun to receive citizen complaints regarding the overall park appearance. In addition, your crews need to be more thorough when completing their maintenance at the park.

If you have any questions regarding any of these items, please contact me.


Ken Rokosz,
Maintenance Supervisor, Parks

KR/jld

cc: Interim Director of Public Works
✓ Director of Recreation and Human Services
Acting Assistant Director of Maintenance

TRI-CITY PK FOUTH.
MTG

AGENDA

SEPT. 2ND, 1992

FULLERTON CITY HALL

Pledge

ROLL CALL

APPROVAL OF MIN - MAY 7th, 1992

PUBLIC COMMENT

TREASURES REPORT

1. PARK SECURITY PATROLS

Staff to provide STATUS REPORT ON THE
Additional police patrols provided by the Plac.
Police Dept.

2. 1992/93 Proposed Capital Projects STATUS

STAFF TO UPDATE FOUTH. MEMBERS ON PROPOSED
1992/93 CAPITAL PROJECTS

3. PROPOSED UNOCAL PROPERTY DEVELOP UPDATE

STAFF WILL ~~update~~ provide an update ON
PROPOSED UNOCAL RESIDENTIAL DEVELOPMENT
ON PROPERTY ADJACENT TO THE PARK.



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

January 3, 1983

Chairperson Norma Hicks and
Members of the Tri-City Park Authority:

As a follow-up to your last meeting, an exclusive negotiating agreement, reviewed by the City Attorneys of all three cities, was transmitted to Imperial Development Company for signature.

They were in agreement with the document as distributed but wish to have one additional item placed therein. That item is a statement that indicates that, in the event no agreement has been reached between the Authority and themselves and such failure to reach agreement is not the responsibility of Imperial Development Company, then they feel the \$5,000 deposit should be returned to them. Since this is somewhat different from the original offer, their counter has been put in writing and attached hereto for your review.

A copy of the original offer to negotiate exclusively is also attached.

A handwritten signature in cursive script that reads "Wayne".

Wayne D. Wedin
City Manager

WDW/vh

Attachments

December 20, 1982

Tri-City Park Authority
401 East Chapman Avenue
Placentia, California 92670

Attention: Norma Arias Hicks, Chairperson

Re: Development of Restaurant Facilities
in Tri-City Park. Offer to Negotiate
Exclusively.

Dear Mrs. Hicks:

The undersigned principals of Imperial Development Company ("Developer") are interested in negotiating with the Tri-City Park Authority ("Authority") with respect to the development of a restaurant to be located in Tri-City Park.

Developer hereby offers to enter into exclusive negotiations with Authority for a one hundred twenty (120) day period beginning upon acceptance of this offer, and during said period to negotiate diligently and in good faith and to use its best efforts to arrive at a final agreement for the ultimate development of the above-referenced restaurant facilities by Developer. We agree to forward to the Authority the sum of \$5,000, by cashier's check, as a deposit to ensure the performance of our obligations under this Agreement.

Upon acceptance of this offer, Authority shall negotiate with Developer concerning the consummation of the subject proposal for a period of one hundred twenty (120) days, under the terms hereof. If an agreement is reached in that time period, said \$5,000 deposit shall be applied to the first payments due to Authority from Developer pursuant to that agreement. If Developer fails to perform its obligations under this Agreement, Authority shall retain said sum of \$5,000 to be used as a part of its general operating revenues. If at the end of the one

Tri-City Park Authority
December 20, 1982
Page Two

hundred twenty (120) day negotiating period no agreement has been reached, and such failure to agree is not the responsibility of Imperial Development Company, then Authority shall forthwith return the \$5,000 deposit to Developer.

Please indicate your acceptance of this offer by signing and returning the attached copies to us.

Respectfully submitted,

IMPERIAL DEVELOPMENT COMPANY

By 

By 

**LL Imperial
LL Development
LL Company**

November 22, 1983

City of Brea
Number One Civic Center Circle
Brea, California 92621

Att: Mr. John M. Stark, Jr.
Treasurer

Dear Mr. Stark:

We are writing this letter to correct both of our records before the end of the year regarding two invoices previously submitted as follows:

Invoice 82-333 to Arch/West
Dated: August 19, 1982

Upon the approval of Mr. William Kelly, we retained RKG Associates, directly, who prepared a Draft Initial Study, which was submitted with our previous CUP submission.

Invoice 82-83/9 to Imperial Development Company
Dated: June 3, 1983

The exclusive negotiating rights which we enjoyed were formally terminated by the Tri-City Park Authority at their request. We had been in full compliance until they had chosen termination, thereby negating the need for the performance security fee.

We appreciate the opportunity to work with you on both of these fine projects and hope that this will mutually clear our records of these billings.

Respectfully,

IMPERIAL DEVELOPMENT COMPANY



Richard J. Johns
RJJ/ah

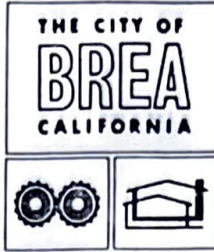
INVOICE

ATTN: Mr. Richard Johns
Imperial Development Company

4665 MacArthur Court, Suite 100-C

Newport Beach CA 92660

AUTH NO _____



INVOICE NUMBER 82-83/9

DATE June 3, 1983

REMIT TO: **TRI-CITY PARK AUTHORITY**

~~XXXXXXXX~~
NUMBER ONE CIVIC CENTER CIRCLE
BREA, CALIFORNIA 92621
TELEPHONE (714) 990-7681

PLEASE REFER TO INVOICE NUMBER WHEN REMITTING

DATE	DEPT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			<p>The Exclusive Negotiation Agreement, dated December 20, 1982, indicates that a \$5,000.00 cashier's check would be forwarded, as a deposit, to ensure the performance of this obligation under the agreement.</p> <p>We have not received the cashier's check to date. The Tri-City Park Authority has authorized the issuance of this invoice.</p>		\$5,000.00
				SUB TOTAL	5,000.00
				TAX	---
				TOTAL	\$5,000.00
CREDIT ACCOUNT			DIRECTOR OF FINANCE	SIGNATURE	
			John M. Stark, Jr., Treasurer		
REF ACCOUNT			DATE OF REMITTANCE	REFERENCE NO.	

RL/cm

FORM NO 100 67 1/72

ORIGINAL



A COMMUNITY EFFORT OF THE CITIES OF BREA,
FULLERTON, PLACENTIA AND THE COUNTY OF ORANGE

Mr. Paul Castillo
Finance Office
Environmental Management Agency
P.O. Box 4043
Santa Ana, California 92702

Subject: Tri-City Park Construction Completion

This letter is to serve as certification that the Tri-City Park Authority has expended the entire amount of \$350,000 allocation received from the County of Orange for Phase IB Construction.

