



PohlmanUSA[®]
Court Reporting and
Litigation Services

Planning & Zoning Meeting
July 13, 2023

Jefferson County, Missouri

BEFORE THE PLANNING AND ZONING COMMISSION
OF JEFFERSON COUNTY, MISSOURI

PUBLIC HEARING
IN THE MATTER OF CONSENT FOR FP23018
IN THE MATTERS OF CONSIDERATION OF
CU23020 and PR223022

TRANSCRIPT OF PROCEEDINGS

July 13, 2023

Kathleen A. Wann, MO CCR, IL CSR, RPR

Missouri CCR No. 708

Illinois CSR No. 084-002962

NCRA RPR No. 000191

1 INDEX OF MATTERS ON THE AGENDA
 2 Roll call 4
 3 Swearing-in of witnesses 6
 4 Introduction of evidence 7
 5 FP23018 for Consent 9
 6 CU23020 for Consideration 10
 7 PR223022 for Consideration 50
 8 Reports to the Commission 67
 9 Meeting adjourned 73

10 INDEX OF EXHIBITS
 11 A, Official Master Plan for Jefferson County,
 12 Missouri, adopted August 6th, 2003, and
 13 effective on April 2nd, 2008 7
 14 B, The Code of Ordinances of Jefferson County,
 15 Chapter 400, of the Unified Development
 16 Order, adopted April 2nd, 2008, and
 17 amended from time to time thereafter 7
 18 C, The Planning Division Staff Reports with
 19 their respective Case Files 7
 20 D, High points about the New Hope Outreach
 21 Center 19
 22
 23
 24 * Exhibits were not provided to the reporter.
 25

1 P R O C E E D I N G S
 2 (Opening comments by Chairman Scherrer
 3 regarding the public hearing
 4 procedure.)
 5 CHAIRMAN SCHERRER: I now call this meeting
 6 to order.
 7 Madame Secretary, will you please call roll?
 8 SECRETARY ROESCH: Danny Tuggle?
 9 COMMISSIONER TUGGLE: Here.
 10 SECRETARY ROESCH: Greg Bowers?
 11 COMMISSIONER BOWERS: Here.
 12 SECRETARY ROESCH: Johnathan Sparks?
 13 COMMISSIONER SPARKS: Here.
 14 SECRETARY ROESCH: Larry Adkins?
 15 COMMISSIONER ADKINS: Here.
 16 SECRETARY ROESCH: Jeffrey Spraul?
 17 COMMISSIONER SPRAUL: Here.
 18 SECRETARY ROESCH: Chris Hastings?
 19 COMMISSIONER HASTINGS: Here.
 20 SECRETARY ROESCH: Tim Dugan?
 21 Jessie Scherrer?
 22 CHAIRMAN SCHERRER: Here.
 23 SECRETARY ROESCH: Mike Huskey?
 24 COMMISSIONER HUSKEY: Here.
 25 SECRETARY ROESCH: We have a quorum.

1 BEFORE THE PLANNING AND ZONING COMMISSION
 2 OF JEFFERSON COUNTY, MISSOURI
 3
 4 PUBLIC HEARING, IN THE MATTER OF CONSENT FOR
 5 FP23018, AND IN THE MATTERS OF CONSIDERATION OF CU23020
 6 and PR223022, held Thursday, July 13, 2023, between
 7 the hours of 6:30 P.M. and 7:53 P.M., at the Jefferson
 8 County Administration Center, 729 Maple Street,
 9 Hillsboro, MO 63050, before Kathleen A. Wann, Missouri
 10 Certified Court Reporter, Illinois Certified Shorthand
 11 Reporter, and Registered Professional Reporter.

12 A P P E A R A N C E S
 13 Planning and Zoning Commissioners:
 14 Chairman Jessie Scherrer
 15 Commissioner Greg Bowers
 16 Commissioner Mike Huskey
 17 Commissioner Jeffrey Spraul
 18 Commissioner Johnathan Sparks
 19 Commissioner Danny Tuggle
 20 Commissioner Larry Adkins
 21 Commissioner Chris Hastings
 22 Planning Division Staff:
 23 Mr. Mitchell Bair, Director of County Services
 24 Mr. Dennis J. Kehm, Jr., Assistant Director
 25 Ms. Rachel Krispin, Planner II
 Ms. Elaine Roesch, Planning Clerk/Recording Secretary
 Mr. Eric Lawson, County Services Director
 Jefferson County, Missouri - Office of the County
 Counselor:
 Ms. Jalesia Kuenze, County Counselor
 Mr. Jason Cordes, Assistant County Counselor

1 CHAIRMAN SCHERRER: Thank you.
 2 Is there a motion to approve the agenda?
 3 COMMISSIONER BOWERS: I make a motion to
 4 approve the agenda.
 5 COMMISSIONER HASTINGS: Second.
 6 CHAIRMAN SCHERRER: Mr. Bowers made a motion
 7 to approve the agenda. It was seconded by
 8 Commissioner Hastings.
 9 I had to look at you.
 10 All in favor, say "Aye."
 11 (Chorus of "ayes.")
 12 CHAIRMAN SCHERRER: Opposed?
 13 Approval of the agenda is unanimous.
 14 Is there a motion to approve the minutes
 15 from June 22nd, 2023?
 16 COMMISSIONER BOWERS: So move.
 17 COMMISSIONER ADKINS: Second.
 18 CHAIRMAN SCHERRER: Commissioner Bowers made
 19 a motion to approve the minutes from June the 22nd,
 20 2023. It was seconded by Commissioner Adkins.
 21 All in favor, say "Aye."
 22 (Chorus of "Ayes.")
 23 CHAIRMAN SCHERRER: Opposed?
 24 Approval of -- the minutes for June 2nd,
 25 2023, are approved unanimously.

Page 6

1 Swearing in of the witnesses?
 2 MR. KEHM: Thank you, Mr. Chairman.
 3 Again, thank you-all for coming out tonight.
 4 It's good -- it's good to have a crowd here at these
 5 meetings.
 6 As I said earlier, if you are going to be
 7 speaking tonight, your testimony needs to be sworn, so
 8 that it can be properly included in the record for
 9 each of these cases.
 10 So instead of swearing people in
 11 individually, like you see in court, we do it all at
 12 once, here at the beginning of the meeting, to save a
 13 little bit of time. So if you are going to speak
 14 tonight, or you're thinking about speaking tonight,
 15 please do go ahead and stand up right now, raise your
 16 right hand, and the secretary over here will swear you
 17 in.
 18 SECRETARY ROESCH: Do you swear that the
 19 testimony you're about to give is the truth, the whole
 20 truth, and nothing but the truth? If so, please say
 21 "I do."
 22 (Chorus of "I do's.")
 23 MR. KEHM: Thank you. You can have a seat.
 24 Again, remember when you do come up to
 25 speak, hand your slips of paper to one of us up at the

Page 7

1 table. And then you can head over to the podium,
 2 state your name, state your address, and state that
 3 you have been sworn in, and then you can begin your
 4 remarks.
 5 CHAIRMAN SCHERRER: Thank you, sir.
 6 Introduction of evidence?
 7 MR. KEHM: Members of the Jefferson County
 8 Planning and Zoning Commission, the County would ask
 9 that the following records be entered into the record
 10 for the cases to be heard by you this evening.
 11 Those exhibits are:
 12 Exhibit A, the Official Master Plan for
 13 Jefferson County, Missouri, adopted August the 6th,
 14 2003, and made effective on April the 2nd, 2008;
 15 Exhibit B, which is the Code of Ordinances
 16 of Jefferson County, specifically Chapter 400 of that
 17 code; the Unified Development Order, which was adopted
 18 April the 2nd, 2008, and has been amended numerous
 19 times since then;
 20 And finally, Exhibit C, said exhibit
 21 consisting of the Planning Division Staff Reports with
 22 the respective case files.
 23 CHAIRMAN SCHERRER: Thank you, sir.
 24 Any motion to accept into evidence?
 25 COMMISSIONER BOWERS: I make a motion to

Page 8

1 introduce it into evidence.
 2 COMMISSIONER HASTINGS: Second.
 3 CHAIRMAN SCHERRER: Mr. Bowers made a motion
 4 to accept into evidence. It was seconded by
 5 Commissioner Hastings.
 6 All in favor?
 7 (Chorus of "Ayes.")
 8 THE COURT: Opposed?
 9 CHAIRMAN SCHERRER: The motion passes
 10 unanimously.
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

Page 9

1 FP23018
 2 CHAIRMAN SCHERRER: For consent, FP23018.
 3 COMMISSIONER BOWERS: I make a motion to
 4 approve FP23018.
 5 CHAIRMAN SCHERRER: Second?
 6 COMMISSIONER SPARKS: Second; Sparks.
 7 CHAIRMAN SCHERRER: Commissioner Bowers made
 8 a motion to accept for consent FP23018. It was
 9 seconded by Commissioner Sparks.
 10 All in favor?
 11 (Chorus of "Ayes.")
 12 CHAIRMAN SCHERRER: Opposed?
 13 The motion passes unanimously.
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

1 CU23020
 2 CHAIRMAN SCHERRER: Under "Consideration,"
 3 we have CU23020.
 4 Ms. Krispin?
 5 MS. KRISPIN: Thank you. This is CU23020.
 6 The Petitioner is seeking a conditional use permit for
 7 a group home for persons with disabilities, hospice,
 8 or special care in a Non-Planned Community Commercial
 9 CC2 Zone District.
 10 The subject property, located at 9637 Old
 11 State Route 21, is in Hillsboro. The property is
 12 zoned CC2 and is roughly 5.89 acres in size. There
 13 are three main structures on the property, which were
 14 previously occupied by a restaurant and a motel. And
 15 according to FEMA's flood map, a portion of the
 16 property is located in both the floodway and
 17 floodplain.
 18 Additionally, a Stream Order, Sandy Creek,
 19 traverses the rear of the property.
 20 This is a look at the zoning map. The
 21 property outlined in black is the subject property,
 22 zoned CC2, as well as these properties right now
 23 (indicating) in the rear of the property, is Large Lot
 24 Residential, LR2. And then across Old State Route 21
 25 is Single-Family Residential, R40.

1 This is a look at the topography map. You
 2 can see where Sandy Creek traverses the property. The
 3 red is the floodway. The blue and gold are
 4 floodplain.
 5 These are photos of the subject property.
 6 This one is showing a utility building located on the
 7 property. This is the entrance from Old 21, and then
 8 the bottom two pictures are showing those three main
 9 structures on the property.
 10 This was the submitted site plan, so this
 11 building (indicating) right down in this corner is
 12 labeled Building 1. That is what they are proposing
 13 to use as a resource center.
 14 Building No. 2 is rooms for individuals
 15 going through the program.
 16 Building 3 is a mobile home to be removed
 17 and replaced with a new structure for additional
 18 rooms.
 19 And then Building 4 is that utility building
 20 used for office space and storage.
 21 So for the Analysis, according to a
 22 narrative provided by the Applicant, the property is
 23 intended to be used as a religious sanctuary and
 24 rehabilitation center for individuals who are seeking
 25 to transition from an unhoused lifestyle through a

1 six-month process. Individuals will be given a place
 2 to live while they are transitioning to reenter
 3 society.
 4 So, like I went over in the site plan, one
 5 of the existing buildings will consist of four units
 6 to house individuals. Another building will be
 7 utilized as a sanctuary and support services needed
 8 for the operation.
 9 An additional building will be used as more
 10 lodging, consisting of four to eight rooms. And based
 11 on the narrative, there will be a maximum of 12
 12 individuals within the program, and there will be one
 13 staff member for every 10 residents.
 14 The surrounding property consists of a few
 15 different zone districts. Along the west side of Old
 16 21, there are mainly commercial uses. These include
 17 self-storage units, and a Hillsboro School District
 18 bus parking lot/maintenance shed.
 19 Residential-zone shopping exists in the rear
 20 of the commercial zoning. However, that property is
 21 undeveloped. And then the rest of the commercial --
 22 or I'm sorry -- the rest of the residential zoning is
 23 across 21, and those are developed single-family
 24 residences located off Jarvis Road.
 25 The surrounding uses could aid in helping

1 the proposed use fit into the area. Commercial uses
 2 directly adjoining the subject property presumably
 3 produce a low volume of traffic.
 4 The property is located along Old State
 5 Route 21, in addition to being nearby State Route 21,
 6 providing adequate access to major roadways.
 7 While a commercial venture of sorts would
 8 not be unusual, given the zoning and roadway frontage,
 9 the use of a religious sanctuary around a
 10 rehabilitation center is different from what is there
 11 now, which is a vacant motel and restaurant. So,
 12 therefore, conditions outlined and set forth in the
 13 Staff Report must be met in order to satisfy
 14 requirements of the County.
 15 And so for your consideration tonight: the
 16 issuance of a conditional use permit for a group home
 17 for persons with disabilities, hospice, or special
 18 care in a CC2 Zone District with recommended
 19 conditions and departmental comments.
 20 I'll be happy to answer any questions.
 21 COMMISSIONER BOWERS: Can you go back to the
 22 pictures of the buildings, then?
 23 (Ms. Krispin complies.)
 24 COMMISSIONER BOWERS: Okay. So just so I'm
 25 clear, the lower is the restaurant, and then I guess

1 there were just -- a few motel rooms is the building
 2 over there?
 3 MS. KRISPIN: Yes. Yes. This was the motel
 4 (indicating). This was the restaurant (indicating).
 5 COMMISSIONER BOWERS: Have there been any
 6 plans of updates or anything that you've seen on how
 7 they're going to do it? Or I guess that's probably
 8 not relevant at this time?
 9 MR. KEHM: Well, it's not, but I will answer
 10 that question.
 11 This was the former Opal's restaurant, and
 12 then, as Ms. Krispin said, these were the motel rooms.
 13 This is a dangerous way to be using this
 14 pointer, because several people are going to be . . .
 15 Well, there are plans to remodel both
 16 buildings: the motel site, for residential purposes of
 17 this application, and then the old Opal's restaurant
 18 for sanctuary, office space, program rooms, things
 19 like that. And they're aware of the requirements of
 20 the building permit and things to do that.
 21 COMMISSIONER BOWERS: Perfect. Thank you.
 22 CHAIRMAN SCHERRER: Other questions for
 23 Staff?
 24 COMMISSIONER SPARKS: Could we go to the
 25 overhead?

1 (Ms. Krispin complies.)
 2 COMMISSIONER SPARKS: Is that a -- is this a
 3 retention, or is that an oxidation pond?
 4 MS. KRISPIN: I believe that's a lagoon.
 5 Correct?
 6 CHAIRMAN SCHERRER: Um-hmm.
 7 MS. KRISPIN: Is right here what you're
 8 referring to (indicating)?
 9 COMMISSIONER SPARKS: Um-hmm.
 10 MS. KRISPIN: Yeah, that's a lagoon.
 11 COMMISSIONER SPARKS: So is that for sewage
 12 or --
 13 MS. KRISPIN: Yeah.
 14 COMMISSIONER SPARKS: Is there any, I guess,
 15 ideas about hooking up to the City, or do they --
 16 CHAIRMAN SCHERRER: The City doesn't go that
 17 far.
 18 MR. KEHM: So do we have -- so that is a
 19 sewage-treatment lagoon right there (indicating). The
 20 Applicant is aware that that lagoon will have to pass
 21 current standards, both by the County and the DNR.
 22 And there's no reason to believe that it wouldn't.
 23 Hillsboro city sewer is located just south,
 24 at Hayden Road, if you know where Hayden Road comes in
 25 there. And it's not to this property yet, but I do

1 believe in the future there are plans to extend the
 2 lines down there.
 3 And the Applicant can actually tell you more
 4 about that, because they've been in conversations with
 5 the City as to timelines and how that -- and the
 6 paperwork. Which in the paperwork that they gave us,
 7 they indicated that they would not be opposed to
 8 connecting to public sewer when it became available to
 9 the property.
 10 COMMISSIONER BOWERS: Um-hmm.
 11 COMMISSIONER SPARKS: And that actually sits
 12 -- that sewer actually sits in a floodplain, right?
 13 MR. KEHM: Right there, yes.
 14 COMMISSIONER SPARKS: So if they couldn't
 15 get hooked up, would they -- I mean, to me, it's a
 16 hazard. Would they move it over, or do we know if --
 17 MR. KEHM: Well, it's existing.
 18 COMMISSIONER SPARKS: Existing?
 19 MR. KEHM: Again, it will have to be brought
 20 up to current standards for site treatment in a lagoon
 21 like that, but the location is where it is.
 22 COMMISSIONER SPARKS: Okay. And is this --
 23 would this be considered like a parsonage, or would it
 24 be exempt from any taxes, or do we know?
 25 MR. KEHM: That is not a question for us --

1 COMMISSIONER SPARKS: Okay.
 2 MR. KEHM: -- to answer.
 3 COMMISSIONER SPARKS: Okay.
 4 CHAIRMAN SCHERRER: Other questions for
 5 Staff?
 6 Is the Petitioner present?
 7 Would you please come forward, state your
 8 name, address, and that you have been sworn in?
 9 And, as a remainder, you have five minutes
 10 once you go through all that.
 11 MS. KINDT: Good afternoon. My name is
 12 Casey Kindt, my address is 5313 Amber Meadows Drive,
 13 Imperial, Missouri, 63052, and I have been sworn in.
 14 CHAIRMAN SCHERRER: Thank you.
 15 MS. KINDT: Thank you.
 16 Yeah, I stood before you nine months ago,
 17 and I stated that we had a homeless issue in our
 18 county that was growing quickly.
 19 At that time, I stated that we had a couple
 20 small camps, and we knew of a few people living in
 21 their cars.
 22 At last report, which was about two and a
 23 half weeks ago, I am here to tell you, that number has
 24 vastly grown. It was reported to me that there are
 25 now over 200 people living behind the Festus Walmart,

