

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

THE VILLAGE OF HEBRON
BOARD OF PLANNING AND ZONING
PUBLIC HEARING

- - -

Monday Evening Session

May 1, 2023, 6:30 p.m

Municipal Complex

934 Main Street

Hebron, Ohio 43025

- - -

Board of Planning and Zoning:

- Rick Stoner, Chairman
- Mike McFarland, Vice-Chairman
- Scott Jacobs, Secretary
- Jim Layton, Mayor
- Dr. Valerie Mockus, Council President

- Bonnie Miller, Community Development Coordinator
- Deborah Morgan, Fiscal Officer
- David Moser, Esq., Village Zoning Attorney
- Brigette Rose, Community Development Assistant

- - -

REBECCA A. GAUSE
COURT REPORTER
(740) 403-3959

- - -

Monday Evening Session

May 1, 2023

- - -

1
2
3
4 MR. STONER: Good evening. I would
5 like to call the meeting to order. Would you
6 please join me in the pledge of allegiance.

7 (PLEDGE OF ALLEGIANCE.)

8 MR. STONER: All right. We'll start
9 off with roll call.

10 Dr. Mockus?

11 DR. MOCKUS: Yes.

12 MR. STONER: Mr. McFarland?

13 MR. MCFARLAND: Yes.

14 MR. STONER: Mr. Jacobs?

15 MR. JACOBS: Yes.

16 MR. STONER: Mr. Layton?

17 MAYOR LAYTON: Yes.

18 MR. STONER: Mr. Stoner is yes. The
19 board acknowledges that the minutes for the meeting
20 are recorded and transcribed. Okay.

21 David, where are you hiding? We don't
22 have minutes to vote on for this meeting, right?
23 There's nothing in the packet, so it doesn't need
24 to be on the agenda.

25 MR. MOSER: I don't think so. They're

1 not transcribed yet is my understanding.

2 Is that right, Bonnie?

3 MS. MILLER: Becky, our
4 transcriptionist, said it would be this week.

5 MR. MOSER: Okay. So they're not ready
6 today. So I would just move to remove that from
7 the agenda since you have nothing to approve.

8 MR. STONER: All right. I move that we
9 remove the roll call for the meeting minutes from
10 the agenda. Do I have a second?

11 MR. MCFARLAND: So moved.

12 MR. STONER: And I'll call the roll.
13 Dr. Mockus?

14 DR. MOCKUS: Yes.

15 MR. STONER: Mr. McFarland?

16 MR. MCFARLAND: Yes.

17 MR. STONER: Mr. Jacobs?

18 MR. JACOBS: Yes.

19 MR. STONER: Mr. Layton?

20 MAYOR LAYTON: Yes.

21 MR. STONER: Mr. Stoner is a yes.

22 (MOTION APPROVED.)

23 MR. STONER: All right. We will now
24 enter into the public hearing part of our meeting.
25 Public hearings of the Planning and Zoning Board

1 will occur prior to the board conducting business
2 at it's regularly scheduled meeting, which follows
3 immediately after these hearings.

4 These public hearings allow the
5 opportunity for property owners to discuss their
6 applications and present evidence and testimony
7 regarding their request before the board.

8 Applications under consideration may include, but
9 are not limited to, conditional uses, variances,
10 site development plans, lot splits, home
11 occupations, and/or zoning amendments.

12 No action on the applications will be
13 taken during these public hearings. Board action
14 will take place either during the regular meeting
15 that follows, or within 30 days of the public
16 hearing today.

17 So anyone that wishes to comment during
18 this public hearing, must take a witness oath on
19 their comments or their comments cannot be
20 considered. It is suggested that you stand and
21 participate in the group witness oath to ensure
22 your comments will be considered as part of the
23 official record. So I will read the oath. Anyone
24 that wishes to speak during these hearings must
25 stand now, and at the end you say, I do.

1 (WITNESSES SWORN IN BY MR. STONER.)

2 MR. STONER: Thank you. The first item
3 for public hearing is site development -- I'm
4 sorry -- Spire Development, Incorporated, has
5 applied for a variance. The applicant is
6 requesting to decrease parking requirements from
7 105 spaces to 76 spaces, 1.8 parking spaces per
8 dwelling unit, and to remove the requirement for a
9 completely enclosed garage and/or carport, Planning
10 Zoning Code Section 1131.04.

11 Anyone wishing to speak regarding this
12 variance, please step to the podium, state your
13 name and address.

14 MR. MCMICKLE: My name is Sean
15 McMickle. My address is 330 West Spring Street,
16 Columbus, Ohio 43215, and I'm here tonight on
17 behalf of Spire Development. We are the applicant
18 behind the Canal Crossing variance and preliminary
19 site planning approval hearing this evening.

20 We are back since December. We've
21 received a site plan approval for a single-story
22 multifamily structure, and since that approval, we
23 received pricing for the project that did not fit
24 within the budget.

25 And so, you know, to take a step back,

1 we are at an interesting time right now in the
2 housing industry in which there is unmet demands
3 and, you know, that's driving up construction
4 costs.

5 Since the pandemic began, there has
6 been an observed 40 percent increase in
7 construction costs. And on top of that, Licking
8 County, in particular, is under a spotlight of
9 sorts in that economic development related to Intel
10 and other economic development has driven up costs
11 even further. Subcontractors are receiving greater
12 than Union wage to work on those projects, and it's
13 driving up costs exponentially within the county,
14 and that's part of the reason why we had to go back
15 to the drawing board to come up with a site design
16 and product that would work financially.

17 And so the variance this evening is
18 kind of tied to the preliminary site plan approval
19 that we have had an initial conversation with the
20 village about. We've met with the public safety
21 services. We met with utilities and the planning
22 individuals in the village and we have incorporated
23 feedback to show you the site plan that we are
24 reviewing this evening.