We appreciate your continued cooperation on this project and the processing of the 10% retention (\$35,000) payable to the Tri-City Park Authority.

A handwritten signature in cursive script that reads "John Stark".

John Stark
Controller, City of Brea

A handwritten signature in cursive script that reads "Jim Soto".

Jim Soto
Director of Recreation/Human Services
City of Placentia

REQUEST FOR WARRANT

To: **COUNTY OF ORANGE**
AUDITOR-CONTROLLER
 P. O. BOX 567
 SANTA ANA, CALIFORNIA 92702

CLAIM OF	
PAYEE'S NAME & ADDRESS: PLEASE PRINT OR TYPE	
Tri City Park Authority c/o City of Placentia 401 E. Chapman Avenue Placentia, CA. 92670	

DATE	DESCRIPTION	AMOUNT
4/14/83	<p><u>TRI-CITY PARK DEVELOPMENT</u></p> <p>Final payment of 10% authorized upon receipt of Notice of Completion, copies of bills, auditor's warrants and upon authorization of Director per agreement no. D78-173.</p>	\$35,000.00
<p>AUTHORIZATION</p> <p>Minute Order date _____ Board Resolution No. _____ County Ordinance No. _____ Other _____</p>		

TRANSACTION NO.	CLERK NO.	NO. OF INVOICES	JOB NO.	TOTAL	\$35,000.00
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AUDITOR'S USE ONLY				DEPARTMENT'S USE - COMPLETE IN DETAIL							
S/C	ENC. REV.	P.O. NO.	FU-BU.	OBJ.	SUB-OBJ	RESP.CTR	PPB	PROJECT NO.	GRANT	AMOUNT	
			4061	310	070	404	JN	H08014435		\$35,000.00	
									TOTAL PAYMENT	\$35,000.00	

I HEREBY CERTIFY THAT THIS CLAIM IS TRUE AND CORRECT AND THAT PAYMENT HAS NOT BEEN RECEIVED BY

CLAIMANT _____

EXPENDITURES AUTHORIZED AND APPROVED BY

[Signature] 4/18/83

DEPARTMENT HEAD OR AUTHORIZED SIGNATURE

APPROVED **V. A. HEIM, Auditor-Controller**

DEPUTY _____

MEMORANDUM

To: Bob Schreiber

Date: 1/13/78

From: Jim Soto



Subject: _____

In talking with Dave Cox, Grants Coordinator for State Parks and Recreation, I have been told that the State has received the monies from Washing. Hopefully, we will receive our check for Tri-City Park in one to two weeks.

Jim

PURCHASE ORDER - CLAIM VOUCHER
CITY OF FULLERTON

PURCHASING AGENT

FULLERTON, CALIFORNIA

DATE 11-4-77

VENDOR MUST → SHOW NUMBER ON ALL PACKAGES AND PAPERS RELATIVE TO THIS ORDER.
PURCHASE ORDER NO. F- 5157

WARRANT NUMBER

TO:

TRI-CITY PARK
 Brea City Hall
 401 So. Brea Blvd.
 Brea, California 92621

S
H
I
P
T
O

ACCOUNT NO. 77-921-902.0-406	REQ. NO. 13437	REQ. DATE 10-18-77	DEPARTMENT Finance	DATE PROMISED	F.O.B.
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QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
		*Fullerton's share of Tri-City Park construction		
		Total estimated cost	<u>\$418,799.11</u>	
		Fullerton's share (45.9%)	\$192,229.00	
		Paid through 10-14-77:		
		Misc. 45.9% of \$33,781.11 =	\$15,505.53	
		8-4-77 \$57,500.00		
		9-19-77 \$34,996.76		
		10-13-77 \$10,098.00	<u>(\$118,100.29)</u>	
		BALANCE TO BE BILLED	\$74,128.71	<u>\$74,128.71</u>
		* NOTE: Fullerton to receive cash or be credited with 45.9% of State Land and Water Conservation Grant of \$93,636.00.		

I certify that there are sufficient funds available for the purpose of this order.

DIRECTOR OF FINANCE

[Signature]

PURCHASING AGENT

[Signature]

TERMS: Discount of _____ may be taken if paid on or before _____ 19__

FIRM _____ BY _____ TITLE _____

Invoice in duplicate to address shown below:

BILLING INSTRUCTIONS

CITY OF FULLERTON, PURCHASING DIVISION
 116 So. Basque Ave., Fullerton, Ca. 92633

LAKE PLACENTIA PARK AUTH

APPROVED FOR PAYMENT:

DATE	REFERENCE	GROSS AMOUNT	DISCOUNT	ACCOUNT NO.	NET AMOUNT	CODE	PREVIOUS BALANCE	BALANCE
MAR 19 74		500.00		10,003,111	500.00	1		500.00
	Advance for escrow costs - Temporary Loan to be returned							

SOTO

The People Are The City



Mayor

GEORGE F. DeJESUS

City Administrator

EDWIN T. POWELL

Councilmembers

WILLIAM E. RASHFORD

L. JACK GOMEZ

VIRGINIA C. FARMER

DONALD A. HOLT, JR.

401 East Chapman Avenue - Placentia, California 92670

October 6, 1977

Ref: 77-209-JS

Mr. Dave Cox
Park & Recreation Specialist
Department of Parks & Recreation
P.O. Box 2390
Sacramento, California 95811

Dear Mr. Cox:

Construction for Phase I development of Tri-City Park, Project No. 06-00412, began in early July of this year. Enclosed you will find a billing statement up through September 30, 1977, for the first partial payment request. Thus far, the Tri-City Park 1st Phase Project is 75% completed. A current status of the project is as follows:

- | | |
|-------------------------------------|----------------|
| 1. Landscape architectural services | 92% completed |
| 2. Plans and specifications | 100% completed |
| 3. Site clearing and grubbing | 100% completed |
| 4. Rough grading | 100% completed |
| 5. Concrete work | 75% completed |
| 6. Lake and stream work | 60% completed |

Attached you will find billings for much of the services that have been provided over the years for the development of Phase I construction of Tri-City Park. There still remain some billings that were incurred prior to the construction phase, and I will be forwarding these with partial payment request #2.

Should you have any questions regarding this information, please give me a call at 714-993-8184. I have appreciated your assistance in answering those questions I have had pertaining to the preparation of this billing statement and would hope that you will be able to process this billing without any delay.

