



Location Team (BOF/BO) – March 7, 2024

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

Meeting Minutes

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

1. **Call to order/reading/chalice lighting.** Greg called the meeting to order and provided a reading. The chalice was lit.
2. **Annexation, city issues.** With an April 29 Neighborhood Information Meeting (NIM) on the calendar regarding First UU's request to annex the Viola land, the following indicated they plan to attend the meeting: Greg, Ann, John and Dave. George was not at the March 7 meeting, but he has previously indicated interest in attending. There was some discussion regarding whether representatives of the Centurion Homeowners Association would drift into other issues at this meeting, and it was noted that there will be a second NIM to deal with site development issues. Greg agreed to write to Logan Tjossem of Widseth to suggest a heads-up at the beginning of the 4/29 NIM as to the boundaries and purpose of the meeting.
3. **Status of Walden Lane property.** Kim said she has heard nothing new regarding interest in the property. She asked that we have a monthly update at this meeting regarding what Realtor Dan Grotober knows of any interest. Greg will ask George to provide such a monthly update.
4. **Update on easement matter.** Greg reported that discussions with our neighbors, the Jehovah's Witnesses, have slowed. Greg and Kim explained that they will meet soon with attorney Karen Fetterly to discuss John Helmer's idea of filing a corrective deed to settle the matter.
5. **Update on permanent access to Viola site from E. Circle Drive.** Dave explained that he has drafted a note that Kim, as board president, could send to the Centurion Homeowners Association explaining where we are in the process. They continue to be very interested in us receiving additional road access. Kim read a recast of the note. Dave and others agreed with Kim's suggestions. With the help of an in-depth document displayed on the screen, Dave then walked the group through two matters associated with getting permanent site access from E. Circle Drive: legal considerations, and traffic load. (1) **Legal.** Dave suggested case study research to see if there are any other cases nationally involving access denied despite a plat showing access. Dave had contacted a law firm to get an idea of what would be involved. After discussion, the group suggested contacting Kim Edson of the church to find out how to get free access to case studies to do our own research. (2) **Traffic study.** Dave said if the legal route doesn't yield a path, the only other option is to do a traffic study or studies. He has communicated with Jennifer McCoy, a traffic engineering person with Bolton Menk in Des Moines. An initial study, if done, would look at the traffic impact at Centurion Court and Viola Road during peak event traffic. This study would cost \$10,500. A second study would involve adding in access from East Circle Drive to assess how traffic might flow with two access points. This would cost \$5,000. It would be important to know the shelf life of a traffic study, Dave said. He also suggested exploring the potential for organizations using the new church building for daylong activities, such as retreats, and factoring that traffic load into a potential traffic study.

Next meeting: 1:30 p.m. Monday, March 18

Adjourn

Respectfully submitted, Greg Turosak (team lead)

Other upcoming Location Team meetings: April 4, April 18, May 2, May 16