25 So specifically to the parking

1 variance, the required ratio of parking in the
2 Village ordinances are in excess of what is really
3 realistic for a multifamily development, and we
4 have actually provided a handful of data related to
5 parking on what parking needs are actually going to
6 be for the project. To do that we've used ITE
7 traffic engineering data which is the gold standard
8 for parking analysis for multiple different types
9 of developments across the country, multifamily
10 included.

11 And we have also done a survey of
12 parking ratios within the village, as well as
13 parking ratios for developments owned by Spire
14 development as well to arrive at the proposed 1.8
15 parking ratio that we are seeking a variance for
16 this evening. So that's it from a high level.

17 So with that, I'm happy to answer any
18 questions. I do have some boards with the site
19 plan that, I believe, is in your packet. There is
20 one slight adjustment in that we have incorporated
21 a fence around a detention pond and called out
22 where mailboxes are and added a landscaping plan,
23 tables, things of that nature. But the drives and
24 such are unchanged from what it should be in the
25 packet that was sent roughly a week ago.

1 And, yeah, with that, I'll be happy to
2 answer any questions that you may have.

3 DR. MOCKUS: I'm sorry. I'm just going
4 to jump in if that's okay. Thanks. So a couple of
5 thoughts when I read the materials that you
6 supplied. First, I'm wondering do you know that
7 Hebron has the highest percentage of rentals of any
8 community in our county? You do know that, okay,
9 great.

10 And so I feel that Hebron is doing a
11 tremendous amount of work in making sure that there
12 is rental housing available within our county. I'm
13 very interested in future projects being
14 sustainable. And part of sustainability is having
15 good neighbors.

16 I've often heard the saying, fences
17 make good neighbors. Well, in the type of
18 development we're talking about here, you can't
19 really have a fence at each individual unit. But I
20 can tell you that parking very quickly becomes a
21 great thing for neighbors to fight about.

22 And I hear you say that the data
23 supplied was gold standard mathematically. The
24 percentages don't even add up to a hundred. So I
25 went ahead and did my own calculation on that table

1 and, I think, it's, like, 54.8 percent of the units
2 that were, I think -- it sounds like it may have
3 been some type of survey to ask how many cars
4 people have. Almost 55 percent of the responders
5 had two or more cars. And 1.8 in my mind is not
6 going to meet the need of our typical Hebron
7 consumer.

8 It's important to me that these
9 projects that we take on, they are truly
10 sustainable and don't create even more issues.
11 Within the last four months, literally, just down
12 the street here, we had to put up signs to make one
13 street no parking on one side because rental units
14 literally overflow into the main streets.

15 And so I think that from a sustainability
16 perspective, that this would not be a sustainable
17 option, actually, considering that the overflow
18 would be out onto Canal Road. So that's my
19 position. I'd be interested if you have additional
20 data that we should be considering.

21 MR. MCMICKLE: Certainly.

22 DR. MOCKUS: But that is how I read the
23 material that was supplied.

24 MR. MCMICKLE: Yeah. Thanks for
25 mentioning that. The Hebron Village Square, in

1 particular, development has a .68 parking ratio
2 which is far below the 1.8 that we're proposing.
3 So I can appreciate that there have been parking
4 issues in that particular development. However,
5 you know, we feel that given that we are far and
6 above that amount, that you know, we won't
7 experience those same issues.

8 That said, we also have designed the
9 site plan to where ultimately at the end of the day
10 the owners are bearing the risk of the project. In
11 that, if the project is not leasing, or if there
12 isn't enough parking for residents then,
13 ultimately, people aren't going to want to live
14 there.

15 So we have design projects in mind that
16 if we are unable to park it sufficiently, we will
17 be able to move dumpster enclosures and things and
18 move the site plan around to where additional
19 parking can be added. So that is an option, but
20 it's all just a matter of trade-offs. If we're
21 adding more impervious surface, then that takes
22 away from greenspace and were taking up more of the
23 site.

24 The way we have it designed now
25 compared to the initial site plan -- initially, we

1 were sprawling over the entire site. We were
2 taking full advantage of all the setbacks. But
3 with this redesign we're actually much closer to
4 Canal Road and there is a much larger open
5 greenspace as a result.

6 And so, did I address your question?
7 That's, I suppose, how we see it. You know, we do
8 have a much higher parking ratio than that
9 particular development where parking issues have
10 been observed. And, you know, we can redesign the
11 site at the end of the day if we are running into a
12 hardship as the owner of the project, in that if
13 people don't want to live there because there is
14 not sufficient parking, we will be able to redesign
15 it further.

16 DR. MOCKUS: So I appreciate that an
17 open market will dictate whether or not people rent
18 it. However, I don't think that the current market
19 and I don't think the foreseeable market is one
20 where many renters feel like they have a lot of
21 options. And so part of this in my mind is we're
22 one of the few stops along the way to work with
23 developers to say, this is what we want for our
24 community members. And so, you know, the market
25 argument for me waxes and wanes a little bit in

1 this space because the market right now is so very
2 tight for renters.

3 I know from personal experience just
4 hearing from people who want to be in Hebron or
5 who, you know, for whatever reason, maybe their
6 home that they are renting is being sold and so now
7 they are in a position trying to find something,
8 the market right now is really very tight for
9 people looking for homes and so they will consider
10 things that are truly don't meet their needs. And I
11 think that's going to be true for a long time.

12 So I feel that part of our
13 responsibility is to make sure that what we do opt
14 for and allow for, truly, in the long run, is going
15 to work well for the folks who stay there.

16 MR. MCMICKLE: Yeah, absolutely.

17 DR. MOCKUS: Thank you so much. Thanks
18 for answering my questions.

19 MR. MCMICKLE: Yeah. And just to
20 piggyback off of that, you know, it is a matter of
21 all of this economic development is driving a need
22 for housing, but it's also driving the costs to a
23 level that the housing can't be built, and so
24 that's the part of the reason you are seeing that
25 market fluctuation, that people can't find anywhere

1 to live that meets their budget and, you know,
2 that's -- it's trade-offs like this where we're
3 looking at parking versus -- and covered enclosures
4 versus providing -- you know, putting that money
5 into the building to meet green energy standards
6 and build a high quality building versus just
7 parking. And those are the trade-offs that
8 developers are constantly assessing.