1 Jefferson County. That is a small subdivision.
 2 We have a camp in High Ridge that I know of
 3 that's containing, right now, between 25 and 30
 4 individuals. Many more are living in their car. I
 5 know this because I get three to four phone calls per
 6 week of someone calling me and saying, "Hi, I've been
 7 referred to this number. How can you help me? I'm
 8 homeless."
 9 My response is, "Why you are homeless? What
 10 is going on?"
 11 "Well, my rent has increased. I can't
 12 afford it. I'm living in my car."
 13 That's the most popular thing that I'm
 14 hearing, as of now.
 15 So I can stand before you tonight and say
 16 that our situation has definitely grown. What I can
 17 also tell you is, at the New Hope Outreach Center, our
 18 six-month plan has not changed. Our
 19 multi-county-agency approach has not changed. We are
 20 excited to be able to partner with everyone in this
 21 county to make our county a better place to live for
 22 all of our residents.
 23 We took the advice of the Planning and
 24 Zoning Commission. We took the advice of the County
 25 Council. And we're back starting much smaller, as you

1 can see. We also took the advice to get out of the
 2 public eye. And that is exactly what we've done.
 3 And while we realize that we will only be
 4 able to make a small impact in the beginning -- I say
 5 that because that is what everybody in Jefferson
 6 County that's working with the homeless keeps
 7 reminding me -- "Casey, four people to start, that's a
 8 drop in the bucket."
 9 But what I keep saying to them, "It's not to
 10 those four people. To them, it's their world."
 11 I would like to submit this evening some
 12 evidence.
 13 MS. KRISPIN: Thank you.
 14 MS. KINDT: For those of you that do not
 15 know about the New Hope Outreach Center, these are the
 16 high points. This will tell you a little bit about
 17 who we are and what we are hoping to do on this
 18 property.
 19 CHAIRMAN SCHERRER: Can I ask you to hold on
 20 for just a second, while we --
 21 MS. KINDT: Yeah, absolutely.
 22 CHAIRMAN SCHERRER: I have stopped the time.
 23 That will be Exhibit D?
 24 MR. KEHM: Yes, sir.
 25 CHAIRMAN SCHERRER: Is there a motion to

1 move Exhibit D into evidence?
 2 COMMISSIONER BOWERS: I make a motion to
 3 accept Exhibit D into evidence.
 4 COMMISSIONER TUGGLE: Second.
 5 CHAIRMAN SCHERRER: Mr. Bowers made a motion
 6 to accept Exhibit D into evidence, and it was seconded
 7 by Commissioner Tuggle.
 8 All in favor?
 9 (Chorus of "Ayes.")
 10 CHAIRMAN SCHERRER: Exhibit D was accepted
 11 into evidence unanimously.
 12 Now, if you'll give us just a moment to look
 13 at this before we start again. Thank you.
 14 Are the Commissioners satisfied, or do you
 15 need to --
 16 COMMISSIONER BOWERS: No.
 17 CHAIRMAN SCHERRER: Please proceed.
 18 MS. KINDT: The very definition of Jefferson
 19 County's conditional use is, it is a use permitted in
 20 a particular zoning district only when separate
 21 regulations or conditions are imposed by the County
 22 Council to mitigate adverse impact of the uses and
 23 make sure those are fully met.
 24 What I will say to you tonight is, since the
 25 zoning is fully met, it's correct and it's in place in

1 this situation. We understand that tonight's vote is
 2 solely based on the population that we are trying to
 3 serve.
 4 I'd ask you to please understand that the
 5 unhoused Jefferson County residents are not bad
 6 people; they just need support.
 7 We are here to offer the only solution to
 8 homelessness in Jefferson County.
 9 And I'd be happy to take any questions that
 10 you have.
 11 CHAIRMAN SCHERRER: Questions for the
 12 Petitioner?
 13 COMMISSIONER BOWERS: So in your program,
 14 are you training these individuals, helping them to
 15 get jobs, that kind of thing?
 16 MS. KINDT: Absolutely.
 17 COMMISSIONER BOWERS: Medical care? Is it,
 18 you know -- what else, you know, when someone comes
 19 in? I notice your flyer says no active drug use. How
 20 do you monitor for that? What's your program on that?
 21 MS. KINDT: So everyone will be drug-tested
 22 immediately. We also -- that's the benefit of working
 23 with the County partners, such as the Health
 24 Department, Jefferson Franklin Community Action. They
 25 can assist us with those things. We also are in

1 partnership with Mercy Jefferson, who has a detox
 2 program. And they have agreed to allow us -- if
 3 someone comes to us under addiction, we can send them
 4 there to detox.
 5 We also -- actually, our church works very
 6 close with Adult & Teen Challenge, which is a one-year
 7 rehabilitation program, so we have two very good
 8 options for that.
 9 We -- again, the benefit of also working
 10 with COMTREA, that's now Compass, is, they will handle
 11 behavioral health. We have an onsite counselor that
 12 will handle mental health. The Health Department has
 13 offered to get birth certificates.
 14 We are working with a company downtown that
 15 has said, "If you need those -- any, for example, IDs
 16 or cards, we can get those for you." That, in turn,
 17 helps the people get employment.
 18 And I can tell you, it's been amazing, just
 19 in the last few months, how many businesses have
 20 reached out to me personally and said, "We would like
 21 to employ. We would like to train, once you get to
 22 that stage."
 23 COMMISSIONER BOWERS: Thank you.
 24 CHAIRMAN SCHERRER: Other questions for this
 25 Petitioner?

1 COMMISSIONER SPARKS: Just for my knowledge
 2 and everyone here, how long have you been working
 3 toward a goal in Jefferson County to establish some
 4 kind of support for homeless and underserved people?
 5 MS. KINDT: So we were approached by the
 6 county executive back in March of 2021. "Hey, here's
 7 a problem that I'm seeing. What can you guys do to
 8 help?"
 9 And since God has laid this on my heart
 10 anyway, I was excited to hit the ground running, see
 11 what was available. Since then, we've joined every
 12 coalition, every meeting, everything we could possibly
 13 get into. And where we find ourselves now is, we're
 14 kind of pushing this issue forward. Because it's not
 15 just a job; it's my heart. I want to see these people
 16 succeed. But we've been going strong since March of
 17 '21.
 18 COMMISSIONER SPARKS: Thank you.
 19 CHAIRMAN SCHERRER: Other questions for the
 20 Petitioner?
 21 COMMISSIONER TUGGLE: Okay. We've got four
 22 people to start with, right?
 23 MS. KINDT: That's correct.
 24 COMMISSIONER TUGGLE: So if it becomes
 25 overwhelming, do you have other plans?

1 MS. KINDT: I don't think four people will
 2 become overwhelming.
 3 COMMISSIONER TUGGLE: Well --
 4 MS. KINDT: What we agreed with Planning &
 5 Zoning was, eventually a max of 20 people on the
 6 property. Obviously, that's a lot further down the
 7 road, because we would have to build buildings.
 8 We are donation-fundraising and grant-based,
 9 so we don't do anything ahead of ourselves.
 10 COMMISSIONER TUGGLE: Okay. So everything
 11 has to be -- excuse me. You need to make more -- you
 12 would have to go through procedures before you'd
 13 actually build more?
 14 MS. KINDT: Absolutely. Absolutely.
 15 COMMISSIONER TUGGLE: Okay.
 16 CHAIRMAN SCHERRER: Other questions for the
 17 Petitioner?
 18 Thank you. I may call you back.
 19 MS. KINDT: Okay. Thank you.
 20 CHAIRMAN SCHERRER: Citizens to be heard
 21 that are in favor of this Petition?
 22 Anyone wishing to speak in favor of this
 23 Petition?
 24 Citizens wishing to be heard that are
 25 opposed to this?

1 Please come forward, state your name,
 2 address, and that have you been sworn in.
 3 Total time for this is 15 minutes, but no
 4 one person will be allowed to speak for more than 3.
 5 MS. WILLIAMSON: Okay. My name is Susan
 6 Williamson. I live off Jarvis Road at 20 Galloway
 7 Drive.
 8 CHAIRMAN SCHERRER: And have you been sworn?
 9 MS. WILLIAMSON: We've lived in our home for
 10 over 45 --
 11 CHAIRMAN SCHERRER: Have you been sworn?
 12 MS. WILLIAMSON: Yes, I have been sworn in.
 13 CHAIRMAN SCHERRER: Thank you.
 14 MS. WILLIAMSON: We've lived there for 45
 15 years with my family, but I've lived on that property
 16 my whole life; 73 years. My parents paid taxes. I've
 17 paid ridiculous taxes for 45 years on my real estate.
 18 And things are not getting better.
 19 First, when this came out in The Leader a
 20 few weeks back, it stated it was going to be for
 21 homeless people. I'm for the homeless people, but if
 22 you're going to help people that are homeless, you
 23 ought to encourage them to get jobs. You want them to
 24 be close to transportation. Maybe they could even
 25 walk to their job.

1 That means you put it near a town that has
2 the facilities. They need to have facilities close-by
3 for if they have medical problems. And it says here,
4 on this paper that we received in the mail, how it was
5 going to be used for hospice.

6 Well, I called Mercy, up at St. Anthony's
7 old hospital. They have a nice hospice set up. And
8 it's not overfilled. They have rooms opening. But I
9 see, after this lady spoke, that the true meaning is
10 to try to put homeless there.

11 I say if you want to put the homeless
12 somewhere, put them in your home. I don't want this
13 to become like L.A. or Penns- -- Philadelphia. Oh,
14 let's just have the homeless everywhere and give them
15 free drug paraphernalia and everything else, and let's
16 make crime nonexistent; we won't punish crime.

17 I have enough problems when, at all hours of
18 day and night, strange people -- I guess they are
19 released from our jail -- go up and down our road.
20 And some of them have encountered me when I was out
21 working in my yard. And it gets a little edgy.

22 I am for all the disabled. I have disabled
23 in my family. I am for the homeless. But not by
24 putting them three miles out of a town where they will
25 have to have transportation, if they find a job, to

1 to see, at that point in time, that the neighborhood
2 was not negatively impacted by this development.

3 I am now seeing that this is getting --
4 encroaching closer and closer to our own residences,
5 and I'm not very happy about that, because I do feel
6 that it will have a negative impact on the value of
7 our property.

8 We work very hard. We pay our taxes,
9 maintain our residence, and it's hard to see things
10 not continue to appreciate, especially real estate.
11 You know, we have a great neighborhood.

12 What we like about Jefferson County, and
13 everybody I speak with, is the trees, the woods, not
14 everything compacted, houses one -- 12 feet away from
15 each other. We really enjoy the quiet. And I have to
16 say I somewhat agree with the lady before me. I
17 certainly do not want to see homeless people walking
18 up and down our rural streets looking for an
19 opportunity to do something that would be against the
20 law. Our law enforcement officers are already
21 stressed enough.

22 Calling them would only take a lot of time
23 for them to respond. And by then, who knows what the
24 condition might be. So therefore I just don't think
25 this is the location. They need to go -- as the lady

1 get to it.

2 And I am not for letting this become a dream
3 for the liberal bleeding hearts, where I can wake up
4 one morning, pull out of my driveway, and there are
5 homeless tents everywhere. Look at what's happened to
6 our nation --

7 CHAIRMAN SCHERRER: Ma'am, you're out of
8 some time. I'm sorry.

9 MS. WILLIAMSON: Thank you very much. Have
10 a good evening.

11 CHAIRMAN SCHERRER: Hold on just a second.

12 MS. WILLIAMSON: Oops.

13 CHAIRMAN SCHERRER: Are there questions for
14 this citizen, then?

15 Thank you.

16 Other citizens to speak that are opposed to
17 this Petition?

18 Please come forward, state your name,
19 address, and that you have been sworn.

20 MS. JOHNSON: Okay. My name is Barbara --

21 Oh, excuse me. My name is Barb Johnson. My
22 address is 4953 Highland Baptist Church Road, and I
23 have been sworn in.

24 I'm opposed to this. I was at the meeting
25 nine months ago, as well. And I was certainly happy

1 before me said, go to a more metropolitan area. They
2 have property; plenty of property out in their
3 original location in High Ridge. Expand it out there.
4 It's worked perfectly there for them there.

5 Why do they have to take our property values
6 and run it down? No, I'm not in favor of this
7 whatsoever. If you want it, put it out there where it
8 already has a success rate.

9 I understand there are homeless people.
10 They're there for a reason. They have --
11 circumstances have negatively impacted them. I'm
12 sorry, but -- it could be me one day, and I hope not.
13 Or it could be any of us. But in the meantime, I have
14 to look at where we are right now.

15 And right now, I don't want to see my
16 property, my neighbor's property, our safety being
17 taken into consideration negatively by homeless
18 people. We've all seen it. We know what happens.
19 The housing in tents are --

20 And what is the accountability of these
21 people that are wanting to propose this? What about
22 the recidivism of people that don't -- they make it
23 through their program and, hopefully, in six months
24 they become a success. We all know the return rate of
25 those individuals is not set. They will return.

1 Hopefully not, but it's a good chance that they might.
 2 And then they -- can they get back in that program?
 3 They have a maximum of 12 individuals at that point in
 4 time?
 5 I just --
 6 CHAIRMAN SCHERRER: Ten seconds.
 7 MS. JOHNSON: -- don't see that this is the
 8 location for this property to be developed at this
 9 time. Thank you very much. I appreciate it.
 10 CHAIRMAN SCHERRER: Thank you.
 11 Questions for this citizen?
 12 COMMISSIONER SPARKS: I definitely have a
 13 question.
 14 MS. JOHNSON: Certainly.
 15 COMMISSIONER SPARKS: I'm going to give you
 16 a hypothetical.
 17 MS. JOHNSON: Um-hmm.
 18 COMMISSIONER SPARKS: Would you rather have
 19 vacant buildings with squatters and drug dealers and
 20 whatever living in it, or something that was
 21 coordinated by people with good intentions to keep an
 22 eye on? It's a personal question. I have the
 23 question. It's just directly to you.
 24 MS. JOHNSON: Well, I understand the
 25 question, and I do appreciate it. I would go with

1 Plan B, have it developed.
 2 But where is the accountability of these
 3 people developing this, if they're going to have
 4 success, and now, all of a sudden, busloads from the
 5 city come out and dump their homeless people there?
 6 And then what do they do with them? Where are they
 7 going to go?
 8 Yeah, the properties that are being
 9 discussed right now have not been a problem. They've
 10 been in the condition they are for many, many years.
 11 I mean, I grew up right there in that neighborhood,
 12 and I remember when Opal's was still open many years
 13 ago. And it's not like it's vandalized. Nobody is
 14 living there. Nothing negative is happening to it.
 15 But to answer your question, yes, I would
 16 rather go with Plan B, something that is managed.
 17 Where is the accountability of managing
 18 that?
 19 COMMISSIONER SPARKS: Thank you for your
 20 candidness.
 21 CHAIRMAN SCHERRER: Any other questions for
 22 this witness?
 23 Thank you.
 24 Other citizens wishing to be heard that are
 25 opposed to this Petition?

1 Please come forward, state your name,
 2 address, and that you have been sworn in.
 3 And, as a reminder, you have 3 minutes.
 4 MR. BURCHAM: My name is Andrew Burcham.
 5 I'm at 4911 Jarvis Road. I have been sworn in. I
 6 feel for the homeless and everything like that, but I
 7 don't know that the people who are wanting to -- that
 8 they're -- the people that are wanting to put this in,
 9 I don't think they understand what they're getting
 10 into.
 11 The reason why I say that is, if seven years
 12 has gone by with an active drug house right now two
 13 houses up on the left-hand side on Jarvis; 4961.
 14 There's been numerous arrests. ATF has been there
 15 with a bomb squad taking bombs out of there. Two pipe
 16 bombs were found. One probably from my neighbors, and
 17 then one other one from me.
 18 The County -- they arrest. They did one
 19 drug raid on there. The ATF -- or not the ATF -- but
 20 the DEA was in there, highway patrolmen. They took
 21 them out at midnight. They were back in business by
 22 7:00 the next morning.
 23 The person living there at that property
 24 now, he was just arrested right before the holiday --
 25 right before 4th of July -- on a no-cash bond here in

1 Jefferson County. He's already out. He's back there
 2 living there now. There's no water in the house.
 3 They're tapping into the water lines right now.
 4 Things have been stolen off of my neighbors'
 5 properties. I've had people at my house all hours of
 6 the night. We've had to answer the door with firearms
 7 before because of people just showing up in the middle
 8 of the night. By the time the cops get there, they're
 9 already gone. It's happened several times.
 10 My seven-year-old -- somebody said that they
 11 found a kid in the middle of the road twice. The kid
 12 has now been taken out of that home and been put in
 13 child custody. My mom went to court over it.
 14 But for them to put a homeless shelter right
 15 there, it's an active drug house. They're opening up
 16 all kinds of problems there. It's been seven years of
 17 this, and nothing is being done.
 18 And, I mean, it's -- I know down in
 19 Farmington, they had a homeless shelter that was
 20 closed down on Highway H. Police had to go in there
 21 and evacuate that place and had to escort people out
 22 of there because the drug use was so rampant. The
 23 reason I know is, my parents live down in Farmington,
 24 and they live down in that area.
 25 Now, the people there are homeless. The

1 people down there are living in a wild area by Crown
2 Point Golf Course. I know it's a totally different
3 county. But is there any way to ensure that these
4 people are going to be positively drug-tested and are
5 on the up-and-up if they're going to one these
6 programs?

7 I know it's too easy for people to relapse
8 into stuff like that, into the drug use. And putting
9 it right next to an active drug house, that nothing's
10 been done to it for seven years -- everything has
11 fallen on deaf ears, through the Sheriff's Department,
12 our courts, County Council. I've talked to all of
13 them. Nobody is willing to help.

14 So it just kind of stinks, because we would
15 love to sell our house right now, but we can't do it.
16 Nobody wants to buy a house that's next to a
17 drug house. And it really sucks, because I can't have
18 my kid out in the front yard playing.

