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4 The meeting was called to order by Mayor Yeager.

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6 Present were: Mayor Yeager, Vice Mayor Teri, Councilwoman Sue Cordova,  
7 Councilman Shane Perreault, Councilman Ed Earl, Scott Gerken (Attorney), Katrina  
8 Thomas (Asst. Attorney), Bruce Behrens (City Manager), David Dobrzykowski (MFD),  
9 and Joe LaPolla (Recreation Director).

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11 **Agenda Item # 1 – The Reserve**

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13 **Bruce Behrens:** Distributed documents (Exhibit A), briefly went over the information  
14 and then introduced Mr. Paul Smerge.

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16 **Paul Smerge (Standard Pacific):** Stated that based on the developer agreement the  
17 developer was putting up \$1.4 million for the park and discussed the phases of the park  
18 project.

19  
20 Items discussed were:

- 21 • Available grants
- 22 • Bleachers
- 23 • Lighting costs
- 24 • Scoreboards
- 25 • Adult fields
- 26 • Original Park Plan by American Civil Engineering
- 27 • Aspects of the park to be built vs. the total cost

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29 **Scott Gerken:** Explained that the original plan had been approved by the Council and  
30 that at the time of plat approval the improvements to the plan should have been  
31 addressed.

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33 **Jim McNeal (Engineer):** Explained that direction from Council was needed to move  
34 forward with the park development and that he would work with the City to address their  
35 concerns.

36  
37 Council discussed the legality of verbal agreements at length.

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39 **Scott Gerken:** Explained that lights were not included in the park plan or the  
40 developer's agreement.

41  
42 **Larry Godwin:** Explained that the plan and the developer's agreement do not exactly  
43 match, and that the developer was trying to meet the City's wishes.

44  
45 **Brian Walsh:** Explained that those items on the budget page that show excluded would  
46 be done and that the City was not responsible for the cost of that work.

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48 Council again discussed the original plan and the cost of that plan.

1 **Joe Teri:** Suggested that the park be built in phases.  
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3 **Scott Gerken:** Suggested that a verbatim transcript of the meetings regarding this matter  
4 to be transcribed.  
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6 **MOTION by Shane Perreault, to issue a stop work order until an agreement can be**  
7 **reached.**  
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9 **Bruce Behrens:** Explained that the roads and sewer lines needed to be put in.  
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11 **Shane Perreault amended his motion to state that no building permits would be**  
12 **issued.**  
13  
14 **Sue Cordova SECONDED.**  
15  
16 **Scott Gerken:** Stated that it was not appropriate for the Council to issue a stop work  
17 order on this project, and he advised that verbatim transcripts be made.  
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19 **Sue Cordova:** Requested that all the meetings where Mr. Hagan agreed to park  
20 amenities be transcribed verbatim.  
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22 Council continued to discuss the original park plan.  
23  
24 ***Sue Cordova withdrew her second, and Shane Perreault withdrew his motion.***  
25  
26 **Sue Cordova:** Requested that the tapes be transcribed, get back with the obligations, and  
27 to look at the plans and go from there.  
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29 ***Council consensus was to have the tapes transcribed, and then decide.***  
30  
31 **MOTION by Shane, SECONDED by Joe Teri to adjourn the meeting.**  
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33 The meeting adjourned at 8:10 P.M.

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37 *Jan McDaniel*  
38  
39

Attest:  
Jan McDaniel, CMC

*[Signature]*  
\_\_\_\_\_  
Mayor David Yeager