9 MAYOR LAYTON: The cost of the property
10 and the cost of the building are dictating how
11 expensive the property has to be.

12 MR. MCMICKLE: That's right.

13 MAYOR LAYTON: When you're done, you
14 have to be able to make a profit out of it. The
15 cost of the property in this area are crazy and the
16 cost of the materials and the cost of labor is
17 continuing to go up.

18 MR. MCMICKLE: Yeah. It's certainly an
19 issue. I will note that, you know, we are
20 proposing 42 units in the area. You know, it could
21 be much -- that land in particular is zoned for
22 much more, and so it could be a matter that, you
23 know, another developer could come in and do a much
24 larger development that -- and then they are facing
25 the same things.

1 So we are trying to kind of preserve
2 the density in the area and compliment it rather
3 than put a lot of density in an area that it
4 doesn't necessarily fit, so I just thought I would
5 share that piece.

6 MR. STONER: I have a few follow-up
7 questions. In support of what Valerie is saying, I
8 agree with her on the parking space issue. That's
9 one of the things that gives me heartburn right off
10 of the bat. I think most people in life now have
11 at least two cars if they're a family. So 76 car
12 spaces are not going to be supporting if you got 42
13 units. That's 84 at a minimum and that doesn't
14 leave any room for anyone else to show up. You
15 know, your friends come over to visit, you know, or
16 your family comes over to visit, where are they
17 going to park? So has there been any consideration
18 given to maybe having a couple less dwelling units
19 and adding more parking spaces or purchasing more
20 land?

21 Because as I look at this site plan
22 when we originally talked about this, I don't think
23 anyone on this board had any idea that the
24 retention pond was going to be as large as it is.
25 It looks like it takes up a big portion of your

1 footprint, which I know is part of your concern
2 with preserving greenspace. But with that being
3 said, I mean, you've got a hundred acres of
4 farmland around you that eventually could be
5 greenspace around you.

6 MR. MCMICKLE: Certainly, yeah. So to
7 answer your -- well, to respond to your comment
8 about households having more than two, if you look
9 at the census data for the village, it's 1.52 cars
10 per household.

11 MR. STONER: Right.

12 MR. MCMICKLE: And that is data of what
13 households in the Village of Hebron have.

14 MR. STONER: But that's the people who
15 live here now, not necessarily the people that
16 you're going to be renting to. And you used that
17 number, you referenced the Village Square
18 Apartments, that parking that they have set up over
19 there was well before we even had an established
20 zoning of 2.5 parking spaces, and so that's why
21 they are in the jam that they are in right now, and
22 we are trying to prevent more of that from
23 happening.

24 MR. MCMICKLE: Yeah.

25 MAYOR LAYTON: So does anybody have a

1 proposed number?

2 DR. MOCKUS: 2.5.

3 MR. STONER: 2.5. And then to follow
4 up before we get farther down the road -- so you
5 are aware of what the zoning is because I see it's
6 in the application that you presented. So it's not
7 just about the car spaces. It also says carport --
8 it says that 2.5 car spaces provided per dwelling
9 unit, one of which shall be a completely enclosed
10 garage. Carports may be allowed in lieu of a
11 completely enclosed garage with the approval of the
12 Planning and Zoning Board. But you're basically
13 asking us not only to waive the carport, but to not
14 have -- or not only waive the garage but waive the
15 carport also.

16 MR. MCMICKLE: Yeah, we are asking for
17 a variance on the carport and the garage. Most of
18 the apartments of this style within the village
19 actually do not have a carport or a garage. So
20 there is precedent within the village for that.
21 And then in regards to -- so what is unique about
22 this particular development is that we are striving
23 to keep rents affordable. We're not looking to
24 build something that people can't afford to live
25 in, and so we can't simply just raise rents and

1 pass that cost onto the residents. So having
2 enclosed parking, having carports, that ultimately
3 leads us to -- that would cause the developer to
4 raise rents in order to support that. The money
5 has to come from somewhere in order for that to
6 come to be.

7 And so since we are bound in what we
8 can charge for rent, you know, that is not
9 something that we can do. So it does put a unique
10 situation on this particular property in that it is
11 cost prohibitive to develop enclosed parking in
12 this current market that we are seeing.

13 MR. STONER: But you did know going in
14 what the rule was and you went ahead and purchased
15 the property, went ahead and put a site plan
16 together for 42 units?

17 MAYOR LAYTON: Mr. Stoner, I believe we
18 are here tonight to discuss the number of parking
19 spaces.

20 MR. STONER: No, we are here to discuss
21 the whole thing, Mayor.

22 MAYOR LAYTON: Exactly, but whether
23 they bought the property first or not, doesn't
24 enter into this agreement.

25 MR. STONER: No, actually it does. I

1 think --

2 MAYOR LAYTON: That's your opinion,
3 okay. Correct?

4 MR. STONER: It may be my opinion --

5 MAYOR LAYTON: Let's figure out how
6 many -- if 2.5 spaces is 2.5 spaces, then somebody
7 is making a motion that that is what it is, and
8 would require carports or we can table this tonight
9 and have some more discussion about it and then
10 visit it another time.

11 MR. MCMICKLE: So one note on the
12 property is that when we originally approached the
13 owner to buy the property, it was not in a
14 floodplain, and that was confirmed by the village.

15 Since then, we have learned that the
16 maps will be updated and the property will be in
17 the 100-year floodplain, to which we will be
18 raising it out of the floodplain, but that puts
19 additional financial stress on the deal. So it's
20 not necessarily a matter of the -- the calculations
21 changed after we approached the landowner, after we
22 went under option for the property. It's not a
23 matter -- you know, we're trying to get a project
24 to financially work.