Very truly yours,

Jim Soto
Director of Recreation

JS:sr

Attachments

BILLING STATEMENT

LAND AND WATER CONSERVATION FUND

1. Federal Agency and Organizational Element Bureau of Outdoor Recreation	2. Federal Grant No. or Other Identifying Number 06-00412	3. Type of Request <input type="checkbox"/> Final <input checked="" type="checkbox"/> Partial	4. Basis of Request <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrued Expenditure	5. Partial Payment Request No. 1
6. Employee Identification No.	7. Grantee Account No. or Identifying No.	8. Period Covered (Month, Day, Year) FROM 6/27/77 TO 9/30/77		
9. Name of Grantee Organization Tri-City Park Street No. and Name 401 E. Chapman Ave. City Placentia State CA Zip Code 92670		10. Name of Payee (If different than Item 9) City of Placentia Street No. and Name 401 E. Chapman Ave. City Placentia State CA Zip Code 92670		

COST CATEGORIES (See Procedural Guide Part II - Fiscal Procedures)	Col. (A) Expenditures Since Last Billing	Col. (B) Expenditures to Date
a. Administrative Expense		
b. Preliminary Expense Photo services	86.31	86.31
c. Land, Structures, Right-of-way		
d. Architectural engineering basic fees	28,607.00	28,607.00
e. Other architectural engineering fees	3,000.00	3,000.00
f. Project Inspection Fees	780.00	780.00
g. Land Development		
h. Relocation expense		
i. Relocation Payments to Indiv. and Businesses		
j. Demolition and Removal		
k. Construction and Project Improvement Cost	214,887.55	214,887.55
l. Equipment		
m. Miscellaneous Cost	2,385.54	2,385.54
n. Total Cumulative to Date (Sum of Lines a-m)	249,746.40	249,746.40
o. Deductions for Program Income		
p. Net Cumulative to Date (Line n minus Line o) TOTALS	249,746.40	249,746.40
Leave Blank - Items 1-5 to be completed by the State		
1. Add Surcharge 10 %	24974.64	
2. Totals - Col. (A) total this billing - Col. (B) total billing to date	274721.04	
3. Less Federal Participation - 50% of Line 2 Col. (A)	# 137360.52 # 124,873.21	
4. Less Surcharge - Amount of line 1 Col. (A)	# 24974.64 # 12,487.32	
5. TOTAL AMOUNT DUE	\$ 112,385.88	

Make check payable to: (Name) Edwin T. Powell Title City Administrator

Address: 401 E. Chapman Ave., Placentia, CA 92670

CERTIFICATION

I certify that the billing is correct and just and is based upon actual payment(s) of record by the participant or political subdivision; that payment from the Federal Government has not been received; that the work and services are in accordance with the State of California, Land and Water Conservation Fund project agreement including amendments thereto; and that progress of the work and services under the project agreement is satisfactory and is consistent with the amount billed.

I further certify that the participant, political subdivision or public agency is not involved in any court litigation or law suits wherein it is alleged by private parties or the United States that persons were, on the grounds of race, color, or national origin, excluded from participation in, denied benefits of, or otherwise subject to discrimination in the outdoor recreation program or facilities of the political subdivision or public agency.

PROJECT REPRESENTATIVE - (Signature)

DATE

TRI-CITY PARK

1ST BILLING SUMMARY SHEETCost Categories

b. Preliminary expense - photo services	\$ 86.31
d. Architectural engineering basic fees Courtland Paul & Assoc./Peridian Group	28,607.00
e. Other architectural engineering fees Surveying & soil testing services	3,000.00
f. Project inspection fees	780.00
k. Construction & project improvement cost Pennsylvania Pipeline & Constr. (Pmt. request #1,2,3)	212,247.55
Anaheim Fence	2,640.00
m. Miscellaneous cost Whittaker Sign Co.	340.00
Reproduction services	1,720.54
Environmental impact report cost	<u>325.00</u>
TOTAL	\$ 249,746.40

TRI-CITY PARK DEVELOPMENT
 PROJECT #06-00412
 CONSULTANT SERVICES

<u>Description</u>	<u>Name of Firm</u>	<u>Period</u>	<u>Amount</u>
Supervision of constr. & preparation of plans & specs	Peridian Group. (Note: Was Courtland Paul & Assoc.)	8/75 - Present	\$ 28,607.00
Photo services			86.31
Reproduction of plans & specs	Peridian Group	10/75 - 2/77	1,005.52
Printing	Postal Instant Press	2/77	714.92
Engineering - surveying services	Leavitt & Assoc. Assoc. Soils Engineering, Inc.	5/76 - 7/77	3,000.00
Constr. management & inspection services	William R. Miller, Constr. Management & Inspection Service	8/77	780.00
Environmental impact report	City of Placentia	3/76	325.00
Park sign	Whittaker Sign Co.	11/76	<u>340.00</u>
	TOTAL		\$ 34,858.85

TRI-CITY PARK DEVELOPMENT
PROJECT #06-00412
CONSTRUCTION CONTRACT

Pennsylvania Pipeline & Construction Co., Ltd.

Payment Requests #1, 2, and 3

Site clearing & grubbing	100% completed
Rough grading	100% completed
Concrete work	75% completed
Lake & stream work	60% completed

\$ 212,247.55

2,640.00

\$ 214,887.55

TOTAL

Anaheim Fence

MEMORANDUM

*Bob Schreiber
Brea*

TO: Finance Director
FROM: Director Recreation/Human Services
SUBJECT: Request for Advanced Payment,
Tri City Park

July 25, 1977
REF: 77-157-JS

As per a recent billing received from Tri City Park Authority Treasurer, Bob Schreiber, Placentia's share for 1st Phase Construction is \$70,329.78. Total cities contribution is \$201,518.00 with Placentia's cost representing 34.9%. Request for payment to the State Department of Parks and Recreation requesting 90% advancement of 1974 State Bond monies has been initiated. I have been told by State Grants Coordinator that it takes four to five weeks to receive monies. At present, the total grant monies earmarked for the Cities of Placentia and Fullerton is \$190,651.00. The 90% advancement will be for \$171,585 of which Placentia's share is \$86,985.90 and Fullerton's is \$84,600.00. Upon receiving this 90% advancement the City of Placentia would then issue the City of Fullerton a check for their share. The City of Placentia serves as the lead agency on handling grant monies for this project and all requests for monies must be requested by the City Administrator of Placentia who serves as the Applicants Authorized Representative.

As per our conversation this morning, I am requesting that you provide the Tri City Park Authority Treasurer with a \$35,165.00 advancement check to cover the upcoming construction cost. These monies will be reimbursed as soon as the 1974 State Bond monies are received.

Once the Tri City Park Authority begins receiving billings from the Contractor, staff will initiate requests for progress payments for the \$204,000.00 Land and Water Conservation monies also earmarked for this project.

Should you have any further questions on this project, please don't hesitate to call me.