19 CHAIRMAN SCHERRER: About 10 seconds.

20 MR. BURCHAM: Well, that's all I've got to
21 say. But it just -- I wish people would think about
22 things and open their eyes a little bit on it.

23 Thank you.

24 CHAIRMAN SCHERRER: Questions for the
25 citizen?

1 MR. BURCHAM: Um-hmm.

2 COMMISSIONER TUGGLE: -- all these different
3 things, essentially. So they are trying to do
4 something.

5 MR. BURCHAM: I agree. I appreciate people
6 trying to do stuff. But everything that we've tried
7 in the past seven years has fallen on deaf ears.

8 COMMISSIONER TUGGLE: Um-hmm.

9 MR. BURCHAM: And I think that would just
10 add to the problem. That's the only reason why I came
11 tonight. Because if you are already adding fuel to
12 the fire, if someone is getting off a drug addiction
13 or something like that, and you've got an active drug
14 house like that within walking distance, this guy is
15 going to be back in business real easy.

16 I've already talked to people: my former
17 job I used to do. I've already talked to them at the
18 ATF. I have friends at ATF; I've talked to them. I
19 dealt with them on a regular basis.

20 And the reason why they had to come down the
21 next time for a bomb squad is because they did find
22 pipe bombs. The first time, an explosive device was
23 set off in the driver's driveway. The fire department
24 and the sheriff's department were dispatched. The
25 whole case was handled wrong. So then the Feds got

1 COMMISSIONER BOWERS: Sir, are you saying
2 that the property that they're building this on is a
3 drug house currently right now?

4 MR. BURCHAM: No. No.

5 COMMISSIONER BOWERS: Okay. Thank you.

6 MR. BURCHAM: If you go down 21, go 21
7 north --

8 COMMISSIONER BOWERS: I just wanted to
9 clarify that.

10 MR. BURCHAM: -- two houses up, it's walking
11 distance.

12 COMMISSIONER BOWERS: Thank you.

13 COMMISSIONER TUGGLE: I've got a question.
14 I've got a question.

15 So sir, you are saying that nothing is being
16 done, and I agree.

17 MR. BURCHAM: Yes.

18 COMMISSIONER TUGGLE: But we have a group of
19 people trying to do something.

20 MR. BURCHAM: I know. I appreciate that.

21 COMMISSIONER TUGGLE: And they have some
22 pretty good people behind them; --

23 MR. BURCHAM: Um-hmm.

24 COMMISSIONER TUGGLE: -- COMTREA, the
25 hospital, --

1 involved in it, so --

2 All right. Thank you.

3 COMMISSIONER TUGGLE: Okay.

4 MS. KRISPIN: I have your speaker's slip.

5 CHAIRMAN SCHERRER: Any more questions?
6 Thank you, sir.

7 Anyone else wishing to speak who is opposed
8 to this application?

9 Anyone else wishing to speak that is opposed
10 to this application?

11 Would the Petitioner please come back to the
12 podium?

13 Obviously, there were some questions that
14 arose. You'll get a chance to answer that.

15 And this is a five-minute portion.

16 MS. KINDT: Thank you.

17 Do I need to reintroduce myself? Or am I
18 good?

19 CHAIRMAN SCHERRER: No.

20 MS. KINDT: Well, the first thing I'd like
21 to say is, please don't hold me and my Outreach
22 Center, which is not a shelter, accountable for the
23 drug use in Jefferson County. I will not allow drug
24 use on my property. You will not be able to stay
25 there if you are an active user when you get there.

1 That was the mistake Farmington made. I
 2 know firsthand. I was there several times, trying to
 3 glean from what they did right, what they did wrong.
 4 I am telling you, they allowed people to walk off of
 5 their property and use drugs and walk back on.
 6 That will not happen at my facility, which
 7 is a center, not a shelter. I am looking for someone
 8 who wants to get out of homelessness. I will take
 9 them through a six-month program, help them gain
 10 employment, get them the help of Jefferson Franklin
 11 Community Action, look for a place to live, do a
 12 one-year follow-up with them after that, to make sure
 13 that they are attending employment, that they are
 14 attending appointments. Those sorts of things.
 15 I am in this for the long haul. I am not
 16 here just to house someone. We've got those bandaids.
 17 We can send them anywhere for a shelter. That does
 18 not help.
 19 We've got 200 people living behind Walmart.
 20 Why will I not build next to a Walmart? There's 200
 21 people living behind Walmart. That's where the drugs
 22 are. That's easy access. That's easy back into this
 23 life.
 24 I am trying to take them, basically put them
 25 in a six-month bubble, bring all the services onsite

1 to them. Do I need transportation? Nope. Will I
 2 have ample transportation? Yes. I have plenty. That
 3 is not an issue.
 4 But please trust me when I say that there
 5 will not be active -- I know that active drug use is a
 6 huge thing in our county. I've been there. My
 7 husband and I mow that property about once a week.
 8 And I'm telling you, a number of them walk by there
 9 and yell out at us, absolutely. I completely
 10 understand what they are saying.
 11 I will have fencing. I will have security.
 12 I don't want my people interacting with those people.
 13 But let's be honest. If you're going to look at me
 14 and say, "Put this somewhere in Jefferson County where
 15 it's not near active drug use," good luck.
 16 CHAIRMAN SCHERRER: Anything else?
 17 MS. KINDT: I think I'm good.
 18 CHAIRMAN SCHERRER: Questions for the
 19 Applicant?
 20 COMMISSIONER SPARKS: You mentioned
 21 security. Everybody likes security. Do you have
 22 anything specifically you'd like to add about that
 23 contingency? Will it be like a staff member? Will it
 24 have cameras? Will be it all of the above?
 25 MS. KINDT: Once we hit a 10-person maximum,

1 I'm going to need more staff members. We will add
 2 additional staffing. But there will also be security
 3 systems.
 4 We've got -- we've worked with a developer.
 5 They've got keypads that go on the doors. We know who
 6 comes and goes out of every building. We're working
 7 with a security system; a company that is ensuring us
 8 a top-notch unit.
 9 COMMISSIONER SPARKS: Thank you.
 10 COMMISSIONER BOWERS: Would there be members
 11 on the property, staff on property, 24/7?
 12 MS. KINDT: In the beginning, there won't be
 13 24/7. We're hoping when the -- once they talk about
 14 moving the mobile home and building there, we are
 15 actually going to build. One of the rooms will be an
 16 apartment.
 17 And that will be with staff overhead
 18 housing. So as soon as I can get that built, there
 19 will be.
 20 COMMISSIONER BOWERS: All right.
 21 CHAIRMAN SCHERRER: So to start off with,
 22 you may have folks in your program and a staff member
 23 won't be there 24/7?
 24 MS. KINDT: They won't be in overnight. But
 25 again, it's -- you're in your room at this time.

1 You're not -- you're not coming out. And it will be
 2 for people of my selective choosing that I've worked
 3 with, with JFCAC. They will be vetted, is what I'm
 4 trying to say.
 5 I'm not pulling them from behind Walmart and
 6 putting them there. We've done this. We've done this
 7 plan. We've helped a single mom living in her car.
 8 No drug use. Had a job. It just really got expensive
 9 to keep putting her into a hotel.
 10 CHAIRMAN SCHERRER: Other questions for
 11 Staff -- I'm sorry -- from Commissioners?
 12 COMMISSIONER SPRAUL: I do have a question,
 13 please. I apologize; you may have covered this
 14 before, but I wanted to make sure I'm clear.
 15 Do you have like professional
 16 certifications, training of any kind, as far as
 17 running a program like this?
 18 MS. KINDT: No.
 19 COMMISSIONER SPRAUL: A homeless program?
 20 MS. KINDT: My portion will be housing and
 21 food.
 22 COMMISSIONER SPRAUL: Okay.
 23 MS. KINDT: All of the training will be done
 24 by our county agencies.
 25 COMMISSIONER SPRAUL: Are you a certified

1 counselor, anything like along those lines?
 2 MS. KINDT: No, sir.
 3 COMMISSIONER SPRAUL: Okay.
 4 MS. KINDT: I wouldn't be counseling, nope.
 5 COMMISSIONER SPRAUL: Well, there will be
 6 somebody who has a professional certification?
 7 MS. KINDT: That's what I'm saying. Yeah,
 8 we have a certified counselor. We've got COMTREA,
 9 which is Compass. We've got -- the Health Department
 10 will be coming onsite. We've got Mercy Jefferson.
 11 We've got everyone in the County coming to us. I will
 12 not be doing counseling, no.
 13 COMMISSIONER SPRAUL: Understood.
 14 COMMISSIONER ADKINS: Another question. Do
 15 you have a timeframe for when there will be someone on
 16 there, like a person there, to monitor these people,
 17 or security? Do you have a timeframe for that to
 18 happen between the time it starts and when that
 19 happens?
 20 MS. KINDT: As soon as I can get that
 21 building built. I actually -- and I can tell you
 22 loosely, I'm in talks with Jefferson County College to
 23 build when we move that mobile home. This would be
 24 like in their Construction Department, to help build
 25 that building. So I've got the frameworks in place.

1 I've got electricians ready to go. It's a matter of
 2 me jumping through all of these hoops before I can do
 3 any renovating.
 4 So depending on -- right now, I'm not
 5 looking at getting open till probably November,
 6 fingers crossed, if everything goes well.
 7 So depending on my funding, if I can get
 8 that worked within their timeframe, yeah.
 9 COMMISSIONER ADKINS: Okay.
 10 MS. KINDT: I was going to be the first
 11 project after that first front building gets
 12 renovated. Two buildings.
 13 COMMISSIONER ADKINS: Okay. Thank you.
 14 CHAIRMAN SCHERRER: So you're referring to
 15 the Building Trade Department at Jefferson College for
 16 high school students?
 17 MS. KINDT: Yeah.
 18 CHAIRMAN SCHERRER: That typically takes a
 19 year or longer to build a house.
 20 MS. KINDT: Yeah, I don't -- that's what I
 21 said. I say that loosely, because we've just started
 22 talks with them about that.
 23 CHAIRMAN SCHERRER: And you said that this
 24 was a six-month program?
 25 MS. KINDT: Yes, sir.

1 CHAIRMAN SCHERRER: But then you also said
 2 that you're providing all the transportation, or
 3 facilities are coming to your location?
 4 MS. KINDT: Yes.
 5 CHAIRMAN SCHERRER: So are these folks not
 6 allowed to leave during this six-month period?
 7 MS. KINDT: Oh, no. If they have a car and
 8 they work already, we're going to allow them to leave
 9 and go to work. But I think what most people are
 10 concerned about is that they're going to be out
 11 walking the roads. That's not permitted. You're not
 12 permitted to get out and walk to the Dairy Queen.
 13 Absolutely not.
 14 CHAIRMAN SCHERRER: Okay. Other questions?
 15 Okay. Thank you.
 16 MS. KINDT: Thank you.
 17 CHAIRMAN SCHERRER: I have a question for
 18 Staff.
 19 MR. KEHM: Um-hmm.
 20 CHAIRMAN SCHERRER: Explain to me, or help
 21 me to understand, the conditional use permit. If that
 22 is approved, is that good forever, or is there a
 23 sunset on that?
 24 MR. KEHM: So that's up to you-all. There
 25 is a default sunset provision in the code. We did not

1 place one on this, given the nature of the use and
 2 given sort of the indefinite sort of timeframe here.
 3 They may not be able to get started on getting the
 4 development done for quite some time, depending on
 5 financial matters, quite frankly.
 6 So we didn't want to put a sunset provision
 7 on it and, you know, two years from now they
 8 finally get some kind of donation, they are able to
 9 pay for the parking lots, and do all the things that
 10 we're going to make them do, and also the timer ran
 11 out, and off they go. That's why -- that is also why
 12 we capped the number, the max number, at 20, even
 13 though they will certainly not be able to house 20
 14 people right now.
 15 But if they do get to a point where they can
 16 construct that residence in the back as she's talking
 17 about, we didn't want them to come back in here --
 18 CHAIRMAN SCHERRER: Um-hmm.
 19 MR. KEHM: -- just because they were able to
 20 successfully construct another residence to house more
 21 people, but they were unable to expand beyond that;
 22 they're going to have to be in front of you-all. So
 23 we felt that was a fair number.
 24 CHAIRMAN SCHERRER: Sure. Thank you.
 25 Discussion amongst Commissioners?

1 COMMISSIONER SPARKS: I just wanted to add
2 to what you said with the Jefferson College program
3 building the house. My son went through that program
4 when he was in high school, going to Seckman. And he
5 is right, it does take -- you know, because they are
6 teaching the students, it does take a good degree of
7 time. But it's also very good educational learning
8 experience in the trades.

9 So I'm glad that she is working in
10 conjunction with something like that, and I think it's
11 a positive thing. Just my thoughts.

12 COMMISSIONER SPRAUL: If I could ask another
13 question of the Staff, I want to make sure I
14 understand the conditional use permit. Let's say we
15 did approve it and it did go through, and six months,
16 a year, two years down the road, the group that's
17 asking, petitioning for this, decided they no longer
18 wanted to do it and they wanted to turn it over to
19 somebody else. Could they do that?

20 MR. KEHM: So that's a great question.
21 That's why we included Condition No. 11 in our
22 recommended conditions, which states that, "The
23 conditional use permit is issued to this Applicant.
24 At such time as a different organization would seek to
25 occupy the property, a new conditional use permit must

1 be issued by the Jefferson County, Missouri, County
2 Council."

3 And I think there are obvious reasons why we
4 want to do that.

5 If you-all were comfortable and confident
6 with the presentation from this Applicant, that
7 doesn't necessarily mean that you would be from a
8 subsequent property owner.

9 COMMISSIONER TUGGLE: I know we've got this
10 major problem, and it's everywhere. So, again, I'm
11 thinking that these people are hand-picked, starting
12 off with four. Does it make sense that we do
13 something to spur this thing home, so it can get some
14 traction? Maybe it will be in High Ridge next, and
15 maybe it will be somewhere else next. Again, we have
16 to do something. This is historic. My thoughts.

17 CHAIRMAN SCHERRER: Love the idea. And
18 I support it up until the point where we got to that
19 it's not fully staffed 24/7., there's no one with any
20 kind of a certification or education that's going to
21 be there in the nonpeak hours making decisions.
22 There's going to have to be phone calls made. I'm
23 not -- I'm not comfortable with that. But I think
24 it's a great start for that. I mean, where else are
25 you going to do it?

1 COMMISSIONER SPARKS: And I'd just like to
2 add the old saying that a journey of a thousand miles
3 begins with a single step. We have someone who is
4 willing to step up, and so let's get to stepping.

5 CHAIRMAN SCHERRER: Other discussion amongst
6 Commissioners?

7 If not, I'll entertain a motion for approval
8 or denial.

9 COMMISSIONER TUGGLE: I'll make a motion to
10 approve.

11 COMMISSIONER SPARKS: Second.

12 CHAIRMAN SCHERRER: Commissioner Tuggle made
13 a motion to approve Petition CU23020. It was seconded
14 by Commissioner Sparks.

15 All in favor say "Aye."
16 (Chorus of "Ayes.")

17 CHAIRMAN SCHERRER: Opposed?

18 COMMISSIONER HUSKEY: Aye.

19 CHAIRMAN SCHERRER: Madame Secretary, will
20 you please do a roll-call vote?

21 SECRETARY ROESCH: Danny Tuggle?

22 COMMISSIONER TUGGLE: Aye.

23 SECRETARY ROESCH: Mike Huskey?

24 COMMISSIONER HUSKEY: No.

25 SECRETARY ROESCH: Greg Bowers?

1 COMMISSIONER BOWERS: Yes.

2 SECRETARY ROESCH: Larry Adkins?

3 COMMISSIONER ADKINS: Yes.

4 SECRETARY ROESCH: Chris Hastings?

5 COMMISSIONER HASTINGS: Yes.

6 SECRETARY ROESCH: Johnathan Sparks?

7 COMMISSIONER SPARKS: Yes.

8 SECRETARY ROESCH: Jessie Scherrer?

9 CHAIRMAN SCHERRER: No.

10 SECRETARY ROESCH: And Jeffrey Spraul?

11 COMMISSIONER SPRAUL: Yes.

12 SECRETARY ROESCH: Motion carries.

13 CHAIRMAN SCHERRER: CU23020 several passes,
14 as approved by a vote of -- I have 6 to 2.

15 SECRETARY ROESCH: 2, correct.

16 CHAIRMAN SCHERRER: Thank you.

1 PR223022
 2 COMMISSIONER SPRAUL: Next up, we have
 3 PR223022.
 4 And I don't see Mr. Jump. So who is up to
 5 bat?
 6 Ms. Krispin, please proceed.
 7 MS. KRISPIN: This is PR223022, Park West
 8 Apartments. The Petitioner is requesting to rezone a
 9 portion of the subject property, Planned Commercial
 10 (CC2), to Planned Mixed Residential (PR2) Zone
 11 District, and develop plan approval for Park West
 12 Apartments.
 13 The subject property is roughly 2.48 acres,
 14 But only roughly 1 acre is to be rezoned. The
 15 property is currently occupied by a bank, and the area
 16 to be rezoned is in the rear of the bank, where there
 17 is vacant land.
 18 The property is relatively flat, and there
 19 is some vegetation along the western and northern
 20 property lines.
 21 This is a look at the zoning map of the
 22 property (indicating). Outlined in red is the subject
 23 property zoned CC2, as well as surrounding businesses.
 24 Directly west is PR2, which is the zoning being sought
 25 tonight. And that is where Park West Apartments

1 currently exists. And then there is Single Family
 2 Residential, R20.
 3 This is a look at the topography map
 4 (indicating). You can see where some of that
 5 vegetation occurs.
 6 So for background, the Applicant filed a
 7 Petition in March of 2019 for a development on the
 8 property just west of the subject property. The
 9 Petition included a total of 84 units across seven
 10 buildings and the infrastructure to support those
 11 units.
 12 The Petition was approved by both the
 13 Planning and Zoning Commission, as well as the County
 14 Council. The Petitioner then submitted improvement
 15 plans, and construction has begun on that project.
 16 The Petitioner met with Staff in May to
 17 inquire about expanding the development to a parcel to
 18 the east.
 19 The portion of the subject property that is
 20 being petitioned to be rezoned is currently
 21 undeveloped and is surrounded with commercial
 22 development along the northern property line and has
 23 close proximity to a major state -- interstate
 24 highway.
 25 This is the submitted plan outlined

1 (indicating). Outlined in red is the proposal
 2 tonight. These buildings over here (indicating) are
 3 what has been previously approved. So right in here
 4 (indicating), there are two additional buildings
 5 totaling 20 units, 38 proposed parking spaces, a
 6 separate entrance from Park West Court serving these
 7 two proposed buildings, a 20-foot landscape buffer,
 8 and a connecting sidewalk to the rest of the
 9 development.
 10 For the zoning Analysis, the PR2 Zone
 11 District and its associated permitted uses are
 12 designed to create a transition between uses of
 13 different intensity. The location of multifamily
 14 residential development serves as a transitional
 15 buffer in the area between less-intensive residential
 16 uses and commercial uses that currently exist in the
 17 immediate area.
 18 Proposed zoning and the proposed multifamily
 19 residential use are located in an area featuring R20
 20 and CC2 properties. The proposed zoning would help to
 21 create a more clearly defined transitional buffer
 22 between the two zone districts in that area.
 23 The proposed developed is located in the
 24 Primary Growth Area, where all development patterns,
 25 including the mixed-use development plan pattern, are

1 appropriate. The proposed rezoning promotes
 2 higher-density residential development and is
 3 well-situated near I-55.
 4 Higher density is encouraged near major
 5 transportation corridors, as well as part of the
 6 Primary Growth Area; therefore, the proposed
 7 development is consistent with the County's Master
 8 Plan.
 9 Staff has not seen any evidence to indicate
 10 there would be any risk to public health, safety, and
 11 welfare for the use of the property as proposed. The
 12 proposed development does not appear to have any
 13 features that would impede the normal and orderly
 14 development and improvement of the surrounding
 15 property.
 16 Approval of the proposed development plan
 17 would allow for a development consistent with the
 18 stated intent of the PR2 Zone District. Additionally,
 19 approval of the proposed development plan would allow
 20 for a development consistent with the intentions of
 21 the Primary Growth Area map in promoting infill
 22 development, higher density, and easy access to major
 23 transportation corridors.
 24 The two outside photos on each side are
 25 surrounding businesses around the subject property.