25 MAYOR LAYTON: Right.

1 MR. MCMICKLE: And, you know, that's
2 the reality of what we are looking at and that the
3 costs continuing adding up since we originally
4 proposed the site plan.

5 MR. STONER: I understand that and I
6 appreciate it. My house is in the floodplain now
7 and I've lived in Hebron my whole life and it was
8 never in the floodplain until recently. So I
9 appreciate where you are coming from. I just want
10 to make sure that we're looking at this
11 thoughtfully and not just bowing to everyone that
12 comes into town and wants us to change the rules.
13 I'm not saying that we won't accommodate some
14 things. We do, but we need to look at things
15 through a clear lens.

16 MR. MCMICKLE: Absolutely.

17 MR. STONER: Mike or Scott, do you have
18 any comments or questions?

19 MR. MCFARLAND: We're recovering from a
20 little cold, not contagious. As I looked at your
21 documentation and so forth for what it is, it is my
22 habit that when these kinds of things come before
23 us, I try to see what developments have been done
24 before in perhaps another location -- so that seems
25 to be a reasonable thing to me to do -- and how is

1 it working.

2 I have begun a process -- and for this
3 reason I will ask to table the request, if that's
4 appropriate, at some point. But I have reached out
5 to several of the communities that you have listed
6 here on Table B in the exhibit that you provided.

7 I had a conversation with the zoning
8 enforcement and also with the -- some other folks
9 in a couple of the communities to see how things
10 were going because of the information you provided
11 here. And I would like to be able to continue that
12 process just as a part of due diligence. So that's
13 why I'm going to be looking for a little more time
14 should the board be open to that.

15 One of the other things that I see
16 around the area and I'm aware of is that in some
17 areas some apartments around our community, there
18 didn't seem to be an ability to control, in any
19 way -- and I'm not sure that there should be -- the
20 number of people who are living in some of the
21 facilities. I'm aware that there are some
22 facilities around the area that are rented by one
23 family and then occupied by two and three and that
24 brings a lot of parking in.

25 Can you account for that? No, you

1 can't. There is no way to control -- I don't
2 think -- how many people can actually be in one of
3 these facilities. But nevertheless, that does
4 happen in our community and it tends to overwhelm
5 the parking issue.

6 You're right that covered facilities
7 and garages don't often happen with these types of
8 facilities, and so I have been doing some due
9 diligence here. And my interest here is to
10 continue to talk to some of the people in some of
11 the other communities where Spire has built these
12 facilities. The map is a pretty cool piece of
13 stuff. We're right in on it and so I intend to
14 continue doing that and see how it works out.

15 I see for some of them you have -- you
16 have in Bellefontaine you have 52 units, 55 spaces.
17 That's interesting, and I want to learn some more
18 about that. Okay. In Parkersburg, West Virginia,
19 you have 36 units and 40 spaces. That's 1.11. You
20 know, I have no idea what the demographics are
21 or -- if that's the right word -- or what's going
22 on in those communities that you can build
23 apartments that, I assume, are two and
24 three-bedroom apartments and have almost one
25 parking space per unit. So I'm interested to learn

1 more about that and how that works. So I'll give
2 you an opportunity to speak.

3 MR. MCMICKLE: Yeah, no worries. So a
4 couple of thoughts. As far as the multiple
5 families living in a unit, there is a very thorough
6 background check process. There is a very specific
7 lease that the families sign. If there are
8 individuals that are living in the unit that are
9 not a part of that lease, they are in violation of
10 their lease and they risk being evicted.

11 So that is something that we take very
12 seriously and that, you know, the people that sign
13 up to live in that unit are the ones that are going
14 to be living there. It's not a matter of
15 additional people, additional families moving in
16 and we look the other way. That's not something
17 that we are even allowed to do.

18 MR. MCFARLAND: I would imagine that
19 happens. It's happening now. So I imagine it
20 happens no matter what you build. If you are
21 building housing, you have the potential for that.

22 MR. MCMICKLE: Certainly, yeah. In
23 regards to the parking ratios at some of our other
24 developments, you know, we take the municipality,
25 in particular, that the project is located in very

1 seriously, and we do an analysis of, you know, what
2 parking is necessary for the population that is
3 being served. Some of the developments may be
4 along transportation corridors, so they will be
5 closer to a 1 ratio. The transportation corridors
6 being on a bus stop or something along those lines.

7 Now, projects like what we are
8 proposing this evening that are not along a bus
9 stop will naturally need to have a higher parking
10 ratio, which then, you know, we do parking studies
11 and look at census data and market comparables and
12 that's how we arrive at what a good parking ratio
13 will be. So each project is individual, and the
14 parking needs are tailored to them and that is how
15 we arrive at the parking ratios for each project.

16 I will also add that, you know, across
17 the country, particularly in the Midwest, that a
18 lot of municipalities are finding that they are
19 over parked. You can go to just about any suburb
20 and look at -- we are getting a little bit away
21 from family here -- but you can look at any sort of
22 strip malls and you can see the real effects of
23 putting in excess parking. There is a lot of costs
24 involved. It's very high maintenance costs
25 associated with putting up parking lots. They

1 degrade very quickly and they are very expensive to
2 maintain. And then you also run into issues with
3 adding a ton of impervious surface that isn't
4 necessary in that it can exacerbate floodwater
5 conditions.

6 You know, we -- one difference in the
7 site plan that we are proposing this evening is we
8 did acquire more land. So the previous site plan
9 was just over 5 acres. This is just over 6 acres.
10 We acquired an additional acre, and the idea behind
11 that was simply to get a borrow pit for dirt for
12 suitable soils. So the idea would be to strip
13 unsuitable soils that can't bear the load of the
14 building and then the only suitable soils that are
15 able to raise the site to bear the weight of the
16 buildings and such.