Jim Soto

JS:jlb

cc: City Administrator
Public Works Director

State Beach, Park, Recreational and Historical Facilities Bond Act of 1974
Public Resources Code Sections 5096.7 (seq.)

Payment Request

Project Title Tri City Park

Applicant City of Placentia Project performance period _____

Project number 30-0021 Payment request number _____

Budget item _____ DPR contract number _____

State Grant Moneys

- 1. Total grant \$ 190,651
- 2. Total grant funds received to date \$ -0-
- 3. Total request for payment
 - a. Reimbursement
 - b. Advance \$ 171,585 (90%)
- 4. Available balance (1) less (2) less (3) = \$ 19,066

Total Project Expenditures to Date

- 1. Acquisition
 - a. Real property \$ _____
 - b. Relocation \$ _____
 - c. Other \$ _____
- 2. Development
 - a. Consultant services \$ _____
 - b. Contracts \$ _____
 - c. Labor \$ _____
 - d. Materials and supplies \$ _____
 - e. Equipment rentals \$ _____
 - f. Other \$ _____
- 3. Total project costs to date \$ _____

Make warrant payable to:

Edwin T. Powell
(Name)

City Administrator
(Title)

Address: 401 East Chapman Avenue, Placentia, California 92670

Certification

I certify that the above information is correct and that all funds received have or will be expended in accordance with the approved agreement for state grant moneys.

Applicant's Authorized Representative

(Signed) Edwin T. Powell

7/25/77
(Date)

Approved for Payment:

(Signed)

Chief, Grants and Statewide Studies Division
State Department of Parks and Recreation

(Date)



STATE OF CALIFORNIA

SACRAMENTO

WARRANT NUMBER

07868395

90-1342
1211

THE TREASURER OF THE STATE WILL PAY OUT OF THE
FUND NO. FUND NAME

H 890 FEDERAL TRUST FUND

TO TRI-CITY PARK AUTHORITY

MO. DAY YR.

04 02 81 868395

DOLLARS	CENTS
\$ *****9987	45

IDENTIFICATION NO.



Kenneth Cory
KENNETH CORY

STATE CONTROLLER

⑆ 1211 ⑆ 1342 ⑆ 078683958 ⑆

FORM CD 85 (4-74) CONTROLLER'S WARRANT

REMITTANCE ADVICE

STATE OF CALIFORNIA — THE RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 2390
SACRAMENTO, CALIFORNIA 95811

JMS Bob

TRI-CITY PARK AUTHORITY
401 E. CHAPMAN AVE
PLACENTIA, CA 92670

REFER TO OUR SCHEDULE NO.	THE ATTACHED WARRANT IS IN PAYMENT OF INVOICES AS SHOWN BELOW:		
	DATE	VENDOR'S NO.	AMOUNT
11026			
51053	100178	600412	9,987.45
		TOTAL	9,987.45

*Deposited
4/9/81*

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BILLING STATEMENT
 LAND AND WATER CONSERVATION FUND

1. Federal Agency and Organizational Element Bureau of Outdoor Recreation	2. Federal Grant No. or Other Identifying Number 06-00412	3. Type of Request <input checked="" type="checkbox"/> Final <input type="checkbox"/> Partial	4. Basis of Request <input type="checkbox"/> Cash <input type="checkbox"/> Accrued Expenditure	5. Partial Payment Request No. #5
6. Employee Identification No.	7. Grantee Account No. or Identifying No.	8. Period Covered (Month, Day, Year) FROM 7/26/78 TO 10/1/78		
9. Name of Grantee Organization Tri-City Park Authority Street No. and Name 401 E. Chapman Ave. City Placentia State CA Zip Code 92670		10. Name of Payee (If different than Item 9) City of Placentia, Attention Jim Soto Street No. and Name 401 E. Chapman Ave. City Placentia State CA Zip Code 92670		

COST CATEGORIES (See Procedural Guide Part II -- Fiscal Procedures)	Col. (A) Expenditures Since Last Billing	Col. (B) Expenditures to Date
a. Administrative Expense		
b. Preliminary Expense	-0-	86.31
c. Land, Structures, Right-of-way		
d. Architectural engineering basic fees	825.00	31,699.21
e. Other architectural engineering fees	-0-	3,000.00
f. Project Inspection Fees	180.00	4,335.00
g. Land Development		
h. Relocation expense		
i. Relocation Payments to Indiv. and Businesses		
j. Demolition and Removal		
k. Construction and Project Improvement Cost	20,553.10	359,893.00
l. Equipment		
m. Miscellaneous Cost	200.00	8,702.84
n. Total Cumulative to Date (Sum of Lines a-m)		
o. Deductions for Program Income		
p. Net Cumulative to Date (Line n minus Line o)	TOTALS	
Leave Blank -- Items 1-5 to be completed by the State	27,758.10	407,716.46
1. Add Surcharge 1.2%	20,217.50	
2. Totals Col. (A) total to be billing - Col. (B) total billing to date	242.61	
3. Less Federal Participation - 50% of Line 2 Col. (A)	20,460.11	
4. Less Surcharge - 2% of Line 1 Col. (A)	10,230.06	
5. TOTAL VALUE DUE	242.61	
	\$ 9,987.45	

Check payable to: (Name) Tri-City Park Authority Title
 Attention Jim Soto, Director Recreation and Human Services
 Address: 401 E. Chapman Ave.
 Placentia, CA 92670

*** FINAL PAYMENT PER
 AUDIT REPORT ***

PLEASE SEND WITH THIS BILL CERTIFICATION

I certify that the billing is correct and just and is based upon actual payment(s) of record by the participant or political subdivision; that payment from the Federal Government has not been received; that the work and services are in accordance with the State of California, Land and Water Conservation Fund project agreement including amendments thereto; and that progress of the work and services under the project agreement is satisfactory and is consistent with the amount billed.

I, the entity or the participant, political subdivision or public agency, is not involved in any court litigation or law suits wherein it is alleged or threatened that on the United States that persons were, on the grounds of race, color, or national origin, excluded from participation in, denied equal treatment, or subjected to discrimination in the outdoor recreation program or facilities of the political subdivision or public agency.