1 And then the photo in the center are those Park West
 2 Apartments that were previously approved and are being
 3 developed.
 4 And that is the proposed site. The center
 5 one is showing that general area they're proposing to
 6 rezone. In this picture, you can see the back of the
 7 bank. This is another view of the bank.
 8 So for your consideration tonight: a
 9 Petition to rezone a portion of the subject property
 10 from CC2 to PR2 Zone District and development plan
 11 approval for Park West Apartments.
 12 I'll be happy to answer any questions.
 13 CHAIRMAN SCHERRER: Are there any questions?
 14 COMMISSIONER BOWERS: No.
 15 CHAIRMAN SCHERRER: Is the Petitioner
 16 present?
 17 Please come forward, and state your name,
 18 address, and that you have been sworn in.
 19 And you will have five minutes.
 20 MR. GUSEV: Okay. My name is Igor Gusev.
 21 I'm with Heneghan & Associates. My address is 1929
 22 Richardson Road, Arnold, Missouri, and I have been
 23 sworn.
 24 CHAIRMAN SCHERRER: Thank you.
 25 MR. GUSEV: So Staff did a great job giving

1 you an overview of what the project is about, and this
 2 is a little addition that goes with the Park West
 3 Apartments. I just want to highlight a few key items
 4 that might help you make a good decision today.
 5 So this is one photo of the property in the
 6 corner. The property is currently vacant. It's
 7 located behind the bank, and it is zoned CC2. It's
 8 surrounded with CC2 and the PR2 on the west side at
 9 this time. PR2 development was zoned back in 2019
 10 with -- uses.
 11 Four buildings are completely occupied and
 12 built. The three remaining buildings are essentially
 13 in finishing stages right now and will be occupied in
 14 the next few weeks.
 15 Overall, the project was a great success.
 16 It's doing very well in that area, so the owner would
 17 like to expand on this project.
 18 They had two additional buildings where the
 19 space allowed, behind the bank right there.
 20 So with these two additional buildings
 21 coming in, we'll have additional runoff, somewhat of a
 22 runoff, which we'll take in the runoff into the
 23 detention basins located to the Park West
 24 Apartments' -- on the west side of it. There's room
 25 allowed for that, and we intend to comply with the

1 order; all the water regulation and discharge that
 2 needs to be in place.
 3 We also contacted a traffic engineer to see
 4 what kind of impact is going to be made with the
 5 traffic in the area. The letter from the traffic
 6 engineers is attached to the Staff Report, but it
 7 basically summarizes that the traffic is going to be
 8 almost negligible, as far as is the increase goes.
 9 It is located in the Primary Growth,
 10 which -- Primary Growth Area, which promotes density.
 11 However, we're not intending to maximize the density
 12 on this. The intent is to combine these two
 13 properties into -- consolidate into one property under
 14 one ownership under one development. And that's not
 15 going to be governed -- we intend to fully comply with
 16 the UDO standards, complying with any regulations,
 17 modifications.
 18 So I think this is it for me, so if you have
 19 any questions?
 20 CHAIRMAN SCHERRER: Questions for the
 21 Petitioner?
 22 COMMISSIONER SPARKS: I have a question.
 23 MR. GUSEV: Sure.
 24 COMMISSIONER SPARKS: Do we have an
 25 overhead, again, of the property?

1 (Ms. Krispin complies.)
 2 COMMISSIONER SPARKS: Yeah, back -- the
 3 other one. Yeah.
 4 In your professional development opinion,
 5 with all the surrounding other structures, do you
 6 think that this area has a lack of green space with
 7 the addition of those apartments?
 8 MR. GUSEV: So --
 9 COMMISSIONER SPARKS: Honestly?
 10 MR. GUSEV: Yes and no.
 11 COMMISSIONER SPARKS: Okay.
 12 MR. GUSEV: So --
 13 COMMISSIONER SPARKS: That's fair.
 14 MR. GUSEV: Yes and no. So we will be
 15 providing some landscaping buffer, and that's required
 16 by the UDO standard, to kind of separate the two
 17 zonings. We're leaving a great portion of green area
 18 to the south of an existing parkway's development.
 19 That's the area where the stream buffers are. That's
 20 the parking. We're leaving most of the landscaping
 21 there.
 22 The UDO also requires us to put in so many
 23 plantings when we develop the plans, because a street
 24 is an open space and all that. So we do intend to
 25 comply with all those regulations.

1 COMMISSIONER SPARKS: Thank you.
 2 MR. GUSEV: Um-hmm.
 3 CHAIRMAN SCHERRER: Other questions from
 4 Staff?
 5 Thank you, sir. I may call you back.
 6 MR. GUSEV: Thank you.
 7 CHAIRMAN SCHERRER: Citizens wishing to be
 8 heard that are in favor of the project?
 9 Anyone wishing to speak in favor of this
 10 Petition?
 11 Citizens wishing to be heard that are
 12 opposed?
 13 Please come forward. State your name,
 14 address, and that you have been sworn.
 15 And you will be allowed three minutes.
 16 MS. REMSPECHER: My name is Dede Remspecher.
 17 I'm at 6108 Timothy Lane, in Imperial. I have been
 18 sworn in.
 19 CHAIRMAN SCHERRER: Thank you. Thank you.
 20 MS. REMSPECHER: I'm a letter carrier, so my
 21 building is right next to this proposal. They've
 22 got -- the units are ready.
 23 There's the bank. There is -- they say it's
 24 2 acres. That's totally wiped out the green space.
 25 There is no green around there; you've got -- between

1 the bowling alley and the post office. And now I
 2 don't know what the bowling alley is doing, but
 3 they're filling that in, so there's nothing green.
 4 My other thing is apartments. As everybody
 5 knows, Imperial is loaded with apartments. We've got
 6 Lakewood Landing. They're now at capacity. There are
 7 310 units. We've got apartments on Terry Lane. We've
 8 got apartments on Windsor Harbor. We've got Park West
 9 Apartments. We've got apartments up on the trails off
 10 of Miller Road. We've got apartments off of Miller
 11 Road -- the other Miller Road. Enough with the
 12 apartments already.
 13 Real-estate taxwise, what are these people
 14 paying? I'm paying \$2200 a year for my house. What
 15 is being paid on this? And my other thing -- because
 16 I'm not going to here 3 minutes -- is they're talking
 17 about the economic diversity. These apartments are
 18 renting for 12- and 1300 bucks a pop. Are they going,
 19 can I say, Section 8? Am I allowed to say that
 20 anymore? What's going to happen with all that?
 21 Thanks, folks. That's all I have.
 22 CHAIRMAN SCHERRER: Are there questions?
 23 Other citizens wishing to be heard that are
 24 opposed to this Petition?
 25 Citizens wishing to be heard that are

1 opposed?
 2 Please come forward, state your name,
 3 address, and that you have been sworn in.
 4 MS. ALTHAGE: My name is Karin Althage. I
 5 live at 2500 Castlepines Drive, in Imperial. I have
 6 been sworn in.
 7 CHAIRMAN SCHERRER: Thank you.
 8 MS. ALTHAGE: I do have a couple of
 9 questions about this new unit going in. I live just
 10 down the road from that.
 11 You say there's nothing -- that the
 12 transportation hasn't been affected, but it has. I've
 13 almost seen a couple of accidents now, coming out of
 14 the complex.
 15 The original apartments that were in -- and
 16 I might be misspeaking on this, but I was under the
 17 impression the fire department was also against it,
 18 because there was not enough space for even the
 19 firetrucks to get in; just an inch or two.
 20 Now you want to grab this front space, and
 21 there's -- there's just nothing left. I mean, it's
 22 just -- there's no room for more apartments. We've
 23 got enough. And I believe there is a federal statute
 24 out that any new apartment that goes in, complex; 25
 25 percent has to go Section 8.

1 I don't know if that's true or not, but I
 2 know the ones at Karsch's were quoted as luxury
 3 apartments, and now there's 31 low-income units
 4 currently available.
 5 So is this going to be -- you know, what
 6 is -- is that true, that -- is it going to be 25
 7 percent goes to Section 8? I'd like to know.
 8 And there's just not enough room. They are
 9 taking everything. There's land left up here. We've
 10 got a farmer down the road that's probably going to
 11 pass, with tons of acres, and they're going to build
 12 thousands of homes -- you know, apartments on that or
 13 something.
 14 So, you know, we came out here. I've been
 15 spending money, been paying taxes for years. I am --
 16 came from the north area to get away from it. We come
 17 down here. It's been great for 20 -- 25 year. And
 18 now, all of a sudden, everything is blowing up.
 19 People are getting robbed. We had our first
 20 car stolen. And you're just bringing -- you know, it
 21 just keeps coming in. This used to be a beautiful
 22 country type of area. And they're just making it a
 23 city. And that's not what the majority of people
 24 living in Imperial bought for. And that's my say.
 25 CHAIRMAN SCHERRER: Thank you.

1 Questions for this citizen?
 2 Other citizens wishing to be heard that are
 3 opposed to this Petition?
 4 Citizens wishing to be heard that are
 5 opposed to this Petition?
 6 Would the Petitioner please come back?
 7 The questions that were brought up were
 8 green space, enough with the apartments already, 25
 9 percent being Section 8 -- is that true or false to
 10 your knowledge? -- a traffic study, which we do have
 11 in our Staff Report, and then fire department.
 12 And I can repeat any of those, if you need
 13 me to.
 14 MR. GUSEV: Okay. So as far as the green
 15 space, I kind of went over this, all about it. So we
 16 have to comply with the green-space requirements that
 17 are set out in the UDO, so we fully intend to comply
 18 to do that.
 19 So as far as the fire department goes, so
 20 before the plans are approved for any development,
 21 they have to go through the fire-department interview
 22 and a permit. The fire department looks at how the
 23 trucks are going to be moving around. They suggest to
 24 us to make any modifications whatsoever.
 25 And that's what we do in our plans. So I

1 already met with the fire department, and they
 2 approved the plan. They're happy with this turnaround
 3 we created. So we are already cleared with the fire
 4 department on this addition, as well as on the old --
 5 on that original development. We also included the
 6 town, as far as the truck routes.
 7 To answer the Section 8 housing, no, it's
 8 not; this is not Section 8 housing. This is private
 9 ownership, and it intends to stay there as a private
 10 ownership.
 11 As far as -- somebody brought up the rent.
 12 I know right now they're charging 1250. That's for a
 13 two-bedroom apartment.
 14 So that's the only information I have.
 15 CHAIRMAN SCHERRER: Okay. Thank you, sir.
 16 MR. GUSEV: Um-hmm.
 17 CHAIRMAN SCHERRER: Anything else you'd like
 18 to add?
 19 MR. GUSEV: No.
 20 CHAIRMAN SCHERRER: Okay.
 21 Other questions for the Commissioners?
 22 Discussion amongst Commissioners?
 23 Thank you, sir.
 24 MR. GUSEV: Okay.
 25 CHAIRMAN SCHERRER: Discussion amongst

1 Commissioners, or approval or denial?
 2 COMMISSIONER SPARKS: Just my two cents is,
 3 you know, there's a difference between requirements
 4 and balance. And I think the UDO outlines kind of
 5 what we need to do, you know, generally when it comes
 6 to green space; when it comes to, you know, kind of
 7 concrete jungles and stuff getting approved through
 8 things.
 9 I think, you know, in a different setting,
 10 where we're not having huge concrete slabs all over
 11 this development, there could be a different angle on
 12 that. But, you know, there has to be a balance
 13 between green space and the concrete jungle, and I
 14 think adding this just makes more concrete jungle, so
 15 that's my thoughts.
 16 CHAIRMAN SCHERRER: All right.
 17 Other discussion amongst Commissioners?
 18 COMMISSIONER BOWERS: Well, just for
 19 the -- I see this as a piece of property that is
 20 locked commercially all the way around it. I don't
 21 know what you could do to keep it green space. I
 22 mean, it's a commercial piece of property. You're
 23 going to put in a strip mall, parking lots, or
 24 something like that. And I feel that with the green
 25 space that's left and with the rework or the retention

1 work and stuff, I think it's going to be an
 2 enhancement to the area.
 3 CHAIRMAN SCHERRER: Other discussion?
 4 COMMISSIONER SPRAUL: Just a quick comment.
 5 As long as they're meeting the legal
 6 requirements, there's a difference between what I
 7 like, what I want, and what's acceptable. And the
 8 decisions that we reach have to be based on what's
 9 legal and what's right, as opposed to what we think.
 10 So I just kind of want to throw that out
 11 there, because I think that's a consideration we need
 12 to be aware of.
 13 CHAIRMAN SCHERRER: More discussion? Or a
 14 motion to approve or deny?
 15 COMMISSIONER BOWERS: I'll make a motion
 16 that we approve PR223022.
 17 CHAIRMAN SCHERRER: Is there a second?
 18 COMMISSIONER ADKINS: Second.
 19 CHAIRMAN SCHERRER: I'm sorry. Who did
 20 that?
 21 COMMISSIONER ADKINS: Second.
 22 CHAIRMAN SCHERRER: Mr. Bowers made a motion
 23 to approve PR223022. It was seconded by Commissioner
 24 Adkins.
 25 All in favor of approval, say "Aye."

1 (Chorus of "Ayes.")
 2 CHAIRMAN SCHERRER: Opposed?
 3 COMMISSIONER SPARKS: No.
 4 CHAIRMAN SCHERRER: Madame Secretary, would
 5 you please -- would you do a roll-call vote, please?
 6 SECRETARY ROESCH: Okay.
 7 Mike Huskey?
 8 COMMISSIONER HUSKEY: No.
 9 SECRETARY ROESCH: Danny Tuggle?
 10 COMMISSIONER TUGGLE: Yes.
 11 SECRETARY ROESCH: Greg Bowers?
 12 COMMISSIONER BOWERS: Yes.
 13 SECRETARY ROESCH: Larry Adkins?
 14 COMMISSIONER ADKINS: Yes.
 15 SECRETARY ROESCH: Chris Hastings?
 16 COMMISSIONER HASTINGS: Yes.
 17 SECRETARY ROESCH: Johnathan Sparks?
 18 COMMISSIONER SPARKS: No.
 19 SECRETARY ROESCH: Jessie Scherrer?
 20 COMMISSIONER HASTINGS: Yes.
 21 SECRETARY ROESCH: Jeffrey Spraul?
 22 COMMISSIONER SPRAUL: Yes.
 23 SECRETARY ROESCH: Motion to approval
 24 carries, 6 to 2.
 25 CHAIRMAN SCHERRER: PR223022 is approved, by

1 a vote of 6 to 2.
 2 Reports to the Commission?
 3 MR. KEHM: I do have a couple of brief
 4 reports. Our next meeting is in two weeks, on July
 5 the 27th. We do have cases on that agenda already.
 6 As I stated at the end of the last meeting,
 7 I'm going to hand out to you amendments to your bylaws
 8 consistent with what was presented to you-all. We're
 9 not going to discuss these tonight, because they're
 10 not on the agenda. They will be on the agenda the
 11 27th. But I wanted you guys to have a look at those.
 12 COMMISSIONER TUGGLE: Thank you.
 13 MR. KEHM: I believe they're on pages 3 and
 14 4. They're fairly modest changes.
 15 As always, thanks for being here tonight.
 16 I think most of you got a chance to meet him
 17 before the meeting, but if you didn't, over here is
 18 Mitch Bair. He's our new Department Director. So
 19 please welcome him. We're glad to have him.
 20 So you'll be seeing him at your meetings.
 21 And that's all I've got for you.
 22 CHAIRMAN SCHERRER: So we will discuss
 23 these, if discussion is needed, at the next meeting?
 24 MR. KEHM: Yes. So just FYI, for those of
 25 you that don't know -- or knew or forgot, we are

1 required to publish our agendas 15 days in advance of
 2 your meetings. It's always more than that, because
 3 the publications depend on it, like the newspapers
 4 have and such deadlines. So the agenda, for example
 5 for July 27th, is already published.
 6 We did put a discussion of amendment of your
 7 bylaws on there, --
 8 CHAIRMAN SCHERRER: Okay.
 9 MR. KEHM: -- and you'll be free to discuss
 10 that and debate it; do or do not at that time. I just
 11 wanted you guys to have those, since they were talked
 12 about last week.
 13 CHAIRMAN SCHERRER: Thank you, sir.
 14 Citizens to be heard?
 15 MR. LACOSTELO: I would like to be heard.
 16 CHAIRMAN SCHERRER: Yes, sir. Please come
 17 forward.
 18 MR. LACOSTELO: My name is Kevin Lacostelo.
 19 I live at 3600 (inaudible) Lake Trail South, in
 20 Mapaville, which is a subdivision in unincorporated
 21 Jefferson County.
 22 I'm sure you all know that --
 23 MR. KEHM: Could you spell your last name
 24 for us?
 25 MR. LACOSTELO: L-A-C-O-S-T-E-L-O.