17 So we had actually expanded the pond.
18 Rather than have a very deep pond, we have expanded
19 it with the flood -- the stormwater control in
20 mind. And so it's all interconnected. You know,
21 the excess parking has an effect on stormwater in
22 the general area and then also on the project as
23 well. Sorry to go off on a -- I digress on --

24 MR. MCFARLAND: That's all right.

25 MR. MCMICKLE: Those are just some of

1 the examples of, you know, when you start adding
2 impervious surface, excess parking, that isn't
3 necessarily needed, then you start taking away from
4 general space, you start taking away amenities from
5 the residents that, you know, instead of putting in
6 higher end finishes or nicer things into
7 apartments, then your forced to just put it on
8 asphalt that is then very expensive to maintain and
9 isn't necessarily a good look long term for a
10 project. So, sorry to go off on a rant there.

11 MR. STONER: That's fine.

12 MAYOR LAYTON: Your company would be
13 the manager of the development too, right?

14 MR. MCMICKLE: So we would use a
15 third-party manager that manages all of our
16 properties in Ohio.

17 MAYOR LAYTON: At your direction
18 though?

19 MR. MCMICKLE: Yeah. Yeah, we
20 ultimately -- Spire is the long-term owner of the
21 project and the management company answers to
22 Spire.

23 MR. STONER: The dirt that you talked
24 about moving -- I know we talked about that at a
25 previous meeting. So you're swapping out dirt

1 where the houses -- or where the dwellings are
2 going to be and you're taking dirt from another
3 area and moving it. My understanding was that dirt
4 is then going to be greenspace, the dirt that you
5 move out?

6 MR. MCMICKLE: Correct.

7 MR. STONER: Okay. So with that extra
8 acre, that provides you enough space for that dirt
9 to not just build a mountain?

10 MR. MCMICKLE: Correct, yeah. Where
11 the buildings are going, that has to be raised.
12 You know, we are collectively, multiple acres, a
13 couple of feet to get it above floodplain
14 elevation, that's quite a bit of costs involved in
15 that. And so, yeah, it's a matter of we're not
16 going to be mounding dirt on that acre. We are
17 going to be -- we'll be moving it back to grade
18 essentially.

19 MR. STONER: Okay.

20 MR. MCFARLAND: Let me ask for a little
21 bit of clarification on that. It's a little off
22 the topic, but you mentioned that rather than
23 refill the borrow pit, you have expanded the
24 stormwater retention pond or detention pond into
25 that area, which allows you to not fill that area

1 where you take the dirt out from the borrow pit.
2 And thereby, because the stormwater management plan
3 requires that you be able to store X amount of
4 water, that X amount of ware requires X amount of
5 cubic feet of space. That cubic feet of space in a
6 smaller pond has to be deeper. If you expand it,
7 then it can be more shallow and you expand it over
8 there.

9 So if I understood you correctly -- and
10 I'm not saying whether it's right or wrong -- but
11 if I understood you correctly, then we are saying
12 that rather than refill that borrow pit with some
13 less suitable dirt from somewhere else for fill,
14 that you're going to use that borrow pit as part of
15 the stormwater retention pond and thereby expand
16 the retention pond and avoid having to fill it with
17 dirt; is that correct?

18 MR. MCMICKLE: Not exactly. So the
19 idea previously in our initial site plan, we had
20 smaller ponds that the concept was to dig very
21 deep, as you were mentioning, in order to provide
22 some materials to build a site. Since then, we
23 have acquired an additional acre to the east of the
24 site.

25 MR. MCFARLAND: Yes.

1 MR. MCMICKLE: And so the concept is
2 that we'll borrow suitable materials from that
3 acre, move those over, and we'll bring that back to
4 grade.

5 MR. MCFARLAND: Okay.

6 MR. MCMICKLE: Yeah. We're not going
7 to leave a giant hole or anything there. We'll
8 bring that back to where it was and we will have a
9 shallower pond along the south side. And what that
10 effectively does is that it contains the
11 development there. There wouldn't be any sort of
12 second phases or anymore multifamily to the south
13 of that. It would essentially put a barrier, a
14 screening along the south side. That was the
15 concept behind it, to have a shallower pond that
16 serves as a natural barrier to the south. So we
17 won't be leaving any giant craters to the east.

18 MR. MCFARLAND: No, I didn't anticipate
19 that you would. What I was thinking is that the
20 expanded pond, one, could be more shallow, and two,
21 you would use the borrow pit rather than fill it,
22 which was going to come back up to grade and then
23 the greenspace has been turned into part of the
24 storm drainage or retention pond.

25 MR. MCMICKLE: Yeah, all of that has

1 been calculated in the dirt balance for certain,
2 yeah.

3 MR. MCFARLAND: Has that calculation
4 reduced the greenspace?

5 MR. MCMICKLE: No. It's actually
6 increased the greenspace. So in our -- with the
7 site plan that we received approval for, that one
8 we used the entire 5 acres, we were taking every
9 last bite of setback that we could in order to fit.
10 I mean, we were sprawling over the entire thing.
11 And so what we have done now is we moved the
12 development closer to Canal Road. There is much
13 more greenspace the east as part of this proposed
14 site plan. So we have increased greenspace. Yeah,
15 that's the idea.

16 MR. STONER: But the retention pond is
17 much larger than your original plan with the acre
18 that you bought, right?

19 MR. MCMICKLE: Yeah. The detention
20 pond that we are showing right now is larger.

21 MR. STONER: You're just building it
22 more shallow than you were originally planning?

23 MR. MCMICKLE: Yeah, that's right.

24 MR. STONER: So has there been any
25 thought to making the retention pond a little bit

1 smaller than what you projected here, making it
2 deeper but smaller, and that would give you extra
3 room for parking spaces?

4 MR. MCMICKLE: It's not necessarily a
5 matter of space. As I mentioned before, if we run
6 into an issue, we can redesign the site to
7 incorporate more parking down the road. It's a
8 matter of costs involved to dig a giant deep lake
9 compared to a shallower one. There is also safety
10 issues and things along those lines as well. It's
11 better to have a shallow pond than --

12 MR. STONER: I realize that.

13 MR. MCMICKLE: So that was the concept
14 behind it. It's a matter of --

15 MR. STONER: Just looking at the floor
16 plan, the pond is enormous. I mean, it's the
17 entire size of the development, bigger than the
18 whole development.

