



## Location Team (BOF/BO) – July 27, 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, Gail Bishop, John Helmers, Erika Fetterman

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. **Ponds.** John said he has heard from the city about the containment ponds. They want to take over ownership of the lower pond. The upper pond has to be maintained by the homeowners association of Centurion Ridge, and John said he is trying to locate the development plan for details. Maintenance of the upper pond might be a bargaining point when discussions of maintaining the private road into our Viola property arise.
  - b. **Earthwork.** John said that he, Greg and Katherine Logan met on Tuesday (July 25) with the developer of the Centurion lots (5 units remain to be built) regarding possible use of the developer's equipment to grade a ramp between the upper pad and the lower pad to make it easier for congregants to access the property. John called the discussion a no-go because of the developer's timing and the way he said he'd need to make the ramp, which included piling up material 20 to 30 feet into the lower pad. John said he has looked at the cost of renting a small piece of machinery with a 3- to 4-foot bucket, and doing the work ourselves with a church crew. Cost (including delivery and pickup of the equipment) would be around \$600. John said he thought that a church crew could do the work in a day. Erika said she'd put out the word for anyone in the church with a trailer, which would save us the transport costs. John said the work probably should be done before the end of August. He also said he would be in touch with Katherine and the Green Team regarding timing and other related issues.
  - c. **Soil erosion prevention.** John said some erosion has occurred around the base of the dirt piles that have been deposited on our property on the upper pad and around storm water pipes, and steps will need to be taken to address this, probably with church crews.
3. **Update on resolving easement issues.** Greg said that he met with Realtor Dan Groteboer and his father/business partner Merle Groteboer on Tuesday (July 25) to get his take on the easement issue. A few days earlier, Greg, Kim Reid and George Huston had met with attorney Jim Ohly, who has represented our neighboring Jehovah's Witnesses church in the past. Ohly said that in his opinion there are two ways to remove the title cloud that F&M bank believes exists with the 20-foot easement strip on the east side of our property: (1) Jehovah's to quit-claim the strip to us; (2) First UU to quit-claim the strip to the Jehovah's. Although we firmly believe we own the strip and have never relinquished fee title to it, it would be more time-consuming and expensive to pursue the first step. That's because the county has it in its records as the strip being part of the property tax description of the Jehovah's. So for us pursue the Jehovah's giving up the strip would entail approve of that church, plus the city and county, plus getting a land survey. If we quit-claim the strip, it would be a simple filing. Dan and Merle said that they didn't think that if First UU were to give up the strip it would make any difference in the marketability or selling price of the Walden Lane property. The strip is east of our parking lot curb and is governed by an easement,

so any purchaser couldn't put the strip to any use anyway. Ann said the matter will be on the agenda of the next Core Team meeting, and would ultimately go to the Board with a recommendation. The Board would need to decide whether we give up the strip and would need to act before we approach the Jehovah's Witnesses. John suggested that we do a land survey now if we'll need to do one anyway before selling the property; he offered to discuss that possibility and cost with Widseth, our civil engineers.

4. **Update on inventorying contents of our current building.** Greg said that the Inventory Team, a subteam of the Location Team and led by Barb Foss, has been doing intensive work lately, including its third meeting in three weeks earlier in the day. Comprehensive spreadsheets and photos are available on the drive. There's agreement on a lot of items – whether to keep or not, but not on all issues. Ann said the group is wondering just how much authority it has to make decisions. In discussion, consensus at the Location Team meeting was that we're expecting and want Barb's team to make decisions and recommendations, and we'll support them, also acknowledging that we may need a process to resolve any items in gray areas for which there is no agreement. In general, though, the consensus of the Location Team was that we can't nor should we take everything. Discussion also showed agreement that for items that we don't want to bring and that should not be thrown out, congregants should be given first choice to have them – either through auction or giving to congregants – before a final step of donation outside the church is taken.
5. **Other.** Ann said that Kim was approached by the president of the Centurion Ridge homeowners association about getting together so that all of us as new neighbors can get to know one another better. Aug. 1 at the church has been set as the date for Kim, George and Ann to meet with the homeowners association.
6. Adjourn

**Upcoming Location Team meetings:** Aug. 17, Aug. 31

Respectfully submitted, Greg Turosak (team lead)