1 MR. KEHM: Thank you.
 2 MR. LACOSTELO: I would like to address the
 3 Council on the CU23020.
 4 You-all approved that 6 to 2, and I heard
 5 very little questioning from the Council about some of
 6 the proposals that were given to you.
 7 First of all, it calls for serving people
 8 with disabilities. It provides hospice and special
 9 care. And I never heard anything discussed by the
 10 people who were proposing this about that.
 11 What they were proposing was something to do
 12 with housing 10 individuals in a homeless area, or in
 13 an area to be developed to re-home them, to give them,
 14 you know, jobs -- job training. They didn't talk
 15 anything about people with disabilities, who I assume
 16 are people who have physical disabilities and not
 17 homelessness. They didn't talk about providing
 18 hospice care.
 19 None of them are providers. None of them
 20 are qualified or even approach the intricacies of
 21 hospice-care providers. I don't know that they know
 22 anything -- they never said -- they never indicated
 23 where they are going to be providing hospice care.
 24 MR. KEHM: Sorry, I don't want to interrupt
 25 you. But as some of you may know, the UDO has

1 categories of uses. They had to choose a category.
 2 But they're not going to provide hospice care; they're
 3 going to perform the services that they described.
 4 MR. LACOSTELO: Well, that, I think, was a
 5 little misleading, to put it up there as that.
 6 MR. KEHM: Well, again, the UDO provides for
 7 categories of uses. When we have uses that aren't
 8 specifically labeled, we have to slot people into the
 9 appropriate category.
 10 MR. LACOSTELO: Okay. Well, I think you did
 11 a disservice to the County. You have opened up the
 12 County to supporting an enterprise there with County
 13 and agencies' money. That's taxpayers' money. I see
 14 you-all as gatekeepers to that money, and I think that
 15 you-all may have really opened the gate and thrown the
 16 keys away there.
 17 You are -- this proposal is going to be
 18 dependent upon taxpayer money. They're looking for
 19 County tax dollars. They're looking for health-agency
 20 tax dollars. They're going to be taking resources
 21 from the County. They're going to be sucking up
 22 resources from the police. They're going to be taking
 23 fire -- fire resources. They're going to be taking
 24 social service resources for these people. And I
 25 don't know that those are really the right things to

1 do with that.
 2 I think the proposal was very misleading,
 3 and I don't think that you asked enough questions.
 4 They talked about long-term. You never asked anything
 5 about long-term; what their long-term plans were.
 6 They simply focused on what they were doing on that
 7 one little people problem, which is actually what I
 8 think they wanted to do here.
 9 We also know that there was a proposal last
 10 year to develop the 40-acre lots at Baptist Church
 11 Road. What happened to that? What are their plans
 12 for that? Are they involved in that? They hadn't
 13 mentioned building trailers housing these people.
 14 They don't have room for expansion down there on those
 15 acres for trailers housing these people.
 16 And I believe that they're going to use the
 17 Baptist Church property to put more of their -- that's
 18 not going to do anything to resolve the problem with
 19 200 people living behind Walmart. And as you heard
 20 the person say, the problem has doubled since the time
 21 we've proposed -- or we've discussed that, maybe a
 22 year ago.
 23 Well, they're actively out there pulling
 24 people into the Jefferson County area. They're out
 25 there advertising their ability to resolve

1 homelessness. So the homeless are going to come out
 2 here. We've seen more people on the street corners.
 3 We see more people on the street corners in St. Louis.
 4 If anybody drives through St. Louis, it's very easy to
 5 find the homeless at the major intersections,
 6 panhandling.
 7 We're seeing the same thing starting to come
 8 out here. You are attracting that. You are seeding
 9 Hillsboro, you are seeding Jefferson County, with
 10 homelessness with your actions tonight.
 11 CHAIRMAN SCHERRER: Sir, I appreciate your
 12 comments. And although I don't disagree with
 13 everything that you said, I guess a lot of what you
 14 said, I would encourage you to get involved and serve
 15 on the Board of Commissioners and make a difference.
 16 MR. LACOSTELO: I think I will.
 17 CHAIRMAN SCHERRER: Absolutely.
 18 Thank you.
 19 MR. LACOSTELO: Thank you.
 20 Thank you-all, for allowing me the time to
 21 address you.
 22 CHAIRMAN SCHERRER: You're welcome.
 23 COMMISSIONER SPRAUL: You're welcome.
 24 CHAIRMAN SCHERRER: Is there a motion to
 25 adjourn?

1 Any other citizens to be heard?
 2 COMMISSIONER BOWERS: I make a motion to
 3 adjourn.
 4 COMMISSIONER ADKINS: Second.
 5 CHAIRMAN SCHERRER: Mr. Bowers made a motion
 6 to adjourn. I believe it was seconded by
 7 Mr. Adkins; --
 8 COMMISSIONER ADKINS: Yes.
 9 CHAIRMAN SCHERRER: -- is that correct?
 10 COMMISSIONER ADKINS: Yes.
 11 COMMISSIONER SPRAUL: All in favor?
 12 (Chorus of "Ayes.")
 13 COMMISSIONER SPRAUL: We are adjourned.
 14 *****
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER CERTIFICATE
STATE OF MISSOURI)
)
COUNTY OF JEFFERSON)
I, Kathleen A. Wann, a Certified Court
Reporter for the State of Missouri hereby certify
that the foregoing 73 pages were reported by
me in machine shorthand and later transcribed by me,
and that the foregoing transcript is a true and
accurate copy of my machine shorthand notes taken at
the Jefferson County Administration Center, 729 Maple
Street, Hillsboro, MO 63050,

I further certify that I am neither attorney
nor counsel for nor related nor employed by any of the
parties to the action in which these proceedings are
taken; further, that I am not a relative or employee
of any attorney or counsel employed by the parties
hereto or financially interested in this action.

Dated this 16th day of July, 2023.

Kathleen A. Wann, CCR, RPR
A Notary Public, Within and
for the State of Missouri

A	71:23	7:17	amendment	38:14
ability	add 36:10	Adult 22:6	68:6	appreciate
71:25	39:22 40:1	advance 68:1	amendments	28:10 30:9
able 18:20	46:1 48:2	adverse	67:7	30:25
19:4 37:24	63:18	20:22	ample 39:2	35:20 36:5
45:3,8,13	addiction	advertising	Analysis	72:11
45:19	22:3 36:12	71:25	11:21	approach
absolutely	adding 36:11	advice 18:23	52:10	18:19
19:21	64:14	18:24 19:1	Andrew 32:4	69:20
21:16	addition	afford 18:12	angle 64:11	approached
24:14,14	13:5 55:2	afternoon	answer 13:20	23:5
39:9 44:13	57:7 63:4	17:11	14:9 17:2	appropriate
72:17	additional	agencies	31:15 33:6	53:1 70:9
accept 7:24	11:17 12:9	41:24	37:14	approval
8:4 9:8	40:2 52:4	agencies'	54:12 63:7	5:13,24
20:3,6	55:18,20	70:13	Anthony's	48:7 50:11
acceptable	55:21	agenda 2:1	26:6	53:16,19
65:7	Addition...	5:2,4,7,13	anybody 72:4	54:11 64:1
accepted	10:18	67:5,10,10	anymore	65:25
20:10	53:18	68:4	59:20	66:23
access 13:6	address 7:2	agendas 68:1	anyway 23:10	approve 5:2
38:22	17:8,12	ago 17:16,23	apartment	5:4,7,14
53:22	25:2 27:19	27:25	40:16	5:19 9:4
accidents	27:22 32:2	31:13	60:24	46:15
60:13	54:18,21	71:22	63:13	48:10,13
accounta...	58:14 60:3	agree 28:16	apartments	65:14,16
29:20 31:2	69:2 72:21	35:16 36:5	50:8,12,25	65:23
31:17	adequate	agreed 22:2	54:2,11	approved
accountable	13:6	24:4	55:3 57:7	5:25 44:22
37:22	adjoining	ahead 6:15	59:4,5,7,8	49:14
accurate	13:2	24:9	59:9,9,10	51:12 52:3
74:6	adjourn	aid 12:25	59:12,17	54:2 62:20
acre 50:14	72:25 73:3	alley 59:1,2	60:15,22	63:2 64:7
acres 10:12	73:6	allow 22:2	61:3,12	66:25 69:4
50:13	adjourned	37:23 44:8	62:8	April 2:14
58:24	2:9 73:13	53:17,19	Apartments'	2:17 7:14
61:11	Adkins 3:14	allowed 25:4	55:24	7:18
71:15	4:14,15	38:4 44:6	apologize	area 13:1
action 21:24	5:17,20	55:19,25	41:13	29:1 33:24
38:11 74:9	42:14 43:9	58:15	appear 53:12	34:1 50:15
74:11	43:13 49:2	59:19	Applicant	52:15,17
actions	49:3 65:18	allowing	11:22	52:19,22
72:10	65:21,24	72:20	15:20 16:3	52:24 53:6
active 21:19	66:13,14	Althage 60:4	39:19	53:21 54:5
32:12	73:4,7,8	60:4,8	46:23 47:6	55:16 56:5
33:15 34:9	73:10	amazing	51:6	56:10 57:6
36:13	Administ...	22:18	application	57:17,19
37:25 39:5	3:5 74:7	Amber 17:12	14:17 37:8	61:16,22
39:5,15	adopted 2:13	amended 2:18	37:10	65:2 69:12
actively	2:17 7:13	7:18	appointm...	69:13

71:24	18:25 23:6	67:13	61:20	business
Arnold 54:22	24:18	71:16 73:6	brought	32:21
arose 37:14	25:20 30:2	benefit	16:19 62:7	36:15
arrest 32:18	32:21 33:1	21:22 22:9	63:11	businesses
arrested	36:15	better 18:21	bubble 38:25	22:19
32:24	37:11 38:5	25:18	bucket 19:8	50:23
arrests	38:22	beyond 45:21	bucks 59:18	53:25
32:14	45:16,17	birth 22:13	buffer 52:7	busloads
asked 71:3,4	54:6 55:9	bit 6:13	52:15,21	31:4
asking 46:17	57:2 58:5	19:16	57:15	buy 34:16
assist 21:25	62:6	34:22	buffers	bylaws 67:7
Assistant	background	black 10:21	57:19	68:7
3:17,22	51:6	bleeding	build 24:7	
associated	bad 21:5	27:3	24:13	C
52:11	Bair 3:17	blowing	38:20	C 2:19 3:9
Associates	67:18	61:18	40:15	4:1 7:20
54:21	balance 64:4	blue 11:3	42:23,24	call 2:2 4:5
assume 69:15	64:12	Board 72:15	43:19	4:7 24:18
ATF 32:14,19	bandaids	bomb 32:15	61:11	58:5
32:19	38:16	36:21	building	called 26:6
36:18,18	bank 50:15	bombs 32:15	11:6,11,12	calling 18:6
attached	50:16 54:7	32:16	11:14,16	28:22
56:6	54:7 55:7	36:22	11:19,19	calls 18:5
attending	55:19	bond 32:25	12:6,9	47:22 69:7
38:13,14	58:23	bottom 11:8	14:1,20	cameras
attorney	Baptist	bought 61:24	35:2 40:6	39:24
74:8,10	27:22	Bowers 3:12	40:14	camp 18:2
attracting	71:10,17	4:10,11	42:21,25	camps 17:20
72:8	Barb 27:21	5:3,6,16	43:11,15	candidness
August 2:13	Barbara	5:18 7:25	46:3 58:21	31:20
7:13	27:20	8:3 9:3,7	71:13	capacity
available	based 12:10	13:21,24	buildings	59:6
16:8 23:11	21:2 65:8	14:5,21	12:5 13:22	capped 45:12
61:4	basically	16:10 20:2	14:16 24:7	car 18:4,12
aware 14:19	38:24 56:7	20:5,16	30:19	41:7 44:7
15:20	basins 55:23	21:13,17	43:12	61:20
65:12	basis 36:19	22:23 35:1	51:10 52:2	cards 22:16
Aye 5:10,21	bat 50:5	35:5,8,12	52:4,7	care 10:8
48:15,18	beautiful	40:10,20	55:11,12	13:18
48:22	61:21	48:25 49:1	55:18,20	21:17 69:9
65:25	beginning	54:14	built 40:18	69:18,23
eyes 5:11,22	6:12 19:4	64:18	42:21	70:2
8:7 9:11	40:12	65:15,22	55:12	carrier
20:9 48:16	begins 48:3	66:11,12	Burcham 32:4	58:20
66:1 73:12	begun 51:15	73:2,5	32:4 34:20	carries
	behavioral	bowling 59:1	35:4,6,10	49:12
B	22:11	59:2	35:17,20	66:24
B 2:15 7:15	believe 15:4	brief 67:3	35:23 36:1	cars 17:21
31:1,16	15:22 16:1	bring 38:25	36:5,9	case 2:20
back 13:21	60:23	bringing	bus 12:18	7:22 36:25

cases 6:9 7:10 67:5	4:22 5:1, 6 5:12, 18, 23	Challenge 22:6	clearly 52:21	10:8 12:16 12:20, 21
Casey 17:12 19:7	6:2 7:5, 23 8:3, 9 9:2	chance 30:1 37:14 67:16	Clerk/Re... 3:18	13:1, 7 50:9 51:21 52:16
Castlepines 60:5	9:5, 7, 12 10:2 14:22	changed 18:18, 19	close 22:6 25:24 51:23	64:22 commerci... 64:20
categories 70:1, 7	15:6, 16 17:4, 14	changes 67:14	close-by 26:2	Commission 1:1 2:8
category 70:1, 9	19:19, 22 19:25 20:5	Chapter 2:16 7:16	closed 33:20 closer 28:4 28:4	3:1 7:8 18:24 51:13 67:2
CC2 10:9, 12 10:22 13:18 50:10, 23 52:20 54:10 55:7 55:8	20:10, 17 21:11 22:24 23:19 24:16, 20 25:8, 11, 13 27:7, 11, 13 30:6, 10 31:21	charging 63:12	coalition 23:12	Commissi... 3:12, 12, 13 3:13, 14, 14 3:15 4:9 4:11, 13, 15 4:17, 19, 24 5:3, 5, 8, 16 5:17, 18, 20 7:25 8:2, 5 9:3, 6, 7, 9 13:21, 24 14:5, 21, 24 15:2, 9, 11 15:14 16:10, 11 16:14, 18 16:22 17:1 17:3 20:2 20:4, 7, 16 21:13, 17 22:23 23:1 23:18, 21 23:24 24:3 24:10, 15 30:12, 15 30:18 31:19 35:1 35:5, 8, 12 35:13, 18 35:21, 24 36:2, 8 37:3 39:20 40:9, 10, 20 41:12, 19 41:22, 25 42:3, 5, 13 42:14 43:9
CCR 1:18, 19 74:14	34:19, 24 37:5, 19 39:16, 18 40:21 41:10 43:14, 18 43:23 44:1 44:5, 14, 17 44:20 45:18, 24 47:17 48:5 48:12, 17 48:19 49:9 49:13, 16 54:13, 15 54:24 56:20 58:3 58:7, 19 59:22 60:7 61:25 63:15, 17 63:20, 25 64:16 65:3 65:13, 17 65:19, 22 66:2, 4, 25 67:22 68:8 68:13, 16 72:11, 17 72:22, 24 73:5, 9	child 33:13 choose 70:1 choosing 41:2	code 2:15 7:15, 17 44:25	
center 2:22 3:5 11:13 11:24 13:10 18:17 19:15 37:22 38:7 54:1, 4 74:7		Chorus 5:11 5:22 6:22 8:7 9:11 20:9 48:16 66:1 73:12	College 42:22 43:15 46:2	
cents 64:2		Chris 3:15 4:18 49:4 66:15	combine 56:12	
certainly 27:25 28:17 30:14 45:13		church 22:5 27:22 71:10, 17	come 6:24 17:7 25:1 27:18 31:5 32:1 36:20 37:11 45:17 54:17 58:13 60:2 61:16 62:6 68:16 72:1 72:7	
CERTIFICATE 74:1		circumst... 29:11	comes 15:24 21:18 22:3 40:6 64:5 64:6	
certific... 22:13		citizen 27:14 30:11 34:25 62:1	comfortable 47:5, 23	
certific... 42:6 47:20		citizens 24:20, 24 27:16 31:24 58:7 58:11 59:23, 25 62:2, 4 68:14 73:1	coming 6:3 41:1 42:10 42:11 44:3 55:21 60:13 61:21	
certific... 41:16		city 15:15 15:16, 23 16:5 31:5 61:23	comment 65:4 comments 4:2 13:19 72:12	
certified 3:6, 6 41:25 42:8 74:4		clarify 35:9 clear 13:25 41:14	commercial	
certify 74:4 74:8		cleared 63:3		
Chairman 3:11 4:2, 5				