19 MAYOR LAYTON: Well, an engineer
20 developed the size of the pond to control the water
21 that's the runoff, right?

22 MR. MCMICKLE: That's right. It's
23 calculated -- it's a calculated size in order to
24 control stormwater.

25 MR. STONER: But it's calculated based

1 on the depth. If you make it deeper, you can make
2 it smaller.

3 MR. MCMICKLE: That's right, yeah,
4 but -- you are correct, yes. But the whole concept
5 was in order to save costs to have a feasible
6 development. That's why we didn't go down that
7 path. We are certainly open to exploring other
8 options but, you know, that's not --

9 MR. MCFARLAND: I have nothing further.
10 Thank you.

11 MR. STONER: Scott, do you have
12 anything?

13 MR. JACOBS: No.

14 MS. MORGAN: And our engineer is
15 online, Stephen Kopechek, if you have any questions
16 as far as from the perspective of the village on
17 this project as well, if you have any questions for
18 him on that.

19 MR. STONER: So Stephen, I'm sure you
20 heard what I just mentioned a minute ago. If the
21 pond is made smaller but deeper, then that
22 obviously gives more greenspace or more space for
23 parking. Is there some kind of ratio as to the
24 depth of the pond with the runoff? I'm assuming
25 you build it based on what the runoff is expected

1 to be, that's why the pond is so large now.

2 MR. KOPECHEK: So well, to clarify, we
3 are not the design engineers. We reviewed the site
4 on behalf of the village, but typically with a wet
5 pond like this, where it's going to hold water, the
6 depth does not matter as it relates to stormwater
7 detention, the only -- the stormwater storage that
8 you're going to get is going to be above that water
9 surface. So whether you dig a 20 feet deep pond or
10 2 foot deep pond, your stormwater storage that's
11 happening above the surface of the water -- that's
12 just based on the foot print and the depth of the
13 banks above the normal water surface.

14 Now, for aquatic life and just the
15 water quality, typically you want, I think, it's
16 between 6 to 8 feet or 6 to 10 foot depth. They've
17 got a fountain, I think, proposed, so that will
18 help provide oxygen and you can go a bit deeper
19 with that.

20 I don't believe that I've seen the
21 details on the pond yet, but it does feel like the
22 pond -- I've not seen the stormwater report yet,
23 but it feels like the pond may be larger than it
24 needs to be for stormwater detention. I don't know
25 if that's for earth works balance or that that --

1 what the reasoning is on that, but I would have to
2 see the stormwater discharge calculations to be
3 able to determine that.

4 MR. STONER: Okay. Thank you. I
5 appreciate that.

6 MR. MCMICKLE: And so a note on that is
7 that, you know, this is a preliminary site plan
8 approval. It's not a final site plan approval. So
9 the idea is to get the necessary variance to have a
10 viable development and also to talk about the
11 development as a concept. We wouldn't have the
12 fully engineered stormwater calculation for a
13 preliminary site plan approval. That would be for
14 the next hearing.

15 MR. STONER: Okay. Valerie, anything
16 else?

17 DR. MOCKUS: I don't know if it really
18 matters, but I'm interested that we're interested
19 in the size of the pond. Like, I think the bigger
20 the better in my brain. So, I guess, I'm wondering
21 maybe, you know, something that I don't know.

22 MR. STONER: I'm not opposed to a big
23 pond.

24 DR. MOCKUS: Okay. Okay.

25 MR. STONER: That's not what I'm saying

1 at all. I'm just saying when I look at this
2 blueprint, the pond is enormous. It's the entire
3 size of the development, which is great for the
4 people living there, but if it takes away from
5 their ability to have additional greenspace or
6 takes away from their ability to have the parking
7 that we normally would request, that's my concern.

8 If it were me, and it's not -- but if
9 it were me, I would explore building a smaller pond
10 that's deeper that can still accommodate the
11 stormwater, then you have more space for greenspace
12 and you have more space for parking.

13 MR. MCMICKLE: Yeah, so on that note,
14 the pond isn't what's prohibiting the parking.
15 There's enough -- we have incorporated enough
16 greenspace -- there is enough greenspace in this
17 development as proposed. The idea is that we were
18 trying to preserve as much greenspace as we could.

19 If we add the parking, then we're going
20 to be forcing the development closer to the
21 single-family homes in the residential development
22 that is already existing and is proposed to go in.
23 So that's again, that's one of the trade-offs that
24 increased parking allows.

25 And again, the way it's designed right

1 now, should there be parking issues, we're the
2 long-term owners, we want to have a successful
3 project. We want to be a good part of the
4 community. It's a matter that it could be expanded
5 with the way it is. It's designed very
6 specifically for that.

7 MR. STONER: Okay. All right. Any
8 other questions from the audience? Please step
9 forward and state your name and your address.

10 Thank you, Sean.

11 MS. CHAPMAN: Andrea Chapman, 408 East
12 Main Street, Hebron. It's no secret that I hate
13 rentals. I want to go back to what Valerie said
14 earlier, Hebron is already the capital of rentals,
15 just like we're the capital of storage units.

16 He's quoting apartments that are
17 already in town. The apartments that we already
18 have in town, we don't like. They are awful, most
19 of them are. The police are there. They're small.
20 They're not managed well. We don't want more like
21 what we have. We made the zoning to improve what
22 we have, and the zoning is 2.5. I think we should
23 stick with 2.5 or whatever the zoning is.

24 My question is, what is his price
25 points on the rentals? Are they above what's here

1 or -- we don't have a price point? That's one
2 question.

