



Location Team (BOF/BO) – July 17, 2023

Our mission: To be a compassionate, welcoming community that nurtures spiritual growth and practices justice.

Meeting Minutes

Attending: Greg Turosak (team lead), Ann Hutton, George Huston, Gail Bishop, Dave Pesch, John Helmers

1. **Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
2. **Update on matters relating to our new property.**
 - a. **Survey/staking.** Greg explained that he and George met on the Viola site with a surveyor from Widseth on June 30. The surveyor used an accurate GPS device (to one-fourth of an inch), and Greg and George placed stake every 70 to 90 feet from the northeast corner of the property, all along the east side down to the southern tip of the property, then up a short ways on the west side. From there, Greg, George and the surveyor walked the western edge of the property. On the plateau, the property line with the county is anywhere from 5 feet to 12-15 feet from the edge of the plateau. With the eastern boundary being marked, the Green Team is now free to consider where to place a trail, being confident that any trail would not stray onto land owned by our neighbors to the east.
 - b. **Annexation.** Greg said it's clear from our recent meeting with the township that our only option is to annex at least that portion of our Viola property on which the building and parking area would be located. That's because if we didn't seek annexation and instead stayed in the township and relied on a septic system, we would be required to seek annexation anyway when the septic system needed major maintenance or replacement because the city utilities go right up to the Viola property line. It doesn't make sense to incur the expense and do the planning for a septic system if we'll need to seek annexation anyway at some point. John said it's clear that we can't split the property under county rules because the remaining undeveloped property that we had thought we might be able to leave in the county is less than 35 acres, so it does not meet that standard. The only other option, John said, is to consider putting the undeveloped acres into a conservation reserve. John does not know if that is possible or what details are involved, but said he would look into it. Discussion also occurred whether putting land into a conservation reserve would restrict our use of the land (such as where to place trails, benches, shelters, develop parts of the land for other uses in future). Dave said that the county has requested that we ask the city to annex their adjoining right-of-way plat when our land is annexed into the city. Ann said the First UU board is expecting a recommendation/explanation of the easement issue. Greg offers to write up a short explanation.
 - c. **Containment ponds.** John said that ultimately the city wants the two containment ponds (the small one in the northeast corner and the larger one near the southern boundary) to be deeded over to the city to maintain. John said we would perhaps assessed some fee for maintenance of the ponds as part of a broader assessment on other nearby landowners. He said he'd follow up on that. He said that SAC and WAC (sewer and

water) connection fees already had been paid by the prior landowner, but we would need to pay stormwater and annexation fees.

- d. **Bike trails/Development Agreement with city.** Dave said the city won't be creating a new Development Agreement (DA) for us, but instead creating an addendum to the existing DA that we inherited when we purchased the Viola property. This could be done within 3-9 months, Dave said. Years ago, the thought was that the county would build multi-use trails on both sides of East Circle Drive. They did not do so on the west side (the better side to do so from the standpoint of ease of working with the terrain). Instead, the city built a trail from Quarry Hill Park up to Viola Road, near the fire station, just a little west of where the county's west-side multi-use trail might have gone in. Dave said that in talking with city planning officials, it's clear that the city has no interest in establishing a trail on the east side of East Circle Drive. The only reason to leave mention of a trail in the DA is in case at some future point someone decides otherwise. Dave said the city also has agreed to look into the requirements for other property owners along East Circle Drive, and hold us to the same obligations or lack of obligations as others. (At this point, it appears that one of the developments south of our new property has no obligations.) Dave said this could put us in a position of only having to grant a construction easement (for equipment to build the trail in the right of way) or having any mention of a trail removed from the DA. Dave called this prospect unexpected and positive, and he hopes to hear more from the city on this point in the next 3 weeks. John said his impression is that one of the city officials with whom Dave and John have been dealing is leaning toward removing the trail language from the DA. ... This is all different from the matter of a trail/sidewalk along Viola Road – which will be built when our parking area is built and the private road into our property is built and which we would have to pay for. ... Dave said one other next step is to seek a meeting with county officials, asking if they are considering a future trail on the east side of East Circle Drive, and if so why when they decided not to put a trail on the better side, the west side. Dave also said that the county's desire to have their Circle Drive right of way annexed into the city might be used by us as a bargaining chip on the point of the trail.
3. **Update on resolving easement issues.** Greg said that he, Kim and George will be meeting on Thursday, July 20, with attorney Jim Ohly, who previously has done work with the Jehovah's Witnesses congregation, our neighbors on Viola Road. Leading up to the meeting, Greg and Jim Ohly have exchanged emails. Jim Ohly suggested one of two options for resolving the easement issue and clearing the title to the Walden Lane property: (1) Our church files a quit-claim deed regarding the 20-foot piece of land in the easement; (2) The Jehovah's Witnesses file a quit-claim deed on the land covered by the easement.
4. **Update on inventorying contents of our current building.** Greg said that a subgroup of the Location Team – an Inventory Team – has held its first meeting and made good progress on identifying artwork and noting its status. Barb Foss heads the team. Others attending the first meeting included Ronice Donovan, Mary Amundson, Jean Hanson and Walt Rothwell.
5. **Other.**
6. Adjourn

Upcoming Location Team meetings: July 27, Aug. 17, Aug. 31

Respectfully submitted, Greg Turosak (team lead)