43:13 46:1	complying	56:13	3:19,20,20	CU23020 1:9
46:12 47:9	56:16	construct	3:22,22	2:6 3:4
48:1,9,11	COMTREA	45:16,20	7:7,8,13	10:1,3,5
48:12,14	22:10	construc...	7:16 13:14	48:13
48:18,22	35:24 42:8	42:24	15:21	49:13 69:3
48:24 49:1	concerned	51:15	17:18 18:1	current
49:3,5,7	44:10	contacted	18:21,21	15:21
49:11 50:2	concrete	56:3	18:24 19:6	16:20
54:14	64:7,10,13	containing	20:21 21:5	currently
56:22,24	64:14	18:3	21:8,23	35:3 50:15
57:2,9,11	condition	contingency	23:3,6	51:1,20
57:13 58:1	28:24	39:23	28:12	52:16 55:6
64:2,18	31:10	continue	32:18 33:1	61:4
65:4,15,18	46:21	28:10	34:3,12	custody
65:21,23	conditional	conversa...	37:23 39:6	33:13
66:3,8,10	10:6 13:16	16:4	39:14	
66:12,14	20:19	coordinated	41:24	D
66:16,18	44:21	30:21	42:11,22	D 2:21 4:1
66:20,22	46:14,23	cops 33:8	47:1,1	19:23 20:1
67:12	46:25	copy 74:6	51:13	20:3,6,10
72:23 73:2	conditions	Cordes 3:22	68:21	Dairy 44:12
73:4,8,10	13:12,19	corner 11:11	70:11,12	dangerous
73:11,13	20:21	55:6	70:12,19	14:13
Commissi...	46:22	corners 72:2	70:21	Danny 3:14
3:10 20:14	confident	72:3	71:24 72:9	4:8 48:21
41:11	47:5	correct 15:5	74:3,7	66:9
45:25 48:6	conjunction	20:25	County's	Dated 74:12
63:21,22	46:10	23:23	20:19 53:7	day 26:18
64:1,17	connecting	49:15 73:9	couple 17:19	29:12
72:15	16:8 52:8	corridors	60:8,13	74:12
Community	consent 1:7	53:5,23	67:3	days 68:1
10:8 21:24	2:5 3:3	Council	Course 34:2	DEA 32:20
38:11	9:2,8	18:25	court 3:6	deadlines
compact	consider...	20:22	6:11 8:8	68:4
28:14	1:8 2:6,7	34:12 47:2	33:13 52:6	deaf 34:11
company	3:4 10:2	51:14 69:3	74:4	36:7
22:14 40:7	13:15	69:5	courts 34:12	dealers
Compass	29:17 54:8	counsel 74:9	covered	30:19
22:10 42:9	65:11	74:10	41:13	dealt 36:19
completely	considered	counseling	create 52:12	debate 68:10
39:9 55:11	16:23	42:4,12	52:21	decided
complex	consist 12:5	counselor	created 63:3	46:17
60:14,24	consistent	3:21,22,22	Creek 10:18	decision
complies	53:7,17,20	22:11 42:1	11:2	55:4
13:23 15:1	67:8	42:8	crime 26:16	decisions
57:1	consisting	country	26:16	47:21 65:8
comply 55:25	7:21 12:10	61:22	crossed 43:6	Dede 58:16
56:15	consists	county 1:2	crowd 6:4	default
57:25	12:14	2:12,15	Crown 34:1	44:25
62:16,17	consolidate	3:2,5,17	CSR 1:18,20	defined

52:21	developing	64:17 65:3	27:4 36:23	22:17
definitely	31:3	65:13	drop 19:8	38:10,13
18:16	development	67:23 68:6	drug 21:19	encountered
30:12	2:16 7:17	dispatched	26:15	26:20
definition	28:2 45:4	36:24	30:19	encourage
20:18	51:7,17,22	disservice	32:12,19	25:23
degree 46:6	52:9,14,24	70:11	33:15,22	72:14
denial 48:8	52:25 53:2	distance	34:8,9,17	encouraged
64:1	53:7,12,14	35:11	35:3 36:12	53:4
Dennis 3:17	53:16,17	36:14	36:13	encroaching
density 53:4	53:19,20	district	37:23,23	28:4
53:22	53:22	10:9 12:17	39:5,15	enforcement
56:10,11	54:10 55:9	13:18	41:8	28:20
deny 65:14	56:14 57:4	20:20	drug-tested	engineer
department	57:18	50:11	21:21 34:4	56:3
21:24	62:20 63:5	52:11	drugs 38:5	engineers
22:12	64:11	53:18	38:21	56:6
34:11	device 36:22	54:10	Dugan 4:20	enhancement
36:23,24	difference	districts	dump 31:5	65:2
42:9,24	64:3 65:6	12:15		enjoy 28:15
43:15	72:15	52:22	E	ensure 34:3
60:17	different	diversity	E 3:9,9 4:1	ensuring
62:11,19	12:15	59:17	4:1	40:7
62:22 63:1	13:10 34:2	Division	earlier 6:6	entered 7:9
63:4 67:18	36:2 46:24	2:19 3:16	ears 34:11	enterprise
departme...	52:13 64:9	7:21	36:7	70:12
13:19	64:11	DNR 15:21	east 51:18	entertain
depend 68:3	directly	do's 6:22	easy 34:7	48:7
dependent	13:2 30:23	doing 42:12	36:15	entrance
70:18	50:24	55:16 59:2	38:22,22	11:7 52:6
depending	Director	71:6	53:22 72:4	Eric 3:19
43:4,7	3:17,17,19	dollars	economic	escort 33:21
45:4	67:18	70:19,20	59:17	especially
described	disabili...	donation	edgy 26:21	28:10
70:3	10:7 13:17	45:8	education	essentially
designed	69:8,15,16	donation...	47:20	36:3 55:12
52:12	disabled	24:8	educational	establish
detention	26:22,22	door 33:6	46:7	23:3
55:23	disagree	doors 40:5	effective	estate 25:17
detox 22:1,4	72:12	doubled	2:14 7:14	28:10
develop	discharge	71:20	eight 12:10	evacuate
50:11	56:1	downtown	Elaine 3:18	33:21
57:23	discuss 67:9	22:14	electric...	evening 7:10
71:10	67:22 68:9	dream 27:2	43:1	19:11
developed	discussed	Drive 17:12	employ 22:21	27:10
12:23 30:8	31:9 69:9	25:7 60:5	employed	eventually
31:1 52:23	71:21	driver's	74:9,10	24:5
54:3 69:13	discussion	36:23	employee	everybody
developer	45:25 48:5	drives 72:4	74:10	19:5 28:13
40:4	63:22,25	driveway	employment	39:21 59:4

7:6,24 8:1	facilities	financial	food 41:21	74:8,10
8:4 19:12	26:2,2	45:5	foregoing	future 16:1
20:1,3,6	44:3	financially	74:5,6	FYI 67:24
20:11 53:9	facility	74:11	forever	
exactly 19:2	38:6	find 23:13	44:22	G
example	fair 45:23	26:25	forgot 67:25	G 4:1
22:15 68:4	57:13	36:21 72:5	former 14:11	gain 38:9
excited	fairly 67:14	fingers 43:6	36:16	Galloway
18:20	fallen 34:11	finishing	forth 13:12	25:6
23:10	36:7	55:13	forward 17:7	gate 70:15
excuse 24:11	false 62:9	fire 36:12	23:14 25:1	gatekeepers
27:21	family 25:15	36:23	27:18 32:1	70:14
executive	26:23 51:1	60:17	54:17	general 54:5
23:6	far 15:17	62:11,19	58:13 60:2	generally
exempt 16:24	41:16 56:8	62:22 63:1	68:17	64:5
exhibit 7:12	62:14,19	63:3 70:23	found 32:16	getting
7:15,20,20	63:6,11	70:23	33:11	25:18 28:3
19:23 20:1	farmer 61:10	fire-dep...	four 12:5,10	32:9 36:12
20:3,6,10	Farmington	62:21	18:5 19:7	43:5 45:3
exhibits	33:19,23	firearms	19:10	61:19 64:7
2:11,24	38:1	33:6	23:21 24:1	give 6:19
7:11	favor 5:10	firetrucks	47:12	20:12
exist 52:16	5:21 8:6	60:19	55:11	26:14
existing	9:10 20:8	first 25:19	FP23018 1:7	30:15
12:5 16:17	24:21,22	36:22	2:5 3:4	69:13
16:18	29:6 48:15	37:20	9:1,2,4,8	given 12:1
57:18	58:8,9	43:10,11	frameworks	13:8 45:1
exists 12:19	65:25	61:19 69:7	42:25	45:2 69:6
51:1	73:11	firsthand	Franklin	giving 54:25
expand 29:3	features	38:2	21:24	glad 46:9
45:21	53:13	fit 13:1	38:10	67:19
55:17	featuring	five 17:9	frankly 45:5	glean 38:3
expanding	52:19	54:19	free 26:15	go 6:15
51:17	federal	five-minute	68:9	13:21
expansion	60:23	37:15	friends	14:24
71:14	Feds 36:25	flat 50:18	36:18	15:16
expensive	feel 28:5	flood 10:15	front 34:18	17:10
41:8	32:6 64:24	floodplain	43:11	24:12
experience	feet 28:14	10:17 11:4	45:22	26:19
46:8	felt 45:23	16:12	60:20	28:25 29:1
Explain	FEMA's 10:15	floodway	frontage	30:25 31:7
44:20	fencing	10:16 11:3	13:8	31:16
explosive	39:11	flyer 21:19	fuel 36:11	33:20 35:6
36:22	Festus 17:25	focused 71:6	fully 20:23	35:6 40:5
extend 16:1	filed 51:6	folks 40:22	20:25	43:1 44:9
eye 19:2	files 2:20	44:5 59:21	47:19	45:11
30:22	7:22	follow-up	56:15	46:15
eyes 34:22	filling 59:3	38:12	62:17	60:25
	finally 7:20	following	funding 43:7	62:21
F	45:8	7:9	further 24:6	goal 23:3

God 23:9	grant-based	H	62:2,4	47:16
goes 40:6	24:8	H 33:20	68:14,15	hit 23:10
43:6 55:2	great 28:11	half 17:23	69:4,9	39:25
56:8 60:24	46:20	hand 6:16,25	71:19 73:1	hold 19:19
61:7 62:19	47:24	67:7	hearing 1:6	27:11
going 6:6,13	54:25	hand-picked	3:3 4:3	37:21
11:15 14:7	55:15	47:11	18:14	holiday
14:14	57:17	handle 22:10	heart 23:9	32:24
18:10	61:17	22:12	23:15	home 10:7
23:16	green 57:6	handled	hearts 27:3	11:16
25:20,22	57:17	36:25	held 3:4	13:16 25:9
26:5 30:15	58:24,25	happen 38:6	help 18:7	26:12
31:3,7	59:3 62:8	42:18	23:8 25:22	33:12
34:4,5	62:14 64:6	59:20	34:13 38:9	40:14
36:15	64:13,21	happened	38:10,18	42:23
39:13 40:1	64:24	27:5 33:9	42:24	47:13
40:15	green-space	71:11	44:20	homeless
43:10 44:8	62:16	happening	52:20 55:4	17:17 18:8
44:10	Greg 3:12	31:14	helped 41:7	18:9 19:6
45:10,22	4:10 48:25	happens	helping	23:4 25:21
46:4 47:20	66:11	29:18	12:25	25:21,22
47:22,25	grew 31:11	42:19	21:14	26:10,11
56:4,7,15	ground 23:10	happy 13:20	helps 22:17	26:14,23
59:16,18	group 10:7	21:9 27:25	Heneghan	27:5 28:17
59:20 60:9	13:16	28:5 54:12	54:21	29:9,17
61:5,6,10	35:18	63:2	hereto 74:11	31:5 32:6
61:11	46:16	Harbor 59:8	Hey 23:6	33:14,19
62:23	growing	hard 28:8,9	Hi 18:6	33:25
64:23 65:1	17:18	Hastings	high 2:21	41:19
67:7,9	grown 17:24	3:15 4:18	18:2 19:16	69:12 72:1
69:23 70:2	18:16	4:19 5:5,8	29:3 43:16	72:5
70:3,17,20	Growth 52:24	8:2,5 49:4	46:4 47:14	homeless...
70:21,22	53:6,21	49:5 66:15	higher 53:4	21:8 38:8
70:23	56:9,10	66:16,20	53:22	69:17 72:1
71:16,18	guess 13:25	haul 38:15	higher-d...	72:10
72:1	14:7 15:14	Hayden 15:24	53:2	homes 61:12
gold 11:3	26:18	15:24	Highland	honest 39:13
Golf 34:2	72:13	hazard 16:16	27:22	Honestly
good 6:4,4	Gusev 54:20	head 7:1	highlight	57:9
17:11 22:7	54:20,25	health 21:23	55:3	hooked 16:15
27:10 30:1	56:23 57:8	22:11,12	highway	hooking
30:21	57:10,12	22:12 42:9	32:20	15:15
35:22	57:14 58:2	53:10	33:20	hoops 43:2
37:18	58:6 62:14	health-a...	51:24	hope 2:21
39:15,17	63:16,19	70:19	Hillsboro	18:17
44:22 46:6	63:24	heard 7:10	3:6 10:11	19:15
46:7 55:4	guy 36:14	24:20,24	12:17	29:12
governed	guys 23:7	31:24 58:8	15:23 72:9	hopefully
56:15	67:11	58:11	74:7	29:23 30:1
grab 60:20	68:11	59:23,25	historic	hoping 19:17

40:13	II 3:18	15:19	Introduc...	54:25
hospice 10:7	IL 1:18	50:22 51:4	2:4 7:6	69:14
13:17 26:5	Illinois	52:1,2,4	involved	jobs 21:15
26:7 69:8	1:20 3:6	individu...	37:1 71:12	25:23
69:18,23	immediate	6:11	72:14	69:14
70:2	52:17	individuals	issuance	Johnathan
hospice-...	immediately	11:14,24	13:16	3:13 4:12
69:21	21:22	12:1,6,12	issue 17:17	49:6 66:17
hospital	impact 19:4	18:4 21:14	23:14 39:3	Johnson
26:7 35:25	20:22 28:6	29:25 30:3	issued 46:23	27:20,21
hotel 41:9	56:4	69:12	47:1	30:7,14,17
hours 3:5	impacted	infill 53:21	items 55:3	30:24
26:17 33:5	28:2 29:11	information		joined 23:11
47:21	impede 53:13	63:14	J	journey 48:2
house 12:6	Imperial	infrastr...	J 3:17	Jr 3:17
32:12 33:2	17:13	51:10	jail 26:19	July 1:15
33:5,15	58:17 59:5	inquire	Jalesia 3:22	3:4 32:25
34:9,15,16	60:5 61:24	51:17	Jarvis 12:24	67:4 68:5
34:17 35:3	imposed	intend 55:25	25:6 32:5	74:12
36:14	20:21	56:15	32:13	Jump 50:4
38:16	impression	57:24	Jason 3:22	jumping 43:2
43:19	60:17	62:17	Jefferson	June 5:15,19
45:13,20	improvement	intended	1:2 2:12	5:24
46:3 59:14	51:14	11:23	2:15 3:2,5	jungle 64:13
houses 28:14	53:14	intending	3:20 7:7	64:14
32:13	inaudible	56:11	7:13,16	jungles 64:7
35:10	68:19	intends 63:9	18:1 19:5	
housing	inch 60:19	intensity	20:18 21:5	K
29:19	include	52:13	21:8,24	Karin 60:4
40:18	12:16	intent 53:18	22:1 23:3	Karsch's
41:20 63:7	included 6:8	56:12	28:12 33:1	61:2
63:8 69:12	46:21 51:9	intentions	37:23	Kathleen
71:13,15	63:5	30:21	38:10	1:18 3:6
huge 39:6	including	53:20	39:14	74:4,14
64:10	52:25	interacting	42:10,22	keep 19:9
husband 39:7	increase	39:12	43:15 46:2	30:21 41:9
Huskey 3:12	56:8	interested	47:1 68:21	64:21
4:23,24	increased	74:11	71:24 72:9	keeps 19:6
48:18,23	18:11	interrupt	74:3,7	61:21
48:24 66:7	indefinite	69:24	Jeffrey 3:13	Kehm 3:17
66:8	45:2	intersec...	4:16 49:10	6:2,23 7:7
hypothet...	INDEX 2:1,11	72:5	66:21	14:9 15:18
30:16	indicate	interstate	Jessie 3:11	16:13,17
	53:9	51:23	4:21 49:8	16:19,25
I	indicated	interview	66:19	17:2 19:24
I-55 53:3	16:7 69:22	62:21	JFCAC 41:3	44:19,24
idea 47:17	indicating	intricacies	job 23:15	45:19
ideas 15:15	10:23	69:20	25:25	46:20 67:3
IDs 22:15	11:11 14:4	introduce	26:25	67:13,24
Igor 54:20	14:4 15:8	8:1	36:17 41:8	68:9,23