3 My other question is, and you kind of
4 hit on it, I would like to know what some of their
5 other properties look like now, what they look
6 like -- how long they have been there 5, 10, 15 --
7 what they look like 20 years from now. He said
8 that they don't manage them. Another management
9 company is going to manage them. That's kind of
10 iffy to me. So they're not going to have people
11 on-site to manage it? How often is their company,
12 the management company going to be on-site?
13 Weekly? Monthly? Yearly? We don't want to make
14 new developments like our old developments.

15 MR. STONER: Thank you.

16 You can address that.

17 MR. MCMICKLE: Thank you for bringing
18 those concerns to light. So --

19 MR. MCFARLAND: Are you folks in the
20 back able to hear the speaker?

21 MR. STONER: Thank you.

22 MR. MCMICKLE: So to address the price
23 points, currently the rents for a one-bedroom are
24 in a range of \$400 to \$800, a two-bedroom, \$475 to
25 \$925, and a three-bedroom are ranging from \$525 to

1 \$1,100. And the concept is that in order to have
2 rents that are in line with the community that are
3 affordable rents and not \$2,000 plus a month, that
4 is the trade-off of what developers are looking at.
5 And so that's part of the calculus at arriving at
6 what -- where the rents are set.

7 I do have some example photographs of
8 our completed projects. I wish I had a way to
9 display them visually in a larger format. But the
10 projects that we develop are built to lead silver
11 energy standards. We use durable materials, stone,
12 Hardie board, things of that nature. They are high
13 quality developments. They're not cheaply built
14 and that's the reason why we are asking for a
15 parking variance is so that we can build a quality
16 building with affordable rents rather than either
17 having very high rents or putting money into things
18 like parking versus the building is the trade-off.
19 I think I digressed from what they asked about.

20 MR. STONER: I think she asked about
21 having leasing agents on staff.

22 MR. MCMICKLE: Yes, thank you. So
23 there is an on-site property manager. You know,
24 I'm a developer. I'm not a property manager. We
25 have a property management company that specializes

1 in that, and at the end of the day, they are hired
2 by Spire, and there is a full-time property manager
3 on-site for the project.

4 MS. MILLER: David, can I add something
5 to that? I wanted to say that Spire, they have
6 developed --

7 MR. MCFARLAND: Can you use your
8 microphone?

9 MS. MILLER: Can you hear me? Probably
10 not. So they have Hopewell Cottages and I don't
11 know how many years ago they were built, but they
12 are just as nice now as they were then. And as far
13 as the management company goes, before I started
14 working for the village, I did business with the
15 management company. Anyway -- that was before I
16 worked here. Anyway -- and they were always --
17 they're on it. They stay on top of it. So,
18 anyway, I just wanted to add my two cents. Spire
19 doesn't do anything -- they don't build and then
20 have it turn into something that's not pleasant to
21 look at.

22 MR. STONER: Thank you, Bonnie.

23 MR. MOSER: Bonnie, did you have a
24 question for me?

25 MS. MILLER: I was asking if I could

1 speak.

2 MR. MOSER: I'm sorry. Sorry.

3 MAYOR LAYTON: So, Mike, do you want to
4 make a motion to give you time to table this and
5 give you time to finish your stuff or --

6 MR. STONER: First of all, is there
7 anybody else in the audience that would like to
8 speak to this before we adjourn from this public
9 hearing and go to the next? Last chance to speak
10 on the variance. All right.

11 Do I have a motion to adjourn? We are
12 adjourning on this public hearing -- or are we
13 staying in it, David?

14 MR. MOSER: You have two public
15 hearings. As I've heard the conversation you plan
16 to talk here about the site development plan.
17 That's okay.

18 MR. STONER: Okay.

19 MR. MOSER: So we have more to discuss
20 on the site development plan and move into that
21 second public hearing. You are continuing the
22 public hearing, that's a motion. You're
23 adjourning -- you would adjourn. But, yeah, I
24 think we should do it separately and then move into
25 the site development.

1 MR. STONER: Okay. So adjourn this
2 public hearing, move on to the next?

3 MR. MOSER: Correct.

4 MR. STONER: Okay. Do I have a motion
5 to adjourn from the public hearing for the Spire
6 Development variance?

7 DR. MOCKUS: So moved.

8 MR. JACOBS: I'll second.

9 MR. STONER: All right. I'll call
10 roll.

11 Dr. Mockus?

12 DR. MOCKUS: Yes.

13 MR. STONER: Mr. McFarland?

14 MR. MCFARLAND: Yes.

15 MR. STONER: Mr. Jacobs?

16 MR. JACOBS: Yes.

17 MR. STONER: Mr. Layton?

18 MAYOR LAYTON: Yes.

19 MR. STONER: Mr. Stoner is a yes.

20 (MOTION APPROVED.)

21 MR. STONER: We will now move into the
22 next public hearing, which is the Spire
23 Development, Incorporated has applied for a new
24 site development, Planning and Zoning Section 1109.
25 The property is currently zoned R-5 multifamily

1 residential district. This property is located
2 directly south of 101 Canal Street.

3 So same as before, if there is anyone
4 that didn't already take the oath that wants to
5 speak, please, stand. If there isn't anyone that
6 didn't take the oath, then we will just move on.
7 No one? Okay. Anyone that wishes to speak on the
8 site development plan, please step forward to the
9 podium and state your name and address.

10 MAYOR LAYTON: Has it been reviewed by
11 anybody at all?

12 MS. MILLER: Yes. The site
13 development, yes.

14 MAYOR LAYTON: Did we get any
15 recommendations from anybody?

16 MS. MORGAN: It's preliminary, so
17 currently they are on track with everything.

18 MR. MOSER: I'll just say per procedure
19 wise, I think it's the same applicant. So if they
20 have anything further to add -- I think you already
21 talked a lot about it, but if you have any other
22 specific questions for purposes of the site plan,
23 now --

24 MR. MCMICKLE: I just wanted to add one
25 little thing in that, you know, it is a preliminary

1 site plan hearing. But if we have received
2 comments from V3 and we have been addressing them.
3 I've given them a couple of reiterations of the
4 site plan to incorporate comments.