DATE: 10/25/78

(Signature) *James P. Lowell*

DATE ISSUED 7-25-79

01-706192

INVOICE		S C	P. O. NO.	DESCRIPTION	NET AMOUNT
REFERENCE	TYP				
					\$315,000.00

COUNTY OF ORANGE, CALIFORNIA
PLEASE DETACH BEFORE PRESENTING FOR PAYMENT

FD-132 214

WARRANT NO. 01-706192	COUNTY OF ORANGE AUDITOR'S WARRANT	90-636 1222
DATE ISSUED 7-25-79	SANTA ANA, CALIFORNIA THE TREASURER OF ORANGE COUNTY WILL PAY FROM THE ACCOUNTS PAYABLE REVOLVING FUND	WARRANT NO. 706192
	315,000* DOLLARS AND 00 CENTS	AMOUNT ***315,000.00*
TO THE ORDER OF Tri-City Park Authority	V. A. HEIM COUNTY AUDITOR - COMPTROLLER	
<i>D. A. Heim</i>		
VOID UNLESS PRESENTED TO THE TREASURER WITHIN SIX MONTHS FROM DATE OF ISSUE		

⑈01706192⑈ ⑈1222⑈0636⑈023⑈902429⑈

7-25-79

01-706192

INVOICE		S C	P. O. NO.	DESCRIPTION	NET AMOUNT
REFERENCE	TYP				
					\$315,000.00

COUNTY OF ORANGE, CALIFORNIA

PLEASE DETACH BEFORE PRESENTING FOR PAYMENT

REQUEST FOR WARRANT

To: **COUNTY OF ORANGE**
AUDITOR-CONTROLLER
P. O. BOX 567
SANTA ANA, CALIFORNIA 92702

CLAIM OF
PAYEE'S NAME & ADDRESS: PLEASE PRINT OR TYPE Tri-City Park Authority Will call - Joe H...

DATE	DESCRIPTION	AMOUNT
5/26/79	<p style="text-align: center;"><u>Tri-City Park Development</u></p> <p>Partial payment authorized upon the advertisement of bids for above project, per Agreement No. 078-173 dated May 1, 1979.</p> <p style="text-align: center;">" DAILY REQUESTED "</p> <p>AUTHORIZATION</p> <p>Minute Order date _____ Board Resolution No. _____ County Ordinance No. _____ Other _____</p>	315,000

TRANSACTION NO.	CLERK NO.	NO. OF INVOICES	JOB NO.	TOTAL	315,000					
AUDITOR'S USE ONLY				DEPARTMENT'S USE - COMPLETE IN DETAIL						
S/C	ENC. REV.	P.O. NO.	FU-BU.	OBJ.	SUB-OBJ	RESP. CTR.	PPB	PROJECT NO.	GRANT	AMOUNT
			4061	310	070	404	JN	H08014435		315,000
									TOTAL PAYMENT	315,000

I HEREBY CERTIFY THAT THIS CLAIM IS TRUE AND CORRECT AND THAT PAYMENT HAS NOT BEEN RECEIVED BY	EXPENDITURES AUTHORIZED AND APPROVED BY <i>Joe H. Hamilton</i>	APPROVED V. A. HEIM, Auditor-Controller
CLAIMANT	DEPARTMENT HEAD OR AUTHORIZED SIGNATURE	DEPUTY

FUND	ACCOUNT	AMOUNT	REMARKS	FUND	ACCOUNT	AMOUNT	REMARKS
209-3-3253		29,542.15					

REMITTANCE ADVICE

INV. DATE	INVOICE NO.	P.O.	GROSS AMOUNT	DISCOUNT	NET AMOUNT	REMARKS
			29,542.15	.00	29,542.15	Food & Water Conservation Grant Funds From City of Blacensby Ct # 21240
TOTAL			29,542.15	.00	29,542.15	Report 10/20/21

DATE ISSUED 04-26-83

01 830421 7851 0000928

01-232421

INVOICE		S C	P. O. NO.	DESCRIPTION	NET AMOUNT
REFERENCE	TYP				
			R16659		35,000.00

COUNTY OF ORANGE, CALIFORNIA
PLEASE DETACH BEFORE PRESENTING FOR PAYMENT

WARRANT TOTAL

35,000.00

THIS WARRANT VOID IF GREEN BACKGROUND ABSENT

WARRANT NO.

01-232421

DATE ISSUED

04-26-83

COUNTY OF ORANGE AUDITOR'S WARRANT

SANTA ANA, CALIFORNIA

THE TREASURER OF ORANGE COUNTY WILL PAY FROM THE
ACCOUNTS PAYABLE REVOLVING FUND

16-4
1220

WARRANT NO.

*****35,000 DOLLARS AND 00 CENTS

AMOUNT

*****35,000.00

TO THE
ORDER
OF

TRI CITY PARK AUTHORITY
& CITY OF PLACENTIA
401 E CHAPMAN AVE
PLACENTIA

V. A. HEIM COUNTY AUDITOR - CONTROLLER

CA 92670

VOID UNLESS PRESENTED TO THE TREASURER WITHIN SIX MONTHS FROM DATE OF ISSUE

⑈01232421⑈ ⑆122000043⑆928⑈902422⑈



All items are received by this Bank for purposes of collection and are subject to provisions of the California Commercial Code and the Rules and Regulations of this Bank. All credits for items are provisional until collected. All deposits involving checks are subject to final verification and adjustment. The Bank may place a hold for uncollected funds on an item(s) you deposit which could delay your ability to withdraw the funds.

Always obtain a registered receipt when making a deposit.

This is your registered receipt.

Thank you

2-14-89
 Mi-City
 Park

#E10898E003 313 2/14/89#031 \$259,200.00 X

The bank symbol, transaction number, date and amount of your deposit are shown above.

Retain receipt until verified with your next statement of account.

313-898-013
 DD-5030

12/86

PAYMENT ADVICE

THE ENCLOSED WARRANT IS IN PAYMENT OF INVOICES AS SHOWN BELOW.

STATE OF CALIFORNIA

FORM 100 (8/81)

DEPARTMENT
Department of Parks and Recreation

DEPARTMENT ADDRESS
**P.O. Box 942896
 Sacramento, Ca. 94296-0001**

CLAIM SCHED. NO.
R00509

VENDOR: **CITY OF PLACENTIA**
~~TRI-CITY PARK AUTHORITY~~

**ATTN: JIM SOTO-DIRECTOR OF
 RECREATION & HUMAN SERVICES
 401 E. CHAPMAN AVENUE
 PLACENTIA, CA. 92670**

INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT	RP	IND
12/14/88	84R30035	259,200.00		
/ /				0.00
/ /				0.00
/ /				0.00
/ /				0.00
/ /				0.00
/ /				0.00
Total Amount		259,200.00		

FEDERAL TAX ID NO. OR SSAN

RP TYPE

TOTAL REPORTED TO IRS (SEE RPI'S)

← This amount will be reported in accordance with Section 6041 of the Internal Revenue Code.



STATE OF CALIFORNIA

SACRAMENTO

WARRANT NUMBER

07-913313

90-1342
1211

THE TREASURER OF THE STATE WILL PAY OUT OF THE

FUND NO. FUND NAME
HI 722 PARKLANDS FUND OF 1984

MO. DAY YR.