69:1,24	61:2,5,7	61:9	live 12:2	70:19
70:6	61:12,14	Landing 59:6	18:21 25:6	looks 62:22
Kevin 68:18	61:20	landscape	33:23,24	loosely
key 55:3	63:12 64:3	52:7	38:11 60:5	42:22
keypads 40:5	64:5,6,9	landscaping	60:9 68:19	43:21
keys 70:16	64:12,21	57:15,20	lived 25:9	lot 10:23
kid 33:11,11	67:25	Lane 58:17	25:14,15	24:6 28:22
34:18	68:22	59:7	living 17:20	72:13
kind 21:15	69:14,21	Large 10:23	17:25 18:4	lot/main...
23:4,14	69:21,25	Larry 3:14	18:12	12:18
34:14	70:25 71:9	4:14 49:2	30:20	lots 45:9
41:16 45:8	knowledge	66:13	31:14	64:23
47:20 56:4	23:1 62:10	law 28:20,20	32:23 33:2	71:10
57:16	knows 28:23	Lawson 3:19	34:1 38:19	Louis 72:3,4
62:15 64:4	59:5	Leader 25:19	38:21 41:7	love 34:15
64:6 65:10	Krispin 3:18	learning	61:24	47:17
kinds 33:16	10:4,5	46:7	71:19	low 13:3
Kindt 17:11	13:23 14:3	leave 44:6,8	loaded 59:5	low-income
17:12,15	14:12 15:1	leaving	located	61:3
19:14,21	15:4,7,10	57:17,20	10:10,16	lower 13:25
20:18	15:13	left 60:21	11:6 12:24	LR2 10:24
21:16,21	19:13 37:4	61:9 64:25	13:4 15:23	luck 39:15
23:5,23	50:6,7	left-hand	52:19,23	luxury 61:2
24:1,4,14	57:1	32:13	55:7,23	
24:19	Kuenze 3:22	legal 65:5,9	56:9	M
37:16,20		less-int...	location	Ma'am 27:7
39:17,25	L	52:15	16:21	machine 74:5
40:12,24	L-A-C-O-...	let's 26:14	28:25 29:3	74:6
41:18,20	68:25	26:15	30:8 44:3	Madame 4:7
41:23 42:2	L.A 26:13	39:13	52:13	48:19 66:4
42:4,7,20	labeled	46:14 48:4	locked 64:20	mail 26:4
43:10,17	11:12 70:8	letter 56:5	lodging	main 10:13
43:20,25	lack 57:6	58:20	12:10	11:8
44:4,7,16	Lacostelo	letting 27:2	long 23:2	maintain
knew 17:20	68:15,18	liberal 27:3	38:15 65:5	28:9
67:25	68:18,25	life 25:16	long-term	major 13:6
know 15:24	69:2 70:4	38:23	71:4,5,5	47:10
16:16,24	70:10	lifestyle	longer 43:19	51:23 53:4
18:2,5	72:16,19	11:25	46:17	53:22 72:5
19:15	lady 26:9	likes 39:21	look 5:9	majority
21:18,18	28:16,25	line 51:22	10:20 11:1	61:23
28:11	lagoon 15:4	lines 16:2	20:12 27:5	making 47:21
29:18,24	15:10,19	33:3 42:1	29:14	61:22
32:7 33:18	15:20	50:20	38:11	mall 64:23
33:23 34:2	16:20	little 6:13	39:13	managed
34:7 35:20	laid 23:9	19:16	50:21 51:3	31:16
38:2 39:5	Lake 68:19	26:21	67:11	managing
40:5 45:7	Lakewood	34:22 55:2	looking	31:17
46:5 47:9	59:6	69:5 70:5	28:18 38:7	map 10:15,20
59:2 61:1	land 50:17	71:7	43:5 70:18	11:1 50:21

51:3 53:21	71:13	modifica...	17:8,11	69:22,22
Mapaville	Mercy 22:1	56:17	25:1,5	71:4
68:20	26:6 42:10	62:24	27:18,20	new 2:21
Maple 3:5	met 13:13	mom 33:13	27:21 32:1	11:17
74:7	20:23,25	41:7	32:4 54:17	18:17
March 23:6	51:16 63:1	moment 20:12	54:20	19:15
23:16 51:7	metropol...	money 61:15	58:13,16	46:25 60:9
Master 2:12	29:1	70:13,13	60:2,4	60:24
7:12 53:7	middle 33:7	70:14,18	68:18,23	67:18
matter 1:7	33:11	monitor	narrative	newspapers
3:3 43:1	midnight	21:20	11:22	68:3
matters 1:8	32:21	42:16	12:11	nice 26:7
2:1 3:4	Mike 3:12	months 17:16	nation 27:6	night 26:18
45:5	4:23 48:23	22:19	nature 45:1	33:6,8
max 24:5	66:7	27:25	NCRA 1:21	nine 17:16
45:12	miles 26:24	29:23	near 26:1	27:25
maximize	48:2	46:15	39:15 53:3	no-cash
56:11	Miller 59:10	morning 27:4	53:4	32:25
maximum	59:10,11	32:22	nearby 13:5	Non-Planned
12:11 30:3	minutes 5:14	motel 10:14	necessarily	10:8
39:25	5:19,24	13:11 14:1	47:7	nonexistent
Meadows	17:9 25:3	14:3,12,16	need 20:15	26:16
17:12	32:3 54:19	motion 5:2,3	21:6 22:15	nonpeak
mean 16:15	58:15	5:6,14,19	24:11 26:2	47:21
31:11	59:16	7:24,25	28:25	nope 39:1
33:18 47:7	misleading	8:3,9 9:3	37:17 39:1	42:4
47:24	70:5 71:2	9:8,13	40:1 62:12	normal 53:13
60:21	Missouri 1:2	19:25 20:2	64:5 65:11	north 35:7
64:22	1:19 2:13	20:5 48:7	needed 12:7	61:16
meaning 26:9	3:2,6,20	48:9,13	67:23	northern
means 26:1	7:13 17:13	49:12	needs 6:7	50:19
medical	47:1 54:22	65:14,15	56:2	51:22
21:17 26:3	74:2,4,15	65:22	negative	Notary 74:15
meet 67:16	misspeaking	66:23	28:6 31:14	notes 74:6
meeting 2:9	60:16	72:24 73:2	negatively	nothing's
4:5 6:12	mistake 38:1	73:5	28:2 29:11	34:9
23:12	Mitch 67:18	move 5:16	29:17	notice 21:19
27:24 65:5	Mitchell	16:16 20:1	negligible	November
67:4,6,17	3:17	42:23	56:8	43:5
67:23	mitigate	moving 40:14	neighbor's	number 17:23
meetings 6:5	20:22	62:23	29:16	18:7 39:8
67:20 68:2	Mixed 50:10	mow 39:7	neighbor...	45:12,12
member 12:13	mixed-use	multi-co...	28:1,11	45:23
39:23	52:25	18:19	31:11	numerous
40:22	MO 1:18 3:6	multifamily	neighbors	7:18 32:14
members 7:7	74:7	52:13,18	32:16	
40:1,10	mobile 11:16		neighbors'	
mental 22:12	40:14		33:4	O
mentioned	42:23	N	neither 74:8	O 4:1
39:20	modest 67:14	N 3:9 4:1	never 69:9	obvious 47:3
		name 7:2		Obviously

24:6 37:13	42:10	Outreach	54:1,11	29:22
occupied	Oops 27:12	2:21 18:17	55:2,23	30:21 31:3
10:14	Opal's 14:11	19:15	59:8	31:5 32:7
50:15	14:17	37:21	parking	32:8 33:5
55:11,13	31:12	outside	12:18 45:9	33:7,21,25
occupy 46:25	open 31:12	53:24	52:5 57:20	34:1,4,7
occurs 51:5	34:22 43:5	Overall	64:23	34:21
offer 21:7	57:24	55:15	parkway's	35:19,22
offered	opened 70:11	overflowed	57:18	36:5,16
22:13	70:15	26:8	parsonage	38:4,19,21
office 3:20	opening 4:2	overhead	16:23	39:12,12
11:20	26:8 33:15	14:25	part 53:5	41:2 42:16
14:18 59:1	operation	40:17	particular	44:9 45:14
officers	12:8	56:25	20:20	45:21
28:20	opinion 57:4	overnight	parties 74:9	47:11
Official	opportunity	40:24	74:10	59:13
2:12 7:12	28:19	overview	partner	61:19,23
Oh 26:13	opposed 5:12	55:1	18:20	69:7,10,15
27:21 44:7	5:23 8:8	overwhel...	partners	69:16 70:8
Okay 13:24	9:12 16:7	23:25 24:2	21:23	70:24 71:7
16:22 17:1	24:25	owner 47:8	partnership	71:13,15
17:3 23:21	27:16,24	55:16	22:1	71:19,24
24:10,15	31:25 37:7	ownership	pass 15:20	72:2,3
24:19 25:5	37:9 48:17	56:14 63:9	61:11	percent
27:20 35:5	58:12	63:10	passes 8:9	60:25 61:7
37:3 41:22	59:24 60:1	oxidation	9:13 49:13	62:9
42:3 43:9	62:3,5	15:3	patrolmen	Perfect
43:13	65:9 66:2		32:20	14:21
44:14,15	options 22:8	P	pattern	perfectly
54:20	order 2:17	P 3:9,9 4:1	52:25	29:4
57:11	4:6 7:17	P.M 3:5,5	patterns	perform 70:3
62:14	10:18	pages 67:13	52:24	period 44:6
63:15,20	13:13 56:1	74:5	pay 28:8	permit 10:6
63:24 66:6	orderly	paid 25:16	45:9	13:16
68:8 70:10	53:13	25:17	paying 59:14	14:20
old 10:10,24	Ordinances	59:15	59:14	44:21
11:7 12:15	2:15 7:15	panhandling	61:15	46:14,23
13:4 14:17	organiza...	72:6	Penns- 26:13	46:25
26:7 48:2	46:24	paper 6:25	people 6:10	62:22
63:4	original	26:4	14:14	permitted
once 6:12	29:3 60:15	paperwork	17:20,25	20:19
17:10	63:5	16:6,6	19:7,10	44:11,12
22:21 39:7	ought 25:23	parapher...	21:6 22:17	52:11
39:25	outlined	26:15	23:4,15,22	person 25:4
40:13	10:21	parcel 51:17	24:1,5	32:23
one-year	13:12	parents	25:21,21	42:16
22:6 38:12	50:22	25:16	25:22	71:20
ones 61:2	51:25 52:1	33:23	26:18	personal
onsite 22:11	outlines	Park 50:7,11	28:17 29:9	30:22
38:25	64:4	50:25 52:6	29:18,21	personally

persons 10:7 13:17	7:12 11:10 12:4 18:18	14:14	private 63:8 63:9	33:5 52:20 56:13
Petition 24:21, 23 27:17 31:25 48:13 51:7 51:9, 12 54:9 58:10 59:24 62:3 62:5	31:1, 16 41:7 50:11 51:25 52:25 53:8 53:16, 19 54:10 63:2 Planned 50:9 50:10 Planner 3:18 Planning 1:1 2:19 3:1 3:10, 16, 18 7:8, 21 18:23 24:4 51:13	points 2:21 19:16 police 33:20 70:22 pond 15:3 pop 59:18 popular 18:13 population 21:2 portion 10:15 37:15 41:20 50:9 51:19 54:9 57:17	probably 14:7 32:16 43:5 61:10 problem 23:7 31:9 36:10 47:10 71:7 71:18, 20 problems 26:3, 17 33:16 procedure 4:4 procedures 24:12 proceed 20:17 50:6 proceedings 1:14 74:9 process 12:1 produce 13:3 professi... 3:7 41:15 42:6 57:4 program 11:15 12:12 14:18 21:13, 20 22:2, 7 29:23 30:2 38:9 40:22 41:17, 19 43:24 46:2 46:3 programs 34:6 project 43:11 51:15 55:1 55:15, 17 58:8 promotes 53:1 56:10 promoting 53:21 properly 6:8 properties 10:22 31:8	property 10:10, 11 10:13, 16 10:19, 21 10:21, 23 11:2, 5, 7, 9 11:22 12:14, 20 13:2, 4 15:25 16:9 19:18 24:6 25:15 28:7 29:2, 2, 5 29:16, 16 30:8 32:23 35:2 37:24 38:5 39:7 40:11, 11 46:25 47:8 50:9, 13, 15 50:18, 20 50:22, 23 51:8, 8, 19 51:22 53:11, 15 53:25 54:9 55:5, 6 56:13, 25 64:19, 22 71:17 proposal 52:1 58:21 70:17 71:2 71:9 proposals 69:6 propose 29:21 proposed 13:1 52:5 52:7, 18, 18 52:20, 23 53:1, 6, 11 53:12, 16 53:19 54:4 71:21 proposing 11:12 54:5
petitioned 51:20	plans 14:6 14:15 16:1 23:25 51:15 57:23 62:20, 25 71:5, 11	positive 46:11 positively 34:4 possibly 23:12 post 59:1 PR2 50:10, 24 52:10 53:18 54:10 55:8 55:9 PR223022 1:9 2:7 3:4 50:1, 3, 7 65:16, 23 66:25 present 17:6 54:16 presenta... 47:6 presented 67:8 presumably 13:2 pretty 35:22 previously 10:14 52:3 54:2 Primary 52:24 53:6 53:21 56:9 56:10	plantings 57:23 playing 34:18 please 4:7 6:15, 20 17:7 20:17 21:4 25:1 27:18 32:1 37:11, 21 39:4 41:13 48:20 50:6 54:17 58:13 60:2 62:6 66:5 66:5 67:19 68:16 plenty 29:2 39:2 podium 7:1 37:12 point 28:1 30:3 34:2 45:15 47:18 pointer	philadel... 26:13 phone 18:5 47:22 photo 54:1 55:5 photos 11:5 53:24 physical 69:16 picture 54:6 pictures 11:8 13:22 piece 64:19 64:22 pipe 32:15 36:22 place 12:1 18:21 20:25 33:21 38:11 42:25 45:1 56:2 plan 2:12

69:10,11	Queen 44:12	raid 32:19	4:3	rent 18:11
provide 70:2	question	raise 6:15	Registered	63:11
provided	14:10	rampant	3:7	renting
2:24 11:22	16:25	33:22	regular	59:18
providers	30:13,22	ran 45:10	36:19	repeat 62:12
69:19,21	30:23,25	rate 29:8,24	regulation	replaced
provides	31:15	re-home	56:1	11:17
69:8 70:6	35:13,14	69:13	regulations	report 13:13
providing	41:12	reach 65:8	20:21	17:22 56:6
13:6 44:2	42:14	reached	56:16	62:11
57:15	44:17	22:20	57:25	reported
69:17,23	46:13,20	ready 43:1	rehabili...	17:24 74:5
provision	56:22	58:22	11:24	reporter
44:25 45:6	questioning	real 25:17	13:10 22:7	2:24 3:6,7
proximity	69:5	28:10	reintroduce	3:7 74:1,4
51:23	questions	36:15	37:17	reports 2:8
public 1:6	13:20	Real-estate	relapse 34:7	2:19 7:21
3:3 4:3	14:22 17:4	59:13	related 74:9	67:2,4
16:8 19:2	21:9,11	realize 19:3	relative	requesting
53:10	22:24	really 28:15	74:10	50:8
74:15	23:19	34:17 41:8	relatively	required
publicat...	24:16	70:15,25	50:18	57:15 68:1
68:3	27:13	rear 10:19	released	requirem...
publish 68:1	30:11	10:23	26:19	13:14
published	31:21	12:19	relevant	14:19
68:5	34:24 37:5	50:16	14:8	62:16 64:3
pull 27:4	37:13	reason 15:22	religious	65:6
pulling 41:5	39:18	29:10	11:23 13:9	requires
71:23	41:10	32:11	remainder	57:22
punish 26:16	44:14	33:23	17:9	residence
purposes	54:12,13	36:10,20	remaining	28:9 45:16
14:16	56:19,20	reasons 47:3	55:12	45:20
pushing	58:3 59:22	received	remarks 7:4	residences
23:14	60:9 62:1	26:4	remember	12:24 28:4
put 26:1,10	62:7 63:21	recidivism	6:24 31:12	residential
26:11,12	71:3	29:22	reminder	10:24,25
29:7 32:8	quick 65:4	recommended	32:3	12:22
33:12,14	quickly	13:18	reminding	14:16
38:24	17:18	46:22	19:7	50:10 51:2
39:14 45:6	quiet 28:15	record 6:8	remodel	52:14,15
57:22	quite 45:4,5	7:9	14:15	52:19 53:2
64:23 68:6	quorum 4:25	records 7:9	removed	Resident...
70:5 71:17	quoted 61:2	red 11:3	11:16	12:19
putting		50:22 52:1	Remspecher	residents
26:24 34:8	R	reenter 12:2	58:16,16	12:13
41:6,9	R 3:9 4:1	referred	58:20	18:22 21:5
	R20 51:2	18:7	renovated	resolve
Q	52:19	referring	43:12	71:18,25
qualified	R40 10:25	15:8 43:14	renovating	resource
69:20	Rachel 3:18	regarding	43:3	11:13

resources	58:21	50:13,14	21:11	65:17,18
70:20,22	63:12	Route 10:11	22:24	65:21 73:4
70:23,24	64:16 65:9	10:24 13:5	23:19	seconded 5:7
respective	70:25	13:5	24:16,20	5:20 8:4
2:20 7:22	risk 53:10	routes 63:6	25:8,11,13	9:9 20:6
respond	road 12:24	RPR 1:18,21	27:7,11,13	48:13
28:23	15:24,24	74:14	30:6,10	65:23 73:6
response	24:7 25:6	run 29:6	31:21	seconds 30:6
18:9	26:19	running	34:19,24	34:19
rest 12:21	27:22 32:5	23:10	37:5,19	secretary
12:22 52:8	33:11	41:17	39:16,18	3:18 4:7,8
restaurant	46:16	runoff 55:21	40:21	4:10,12,14
10:14	54:22	55:22,22	41:10	4:16,18,20
13:11,25	59:10,11	rural 28:18	43:14,18	4:23,25
14:4,11,17	59:11		43:23 44:1	6:16,18
retention	60:10	S	44:5,14,17	48:19,21
15:3 64:25	61:10	S 3:9 4:1	44:20	48:23,25
return 29:24	71:11	safety 29:16	45:18,24	49:2,4,6,8
29:25	roads 44:11	53:10	47:17 48:5	49:10,12
rework 64:25	roadway 13:8	sanctuary	48:12,17	49:15 66:4
rezone 50:8	roadways	11:23 12:7	48:19 49:8	66:6,9,11
54:6,9	13:6	13:9 14:18	49:9,13,16	66:13,15
rezoned	robbed 61:19	Sandy 10:18	54:13,15	66:17,19
50:14,16	Roesch 3:18	11:2	54:24	66:21,23
51:20	4:8,10,12	satisfied	56:20 58:3	Section
rezoning	4:14,16,18	20:14	58:7,19	59:19
53:1	4:20,23,25	satisfy	59:22 60:7	60:25 61:7
Richardson	6:18 48:21	13:13	61:25	62:9 63:7
54:22	48:23,25	save 6:12	63:15,17	63:8
Ridge 18:2	49:2,4,6,8	saying 18:6	63:20,25	security
29:3 47:14	49:10,12	19:9 35:1	64:16 65:3	39:11,21
ridiculous	49:15 66:6	35:15	65:13,17	39:21 40:2
25:17	66:9,11,13	39:10 42:7	65:19,22	40:7 42:17
right 6:15	66:15,17	48:2	66:2,4,19	see 6:11
6:16 10:22	66:19,21	says 21:19	66:25	11:2 19:1
11:11 15:7	66:23	26:3	67:22 68:8	23:10,15
15:19	roll 2:2 4:7	Scherrer	68:13,16	26:9 28:1
16:12,13	roll-call	3:11 4:2,5	72:11,17	28:9,17
18:3 23:22	48:20 66:5	4:21,22	72:22,24	29:15 30:7
29:14,15	room 40:25	5:1,6,12	73:5,9	50:4 51:4
31:9,11	55:24	5:18,23	school 12:17	54:6 56:3
32:12,24	60:22 61:8	7:5,23 8:3	43:16 46:4	64:19
32:25 33:3	71:14	8:9 9:2,5	seat 6:23	70:13 72:3
33:14 34:9	rooms 11:14	9:7,12	Seckman 46:4	seeding 72:8
34:15 35:3	11:18	10:2 14:22	second 5:5	72:9
37:2 38:3	12:10 14:1	15:6,16	5:17 8:2	seeing 23:7
40:20 43:4	14:12,18	17:4,14	9:5,6	28:3 67:20
45:14 46:5	26:8 40:15	19:19,22	19:20 20:4	72:7
52:3 55:13	roughly	19:25 20:5	27:11	seek 46:24
55:19	10:12	20:10,17	48:11	seeking 10:6

