



Location Team (BOF/BO) – April 4, 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, George Huston, Kim Reid, Dave Pesch, 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 city-related items.** Discussion first involved the recent (March 25) Neighborhood Information Meeting held in connection with our request to have the Viola Site annexed into the city. Representatives of the Centurion HOA were there. Many expressed excitement to have us as neighbors; one again raised the issue of access. It was agreed to meet with Centurion HOA soon by inviting them to the next Location Team meeting. Greg will send out an invite. Discussion then turned to a Site Development Plan (SDP) and a Development Agreement (DA) with the city. What the city will agree to in an SDP and DA has important implications for finalizing the building design. If the city agrees we can place parking north of the church building and south of Viola Road, there is little impact on design. But until the city agrees, we cannot have Locus finalize design plans. Dave suggested setting up a meeting to include BOF reps, Logan Tjossem of Widseth and some city staff to settle the parking issue. Logan also to be invited to next Location Team meeting.
3. **Update in interest in Walden Lane property.** George said no solid interest yet. He said he will get back to Realtor Dan Groteboer soon and that a for-sale sign could be up on the Walden Lane property in the near future.
4. **Easement update.** Great said that attorney Karen Fetterly did not get agreement as she expected from the county to change the boundary line for tax purposes to the line that we feel is appropriate and reflects what we own. John said he has spoken with an acquaintance in the county attorney's office, explaining our point of view. John said that person believes that the JWs may have some rights by virtue of maintaining their portion of the easement over the years; further, he believes that First UU may have to work with the UUA as well to clear up title issues on the easement. Location Team agreed for Greg to send another note to the JWs (after circulating a draft) indicating that we do not want to relinquish the northern half of the easement, that we continue to advocate an 8-12 split on the rest, and that we want to maintain the driveway agreement.
5. **Proposed change to meeting date.** Greg proposed that the currently scheduled May 2 Location Team meeting be moved to Monday, April 29, as Greg will be out of town on May 2. Group agreed.
6. **Update on access to Viola site.** Dave showed the group a map of other places in Rochester where, such as are shown in two places in our plat map of the Viola site, where there are cut-ins from the roadway. Dave and John believe those cut-ins indicate legal points of entry that cannot be taken away. Dave also recapped an issue the team has talked about a few times regarding whether a traffic study might show that the access in-and-out of our Viola site would "fail" by virtue of increased traffic once the church is up and running. Dave suggested we meet with

county staff again to get a sense of whether the county response would be to simply close the median on Viola Road and continue to deny us access from East Circle Drive. The question being would it be good for us to spend money on a traffic impact study along East Circle Drive if the county is going to deny us anyway. Discussion turned back to a legal strategy. Dave said searches of court cases that might be similar to our situation turn up results in the thousands. John said a more targeted search could narrow those results greatly and suggested that perhaps someone with legal background in the congregation could spend some time on the matter. Given the cut-ins in the plat, John said he doesn't think we have any other option than to tell the county that the access is there in the plat and that we want to use it. Kim asked if it might be better to spend our time and effort working to improve Centurion Court.

Next meeting: 1:30 p.m. Thursday, April 18

Adjourn

Respectfully submitted, Greg Turosak (team lead)

Other upcoming Location Team meetings: April 29, May 16, May 30