3790 02 03 89 07913313

TO
CITY OF PLACENTIA

DOLLARS	CENTS
**259200	00

IDENTIFICATION NUMBER

⑆121113423⑆ 079133139⑆

REMITTANCE ADVICE

STATE OF CALIFORNIA

STD 404C (8/81)

THE ENCLOSED WARRANT IS IN PAYMENT OF INVOICES AS SHOWN BELOW.

DEPARTMENT	INVOICE DATE	INVOICE NUMBER	RP	IND
Department of Parks and Recreation	12/14/88	84R30035	259,200.00	0.00
	/ /			0.00
P.O. Box 942896 Sacramento, Ca. 94296-0001	/ /			0.00
	/ /			0.00
CLAIM SCHED. NO. R00509	/ /			0.00
	/ /			0.00
VENDOR: <u>CITY OF PLACENTIA</u> TRI-CITY PARK AUTHORITY	/ /			0.00
	/ /			0.00
ATTN: JIM SOTO-DIRECTOR OF RECREATION & HUMAN SERVICES 401 E. CHAPMAN AVENUE PLACENTIA, CA. 92670			Total Amount	259,200.00
FEDERAL TAX ID NO. OR SSAN	RP TYPE	TOTAL REPORTED TO IRS (SEE RPI'S)	← This amount will be reported in accordance with Section 6041 of the Internal Revenue Code.	

TRI-CITY PARK AUTHORITY

PLACENTIA CITY HALL
401 E. CHAPMAN AVENUE
PLACENTIA, CA 92670

16-21 313
1220

NOTICE: A HOLD FOR UNCOLLECTED FUNDS MAY BE PLACED ON FUNDS DEPOSITED BY CHECK OR SIMILAR INSTRUMENTS. THIS COULD DELAY YOUR ABILITY TO WITHDRAW SUCH FUNDS. THE DELAY, IF ANY, WOULD NOT EXCEED THE PERIOD OF TIME PERMITTED BY LAW.

DATE 2-14-19 89

DEPOSIT TICKET

NUMBER OF CHECKS

1

Please list all items on the other side of this ticket or attach list. Enter total deposit in this box.

TOTAL DEPOSIT

\$259,200.00



First Interstate Bank
of California # 313
280 S. State College Boulevard
P.O. Box 280
Brea, CA 92621-0280

⑆122000218⑆313898013⑆ 30



CITY HALL • 303 WEST COMMONWEALTH AVENUE •

FULLERTON, CALIFORNIA 92632 • PH. (714) 525-7171

March 27, 1974

Mr. Robert Schreiber
City of Brea
401 S. Brea Blvd.
Brea, California

Dear Bob:

Attached is City of Fullerton check No. 2392 in the amount of \$141,304.00 covering Fullerton's share of two parcels being acquired by the Lake Placentia Park Authority.

Very truly yours,

E. W. Grens
Director of Finance

EWG:ms
Enc.

cc: J. M. Cowie
Director of Parks & Recreation

(CERTIFIED MAIL - RETURN RECEIPT REQUESTED - No. 350559)

LAKE PLACENTIA PARK AUTH

APPROVED FOR PAYMENT:

DATE	REFERENCE	GROSS AMOUNT	DISCOUNT	ACCOUNT NO.	NET AMOUNT	CODE	PREVIOUS BALANCE	BALANCE
MAR 19 74		500.00		10,003.111	500.00	1		500.00
		Advance for escrow costs - Temporary loan to be returned						

PLEASE DETACH BEFORE DEPOSITING



PAY TO THE ORDER OF

LAKE PLACENTIA PARK AUTHORITY

DATE

MAR 19 74

WARRANT NUMBER

12235

NOT VALID 90 DAYS AFTER DATE

AMOUNT

\$ 500.00

\$ 500.00

No. **19696**

90-1181
1222

CITY OF BREA
GENERAL FUND

COPY

NOT NEGOTIABLE

TREASURER
CITY COUNCIL

BREA OFFICE
UNITED CALIFORNIA BANK

685 SOUTH BREA BLVD., BREA, CALIFORNIA

COUNTERSIGNED

CITY CLERK

[Date]

12-20-82

Tri-City Park Authority
401 East Chapman Avenue
Placentia, California 92670

Attention: Norma Arias Hicks, Chairperson

Reference: Development of restaurant facilities in
Tri-City Park
Offer to Negotiate Exclusively

Dear Mrs. Hicks:

The undersigned principals of Imperial Development Co. ("Developer") are interested in negotiating with the Tri-City Park Authority ("Authority") with respect to the development of a restaurant to be located in Tri-City Park.

Developer hereby offers to enter into exclusive negotiations with Authority for a one hundred twenty (120) day period beginning upon acceptance of this offer to result in the ultimate development of the above-referenced restaurant facilities by Developer. We agree to deposit herewith in favor of Authority a nonrefundable sum of \$5,000, by cashier's check, in consideration of Authority negotiating only with Developer with respect to this proposal for said one hundred twenty (120) day period.

Upon acceptance of this offer, Authority shall negotiate with Developer concerning the consummation of the subject proposal for a period of one hundred twenty (120) days, under the terms hereof. If an agreement is reached in that time period, said \$5,000 shall be applied to the first payments due to Authority from Developer pursuant to that agreement. If no agreement is consummated during the exclusive negotiating period, Authority shall retain said sum of \$5,000 to be used as a part of its general operating revenues.

Please indicate your acceptance of this offer by signing and returning the attached copies to us.

Respectfully submitted,

IMPERIAL DEVELOPMENT CO.

By: _____

By: _____

The foregoing Offer is hereby accepted as of the _____ day
of _____, 1982, on the terms and conditions stated
above.

TRI-CITY PARK AUTHORITY

By: _____
Norma Arias Hicks

Title: Chairperson

21786

INVOICE NO.	DATE	P.O. NO.	ACCOUNT NUMBER		GROSS	DISCOUNT	NET AMOUNT
4/19/74	<i>Blacosta</i>		100 621 912 15		107,515 .00		107,515.00
							<i>Default</i> <i>+119</i>
							<i>Rec 4/19/74</i>

TriCity Park Accord Near Despite Ruffled Feathers?

By David Witt

Freedom News Service

The three cities that jointly operate TriCity Park in northern Placentia agreed this week to consider a scaled-down commercial project for the park in an effort to head off a potentially bitter and divisive fight that might jeopardize the facility's future.

At issue is a proposed restaurant-office development some city officials hoped would generate revenues to help pay for park operations and maintenance.

But only two of the three cities — Brea and Fullerton — backed the project. Placentia strongly opposed the development on grounds it would destroy the rustic atmosphere of the 40-acre park.