11:24	shopping	society 12:3	48:11,14	40:22
seen 14:6	12:19	solely 21:2	49:6,7	41:11
29:18 53:9	shorthand	solution	56:22,24	44:18
60:13 72:2	3:6 74:5,6	21:7	57:2,9,11	46:13
selective	showing 11:6	somebody	57:13 58:1	51:16 53:9
41:2	11:8 33:7	33:10 42:6	64:2 66:3	54:25 56:6
self-sto...	54:5	46:19	66:17,18	58:4 62:11
12:17	side 12:15	63:11	speak 6:13	staffed
sell 34:15	32:13	somewhat	6:25 24:22	47:19
send 22:3	53:24 55:8	28:16	25:4 27:16	staffing
38:17	55:24	55:21	28:13 37:7	40:2
sense 47:12	sidewalk	son 46:3	37:9 58:9	stage 22:22
separate	52:8	soon 40:18	speaker's	stages 55:13
20:20 52:6	simply 71:6	42:20	37:4	stand 6:15
57:16	single 41:7	sorry 12:22	speaking 6:7	18:15
serve 21:3	48:3 51:1	27:8 29:12	6:14	standard
72:14	single-f...	41:11	special 10:8	57:16
serves 52:14	10:25	65:19	13:17 69:8	standards
service	12:23	69:24	specific...	15:21
70:24	sir 7:5,23	sort 45:2,2	7:16 39:22	16:20
services	19:24 35:1	sorts 13:7	70:8	56:16
3:17,19	35:15 37:6	38:14	spell 68:23	start 19:7
12:7 38:25	42:2 43:25	sought 50:24	spending	20:13
70:3	58:5 63:15	south 15:23	61:15	23:22
serving 52:6	63:23	57:18	spoke 26:9	40:21
69:7	68:13,16	68:19	Spraul 3:13	47:24
set 13:12	72:11	space 11:20	4:16,17	started
26:7 29:25	site 11:10	14:18	41:12,19	43:21 45:3
36:23	12:4 14:16	55:19 57:6	41:22,25	starting
62:17	16:20 54:4	57:24	42:3,5,13	18:25
setting 64:9	sits 16:11	58:24	46:12	47:11 72:7
seven 32:11	16:12	60:18,20	49:10,11	starts 42:18
33:16	situation	62:8,15	50:2 65:4	state 7:2,2
34:10 36:7	18:16 21:1	64:6,13,21	66:21,22	7:2 10:11
51:9	six 29:23	64:25	72:23	10:24 13:4
seven-ye...	46:15	spaces 52:5	73:11,13	13:5 17:7
33:10	six-month	Sparks 3:13	spur 47:13	25:1 27:18
sewage 15:11	12:1 18:18	4:12,13	squad 32:15	32:1 51:23
sewage-t...	38:9,25	9:6,6,9	36:21	54:17
15:19	43:24 44:6	14:24 15:2	squatters	58:13 60:2
sewer 15:23	size 10:12	15:9,11,14	30:19	74:2,4,15
16:8,12	slabs 64:10	16:11,14	St 26:6 72:3	stated 17:17
shed 12:18	slip 37:4	16:18,22	72:4	17:19
shelter	slips 6:25	17:1,3	staff 2:19	25:20
33:14,19	slot 70:8	23:1,18	3:16 7:21	53:18 67:6
37:22 38:7	small 17:20	30:12,15	12:13	states 46:22
38:17	18:1 19:4	30:18	13:13	statute
sheriff's	smaller	31:19	14:23 17:5	60:23
34:11	18:25	39:20 40:9	39:23 40:1	stay 37:24
36:24	social 70:24	46:1 48:1	40:11,17	63:9

step 48:3,4	23:16	54:18,23	Ten 30:6	45:9 64:8
stepping 48:4	success 29:8 29:24 31:4	58:14,18 60:3,6	tents 27:5 29:19	70:25 think 24:1
stinks 34:14	55:15	system 40:7	Terry 59:7	28:24 32:9
stolen 33:4 61:20	successf... 45:20	systems 40:3	testimony 6:7,19	34:21 36:9 39:17 44:9
stood 17:16	sucking 70:21	T	thank 5:1 6:2,3,23	46:10 47:3 47:23
stopped 19:22	sucks 34:17	table 7:1	7:5,23	56:18 57:6
storage 11:20	sudden 31:4 61:18	take 21:9 28:22 29:5	10:5 14:21	64:4,9,14
strange 26:18	suggest 62:23	38:8,24	17:14,15	65:1,9,11
stream 10:18 57:19	summarizes 56:7	46:5,6	19:13	67:16 70:4
street 3:5 57:23 72:2 72:3 74:7	sunset 44:23 44:25 45:6	55:22	20:13	70:10,14
streets 28:18	support 12:7 21:6 23:4	taken 29:17 33:12 74:6	22:23	71:2,3,8
stressed 28:21	47:18	74:10	23:18	72:16
strip 64:23	51:10	takes 43:18	24:18,19	thinking 6:14 47:11
strong 23:16	supporting 70:12	talk 40:13 69:14,17	25:13 27:9	thoughts 46:11
structure 11:17	sure 20:23 38:12	talked 34:12 36:16,17	27:15 30:9	47:16
structures 10:13 11:9 57:5	41:14	36:18	30:10	64:15
students 43:16 46:6	45:24	68:11 71:4	31:19,23	thousand 48:2
study 62:10	46:13	talking 45:16	34:23 35:5	thousands 61:12
stuff 34:8 36:6 64:7 65:1	56:23	59:16	35:12 37:2	three 10:13 11:8 18:5
subdivision 18:1 68:20	68:22	talks 42:22 43:22	37:6,16	26:24
subject 10:10,21 11:5 13:2	surrounded 51:21 55:8	tapping 33:3	40:9 43:13	55:12
50:9,13,22	surrounding 12:14,25	tax 70:19,20	44:15,16	58:15
51:8,19	50:23	taxes 16:24 25:16,17	45:24	throw 65:10
53:25 54:9	53:14,25	28:8 61:15	49:16	thrown 70:15
submit 19:11	57:5	taxpayer 70:18	54:24 58:1	Thursday 3:4
submitted 11:10 51:14,25	Susan 25:5	taxpayers' 70:13	58:5,6,19	till 43:5
subsequent 47:8	swear 6:16 6:18	taxwise 59:13	58:19 60:7	Tim 4:20
succeed	swearing 6:1 6:10	teaching 46:6	61:25	time 2:18,18 6:13 14:8
	Swearing-in 2:3	Teen 22:6	63:15,23	17:19
	sworn 6:7 7:3 17:8	tell 16:3 17:23	67:12	19:22 25:3
	17:13 25:2	18:17	68:13 69:1	27:8 28:1
	25:8,11,12	19:16	72:18,19	28:22 30:4
	27:19,23	22:18	72:20	30:9 33:8
	32:2,5	42:21	thanks 59:21 67:15	36:21,22
		telling 38:4 39:8	thing 18:13 21:15	40:25
			37:20 39:6	42:18 45:4
			46:11	46:7,24
			47:13 59:4	55:9 68:10
			59:15 72:7	71:20
			things 14:18 14:20	72:20
			21:25	timeframe
			25:18 28:9	
			33:4 34:22	
			36:3 38:14	

42:15,17 43:8 45:2 timelines 16:5 timer 45:10 times 7:19 33:9 38:2 Timothy 58:17 today 55:4 tonight 6:3 6:7,14,14 13:15 18:15 20:24 36:11 50:25 52:2 54:8 67:9 67:15 72:10 tonight's 21:1 tons 61:11 top-notch 40:8 topography 11:1 51:3 total 25:3 51:9 totaling 52:5 totally 34:2 58:24 town 26:1,24 63:6 traction 47:14 Trade 43:15 trades 46:8 traffic 13:3 56:3,5,5,7 62:10 Trail 68:19 trailers 71:13,15 trails 59:9 train 22:21 training 21:14 41:16,23	69:14 transcribed 74:5 transcript 1:14 74:6 transition 11:25 52:12 transiti... 52:14,21 transiti... 12:2 transpor... 25:24 26:25 39:1 39:2 44:2 53:5,23 60:12 traverses 10:19 11:2 treatment 16:20 trees 28:13 tried 36:6 truck 63:6 trucks 62:23 true 26:9 61:1,6 62:9 74:6 trust 39:4 truth 6:19 6:20,20 try 26:10 trying 21:2 35:19 36:3 36:6 38:2 38:24 41:4 Tuggle 3:14 4:8,9 20:4 20:7 23:21 23:24 24:3 24:10,15 35:13,18 35:21,24 36:2,8 37:3 47:9 48:9,12,21 48:22 66:9 66:10 67:12	turn 22:16 46:18 turnaround 63:2 twice 33:11 two 11:8 17:22 22:7 32:12,15 35:10 43:12 45:7 46:16 52:4 52:7,22 53:24 55:18,20 56:12 57:16 60:19 64:2 67:4 two-bedroom 63:13 type 61:22 typically 43:18	Understood 42:13 undeveloped 12:21 51:21 unhoused 11:25 21:5 Unified 2:16 7:17 unincorp... 68:20 unit 40:8 60:9 units 12:5 12:17 51:9 51:11 52:5 58:22 59:7 61:3 unusual 13:8 up-and-up 34:5 updates 14:6 use 10:6 11:13 13:1 13:9,16 20:19,19 21:19 33:22 34:8 37:23,24 38:5 39:5 39:15 41:8 44:21 45:1 46:14,23 46:25 52:19 53:11 71:16 user 37:25 uses 12:16 12:25 13:1 20:22 52:11,12 52:16,16 55:10 70:1 70:7,7 utility 11:6 11:19 utilized 12:7	V vacant 13:11 30:19 50:17 55:6 value 28:6 values 29:5 vandalized 31:13 vastly 17:24 vegetation 50:19 51:5 venture 13:7 vetted 41:3 view 54:7 volume 13:3 vote 21:1 48:20 49:14 66:5 67:1
		U UDO 56:16 57:16,22 62:17 64:4 69:25 70:6 Um-hmm 15:6 15:9 16:10 30:17 35:23 36:1 36:8 44:19 45:18 58:2 63:16 unable 45:21 unanimous 5:13 unanimously 5:25 8:10 9:13 20:11 underserved 23:4 understand 21:1,4 29:9 30:24 32:9 39:10 44:21 46:14	W wake 27:3 walk 25:25 38:4,5 39:8 44:12 walking 28:17 35:10 36:14 44:11 Walmart 17:25 38:19,20 38:21 41:5 71:19 Wann 1:18 3:6 74:4 74:14 want 23:15 25:23 26:11,12 28:17 29:7 29:15 39:12 45:6 45:17 46:13 47:4 55:3 60:20 65:7,10 69:24 wanted 35:8	

46:18,18	53:3	wouldn't	zoning 1:1	200 17:25
67:11	went 12:4	15:22 42:4	3:1,10 7:8	38:19,20
68:11 71:8	33:13 46:3	wrong 36:25	10:20	71:19
wanting	62:15	38:3	12:20,22	2003 2:13
29:21 32:7	west 12:15		13:8 18:24	7:14
32:8	50:7,11,24	<hr/> X <hr/>	20:20,25	2008 2:14,17
wants 34:16	50:25 51:8	<hr/> Y <hr/>	24:5 50:21	7:14,18
38:8	52:6 54:1	yard 26:21	50:24	2019 51:7
water 33:2,3	54:11 55:2	34:18	51:13	55:9
56:1	55:8,23,24	yeah 15:10	52:10,18	2021 23:6
way 14:13	59:8	15:13	52:20	2023 1:15
34:3 64:20	western	17:16	zonings	3:4 5:15
we'll 55:21	50:19	19:21 31:8	57:17	5:20,25
55:22	whatsoever	42:7 43:8	<hr/> 0 <hr/>	74:12
we're 18:25	29:7 62:24	43:17,20	000191 1:21	21 10:11,24
23:13 40:6	wild 34:1	57:2,3	084-002962	11:7 12:16
40:13 44:8	Williamson	year 43:19	1:20	12:23 13:5
45:10	25:5,6,9	46:16	<hr/> 1 <hr/>	13:5 23:17
56:11	25:12,14	59:14	1 11:12	35:6,6
57:17,20	27:9,12	61:17	50:14	2200 59:14
64:10 67:8	willing	71:10,22	10 2:6 12:13	22nd 5:15,19
67:19 72:7	34:13 48:4	years 25:15	34:19	24/7 40:11
we've 19:2	Windsor 59:8	25:16,17	69:12	40:13,23
23:11,16	wiped 58:24	31:10,12	10-person	47:19
23:21 25:9	wish 34:21	32:11	39:25	25 18:3
25:14	wishing	33:16	11 46:21	60:24 61:6
29:18 33:6	24:22,24	34:10 36:7	12 12:11	61:17 62:8
36:6 38:16	31:24 37:7	45:7 46:16	28:14 30:3	2500 60:5
38:19 40:4	37:9 58:7	61:15	12-59:18	27th 67:5,11
40:4 41:6	58:9,11	yell 39:9	1250 63:12	68:5
41:6,7	59:23,25	you-all 6:3	13 1:15 3:4	2nd 2:14,17
42:8,9,10	62:2,4	44:24	1300 59:18	5:24 7:14
42:11	witness	45:22 47:5	15 25:3 68:1	7:18
43:21 47:9	31:22	67:8 69:4	16th 74:12	<hr/> 3 <hr/>
59:5,7,7,8	witnesses	70:14,15	19 2:22	3 11:16 25:4
59:9,10	2:3 6:1	72:20	1929 54:21	32:3 59:16
60:22 61:9	woods 28:13	<hr/> Z <hr/>	<hr/> 2 <hr/>	67:13
71:21,21	work 28:8	zone 10:9	2 11:14	30 18:3
72:2	44:8,9	12:15	49:14,15	31 61:3
week 18:6	65:1	13:18	58:24	310 59:7
39:7 68:12	worked 29:4	50:10	66:24 67:1	3600 68:19
weeks 17:23	40:4 41:2	52:10,22	69:4	38 52:5
25:20	43:8	53:18	2.48 50:13	<hr/> 4 <hr/>
55:14 67:4	working 19:6	54:10	20 24:5 25:6	4 2:2 11:19
welcome	21:22 22:9	zoned 10:12	45:12,13	67:14
67:19	22:14 23:2	10:22	52:5 61:17	40-acre
72:22,23	26:21 40:6	50:23 55:7	20-foot 52:7	71:10
welfare	46:9	55:9		400 2:16
53:11	works 22:5			
well-sit...	world 19:10			

7:16				
45 25:10,14				
25:17				
4911 32:5				
4953 27:22				
4961 32:13				
4th 32:25				
<hr/> 5 <hr/>				
5.89 10:12				
50 2:7				
5313 17:12				
<hr/> 6 <hr/>				
6 2:3 49:14				
66:24 67:1				
69:4				
6:30 3:5				
6108 58:17				
63050 3:6				
74:7				
63052 17:13				
67 2:8				
6th 2:13				
7:13				
<hr/> 7 <hr/>				
7 2:4,14,18				
2:20				
7:00 32:22				
7:53 3:5				
708 1:19				
729 3:5 74:7				
73 2:9 25:16				
74:5				
<hr/> 8 <hr/>				
8 59:19				
60:25 61:7				
62:9 63:7				
63:8				
84 51:9				
<hr/> 9 <hr/>				
9 2:5				
9637 10:10				