A potential compromise on the matter, however, emerged from a long and sometimes acrimonious meeting Wednesday night of the TriCity Park Authority, consisting of representatives from the three cities. Placentia representatives — who entered the meeting opposed to the Brea and Fullerton-backed proposal to build a three-story office building and a restaurant in the park at the edge of Lake Placentia — agreed to pursue a smaller project in a more remote region of the park.

Placentia officials were concerned whether a project can be built without disturbing the park's wilderness theme.

Brea and Fullerton representatives, meanwhile, maintain that the commercial development is an excellent chance to cover the \$100,000-a-year park maintenance costs with the lease of three to four acres to a developer.

All three cities are still a long way from resolving their dispute over commercial development in the park after Wednesday's meeting, however.

Brea City Manager Wayne Wedin, for instance, has to talk to Imperial Development Co. of Newport Beach to see how much company officials can scale down their originally proposed 83,000-square-foot project while still keeping it profitable.

"I don't know yet," Wedin said. "I'll have to ask them."

Once Wedin comes up with a scaled-down plan, it will be presented to the entire Placentia City Council at its June 1 meeting. One of Placentia's representatives on the joint-city park panel, Norman Eckenrode, said after the meeting he can't guarantee the entire Placentia council will support a scaled-down commercial development.

By Wedin's estimates, the \$11.6-million facility would generate \$100,000 in land leases alone for the authority, which would nearly cover the park's current maintenance and operations budget.

Placentia also could realize from the project about \$25,000 in sales taxes and \$13,000 in property taxes to boost city coffers, Wedin added.

But Placentia Councilman Norm Eckenrode and Mayor Don Holt said there was no way they could agree to the large design.

Eckenrode, an authority member, said he had not heard one Placentia resident express support for the park development.

And, in response to authority Chairwoman Linda Lequire's statement that Eckenrode had approved restaurant plans during subcommittee discussions, the councilman said he had only agreed to a small snack bar, boating dock, and bait shop.

The rustic park is no place for a restaurant-office complex, added Eckenrode. "A park in Placentia is still a park. I don't understand how we got to planning a commercial development."

And Holt, acting as an authority member in Placentia Councilman Dick Buck's absence, said Brea's motives were not all well intentioned.

"I am very suspect of Brea's position toward this. There is a history of Brea threatening to pull out of the authority," said Holt, referring to Brea's 1977 move to withdraw from the authority over objections to high maintenance costs.

He added that Mrs. Hicks' undisclosed second alternative was "very threatening."

But Mrs. Hicks contended there were no ulterior motives. "Our intent is solely to find the money to operate this park," she said, noting a possible budget deficit in Fullerton as well as financial restraints in the other two cities made cost-effective development imperative.

"A hot dog stand won't generate the money we need to operate the park," she said. Ignoring Mrs. Hicks' pleas, Holt said, "I will not be backed into a corner tonight."

However, Holt and Eckenrode suggested a smaller development concept away from the prime lakerefront area could be a possible solution to the dispute.

After the meeting, Holt and Eckenrode said they were happy with the authority's decision. Eckenrode added: "This is a compromise we can take back to the council and discuss."



Squabbling Stymies Tri-City Park Plans

By David Witt

Freedom News Service

In north Orange County, where three cities converge, lies an unfinished park whose future looks as troubled as its past.

Next month, the three cities who jointly manage Tri - City Park — Brea, Fullerton and Placentia — are set for a showdown over whether a commercial development should be built in the park to help cover maintenance costs there.

Officials from Brea and Fullerton, who say their cities are financially hard - pressed, are threatening to withdraw their financial support from the park because Placentia is blocking the proposed development. Officials from Placentia, meanwhile, are insisting that a large - scale development would ruin the rustic atmosphere of the park.

At stake in the battle is the future of a park whose uncertain funding has already prevented development of its 38 acres into a recreation area for campers, bicyclists, picnickers and boaters.

In creating Tri - City Park with land buys in 1974 and 1976, Brea, Fullerton, Placentia and county government combined to spend \$1.5 million to head off Eagle Development Co.'s plan to build 139 townhouses surrounding Lake Placentia.

County government paid most of the purchase price and, in turn, Brea, Fullerton and Placentia agreed to share maintenance and management of the park at Kraemer Boulevard and Golden Avenue.

But the plan to fully develop the park in five years soon fell behind schedule because of various financial problems.

Federal and state grants that were expected to pay for park development never materialized.

Then, the bid to perform the first phase of park development — reshaping the 10 - acre lake, shoring up its bed — came in at \$500,000 — plus, which was more than double what the cities expected.

And maintenance costs at the park have increased more than fivefold to the present \$96,000. And they are expected to increase again for the next fiscal year.

As a consequence of these financial woes, officials say, little has been accomplished at the park in eight years' time.

Most of the park is still a dirt field because grass thus far has only been planted on ground rimming Lake Placentia and bordering Kraemer Boulevard.

Vehicles traveling park roads raise clouds of dust because the roads are not yet paved.

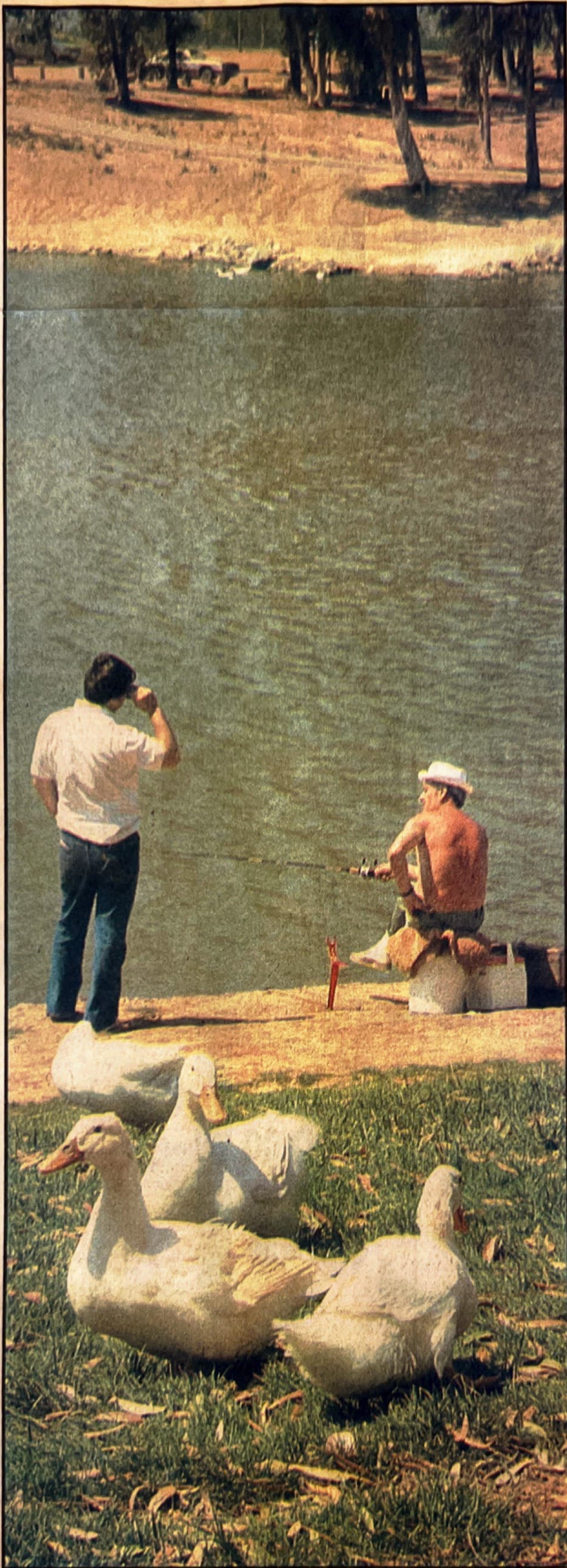
The three cities now are planning to buy its first picnic tables and barbecues — within a year.

"The bucks aren't there," said Jim Soto, director of parks and recreation for Placentia. "As times got tougher for cities financially, they decided they wanted to put money in their cities and not in a park within Placentia city limits."

In this context, Brea was the first city to become openly disgruntled with paying its share of maintaining and developing the park. In 1977, the Brea City Council voted to withdraw from management of the park in the face of a threatened lawsuit from Placentia.

Brea remained as a co - manager of the park, however, after Fullerton and Placentia agreed to study building a commercial development in the park to help raise revenue.

"We just can't be paying, paying, paying and paying for the park," said Brea Councilman Sal Gambina, who was at the forefront of his city's once - threatened withdrawal. "There's nothing wrong with a concession out



Jack Miller/The Register

The park may be unfinished, but the lake is fine for fishermen and waterfowl.

APR. 26, 1982
②

Tri-City Park

Grand Opening Ceremony

Saturday, February 21, 1987

TRI-CITY PARK AUTHORITY MEMBERS

Chairman Molly McClanahan
Vice Chairman Gene Leyton
James Cowie
Linda LeQuire
Arthur Newton
John Sutton
John Tynes

CITY MANAGERS

Edward Wohlenberg, Brea
William Winter, Fullerton
Roger Kemp, Placentia

CITY STAFF SERVING THE AUTHORITY

Robert Lara, Sr. Accountant, Brea
Ted Owens, Community/Leisure Serv. Mgr., Brea
John Stark, Controller, Brea
Kerry Fox, City Attorney, Fullerton
Cyndy Holtz, Development Coordinator, Fullerton
Robert D'Amato, Public Works Director, Placentia
Sylvia Ritchie, Secretary, Placentia
Jim Soto, Recreation/Human Serv. Dir., Placentia

Refreshments furnished by the Rotary Clubs
of Brea, Fullerton and Placentia

MUSICAL SELECTIONS

Tuffree Jr. High School Jazz Band
James Hahn, Director

WELCOME

Molly McClanahan
Chairman, Tri-City Park Authority

FLAG SALUTE

Daisy Scout Troop 83

INVOCATION

Terry Walling, Pastor
Community Baptist Church

PRESENTATIONS TO DISTINGUISHED GUESTS

Richard Buck, Chairman
Tri-City Park Grand Opening Committee

- Original Authority Members -
Brea, Sam Cooper and Leonard Mackain
Fullerton, Gerald Price and Wesley Smith
Placentia, Michael Callahan and Robert Lyons
County of Orange, Glen (Bucky) Walters

- Original Recreation and Parks Directors -
Brea, Ronald Molendyk; Fullerton, James Cowie;
Placentia, Richard Samp

- Senator William Campbell -
(Accepted by Christopher Lancaster)

- Assemblyman Ross Johnson -
(Unable to attend)

SPECIAL COMMENTS

Introduced by Chairman Molly McClanahan

Robert Finnell, Former Mayor, Placentia
Wayne Wedin, Former City Manager, Brea
James Cowie, Former Parks/Rec. Dir., Fullerton

CLOSING COMMENTS

Chairman Molly McClanahan

Our special thanks to all those who contributed to the development of Tri-City Park:

- Former Authority members Ed Aceves, Carrey Nelson, Rex Gaede, Sal Gambina, Norma Hicks, Gerald Price, Frances Wood, George DeJesus, Virginia Farmer, Betty Mead, Richard Buck, George Ziegler, Peter Laborde, Rubert Kuznik, Tom Collins, Norman Eckenrode.
- Former Orange County Supervisors Ralph Diedrich, Edison Miller, Bruce Nestande.
- Architects Peridian Group, Morse Consulting Group
- Contractors Pennsylvania Pipe, William Miller, Dan Wilson, California Conservation Corps, Artistic Landscape & Engineering.
- Former staff members Sam Ford, Kathy Greco, John Garcia, William Kelly, Larry Mandell, Ben Minamide, Jim Park, Ismile (Smiley) Noorbaksh.
- Brea, Fullerton, Placentia Rotary Clubs; Explorer Scouts; Eagle Scouts; Brownie Scouts; Anaheim YMCA; Wayne Stevens Rentals; Placentia Soroptomist Club; Daughters of American Revolution.

TRI-CITY PARK BACKGROUND INFORMATION

The Tri-City Park Authority was formed in 1974 as a joint venture by the Cities of Brea, Fullerton, and Placentia to purchase and develop 39 acres as a sub-regional park site in North Orange County. The Authority is comprised of two representatives from each of the three cities and one from the County of Orange. The annual Maintenance and Operations budget is financed by the three cities as follows: Brea, 19.1%; Fullerton, 32.5%; and Placentia, 48.4%.

Park development to date:

Phase IA: 1977, \$408,000 (\$204,000 from Land & Water Conservation grant; \$204,000 from 3 cities)

Phase IB: 1979, \$305,000 (County of Orange funds)

Phase II: 1986, \$755,281 (State Environmental License Plate funds)

Phase III: 1988, Request was submitted to State on 9/29/86 for \$410,000 of 1984 State bond funds; now awaiting approval.

REMITTANCE ADVICE

INV. DATE	INVOICE NO.	P.O.	GROSS AMOUNT	DISCOUNT	NET AMOUNT
			122,750.35		122,750.35
TOTAL					

Due 2/27/78

REMARKS

STATE OF CALIFORNIA
WATER RESOURCES GRANT

check # 5450 -

CITY OF PLACENTIA

2/24/78