5 So we have -- the site plan before you
6 has been reviewed by emergency services, fire, EMS.
7 It's been reviewed by the water and sewer
8 department, and we have incorporated changes in
9 provided easements and such based off of their
10 feedback. So it -- there has been a fair amount of
11 input.

12 It's just a matter of, you know, if we
13 were to move forward towards final segment
14 approval, then it would be things like fine tuning
15 the stormwater calculations and things like that.

16 Are there any other questions I can
17 address on that?

18 MS. MILLER: They are on track for
19 where they are supposed to be. This is --

20 MR. STONER: So the hearing is
21 obviously for our benefit to ask questions and
22 homeowners and the residents to ask questions.

23 But I have a question for David again.
24 David, if we were to approve the site plan tonight,
25 and then we still have questions about the

1 variance, are they still able to modify the site
2 plan?

3 MR. MOSER: So I would first start off
4 with the applicant, if it would cause any trouble
5 for the variance and the site plan, preliminary
6 site plan, to not remain on the same trajectory.
7 You could better answer that than I could.

8 MR. MCMICKLE: The site plan takes into
9 account a parking variance, and so they are
10 interconnected. So if we were to get preliminary
11 site plan approval, the final site plan approval
12 would not be any good if the variance was not
13 passed. And so that was the idea of why we went
14 with preliminary site plan approval rather than go
15 straight to final, was to allow time to design the
16 buildings and the stormwater and such, so they are
17 connected to each other.

18 MR. MOSER: So if you're -- the Board's
19 options are based on that, and that's kind of what
20 I figured, knowing what I know about the
21 application, if the thought is to request any
22 further information on either of them, so the
23 parking issue or the site plan or, I would suggest
24 you -- I would suggest you continue -- you table
25 your motions on both action items.

1 Let me put this -- sorry, I wrote this
2 down because this is starting to get confusing. If
3 the thought is to deny the variance, then the
4 variance fails, gets deny, and with respect to any
5 action on the development plan, based on what I've
6 just heard, any approval would have to be subject
7 to the condition that the plan is revised to
8 account for the denial of the parking variance.

9 Does that make sense? Sometimes I have
10 to talk it out in order for my brain to --

11 MR. STONER: That's why I was asking
12 the questions specifically. I mean, we don't want
13 to necessarily approve this site development if
14 we're not completely convinced on the variance as
15 of yet because there may have to be changes to the
16 site development. And I'm not trying to waste
17 their time. I want them to be able to have the
18 opportunity to get it to a way where all parties
19 are satisfied.

20 MR. MOSER: Correct.

21 MR. STONER: So if that's the case,
22 then you are saying table both items, after we get
23 out of the hearing, obviously. We'll make a motion
24 to table both items until we have more information
25 provided from Spire and possibly a new site plan.

1 MR. MOSER: Sure. And make sure
2 they're clear on the information specifically that
3 you are looking for to help clarify things, but
4 yes.

5 MR. STONER: Okay. Anything else
6 anyone wants to add about site development, you or
7 any of the members of the audience?

8 MR. HARROLD: Scott Harrold, Spire
9 Development.

10 MR. STONER: Hi, Scott.

11 MR. HARROLD: The same address as Sean.
12 Thanks for having us again tonight. Nice to see
13 everybody.

14 I guess, if we -- I mean, if we have
15 anybody here that lives over at Sands Drive area, I
16 mean, I'd like to get input on if we have to add
17 the parking, this is all going this way.

18 We have the zoning. We have a right to
19 do this. We don't want to do it. But we might be
20 forced to do it. So if anybody lives in the
21 neighborhood to the east, this is an opportunity, I
22 mean, to speak, not against the rental because we
23 have the zoning in place to do this but if we have
24 to add the extra parking spaces, we're just going
25 to be closer to your houses.

1 And I'm telling you right now, we're
2 not going to use the parking. It's just not going
3 to happen. I mean, we've got almost 30 of these
4 projects around the Midwest. I'm the owner. I'm
5 not going to build something that's not going to
6 lease, and if I don't have enough spots, it's not
7 going to lease.

8 And I've also done it up -- usually
9 it's the opposite that's happen happening. Folks
10 are saying, hey, we live over here, we want you to
11 bring the development this way. So we're trying to
12 head that off and add greenspace and buffer if we
13 can. But if we have to redesign this site plan,
14 we're coming back, we're not going to be asking for
15 any variances. We're going to follow the rules,
16 but, it's just going this way, which I don't know
17 if that's really what the public wants.

18 MR. STONER: Would you mind showing the
19 board where it's going to --

20 MR. HARROLD: Yeah, it's going this
21 way. I mean, it's the only --

22 MR. STONER: So it's going east. It's
23 going closer to the farm fields.

24 MR. HARROLD: It's going to go this
25 way, probably.

1 MR. STONER: Right. Which is farm
2 fields behind --

3 MR. HARROLD: I mean, there is houses
4 over there, too.

5 MR. STONER: Right.

6 MR. HARROLD: So I mean, we can do it.
7 We can build, you know, parking lots. It's
8 headlights, it's all of that stuff that goes with
9 it. I have been doing this a long time and if we
10 meet the code, that's where it's headed.

11 And like I said, I feel strongly that
12 we don't need it and I wouldn't be asking for
13 something that I think is going to hurt this
14 project. I'm on the hook for it, you know,
15 financially, so if it doesn't lease up, then that's
16 my issue. So I mean, we are trying to do things
17 the right way for us but also for a community.

18 And I think Sean touched on this too,
19 it's zoned for about 80 units. We're doing half of
20 that. So I mean, the alternative is that you get
21 somebody here who is not local in Ohio that doesn't
22 have another project down the street, that haven't
23 owned for a long time and they come in and they
24 pick the zoning code and they maximize as many
25 units as they can possibly do with density. And

1 that's not how we operate.

2 So I think it's good to hear from
3 everybody up here, but I also think it's important
4 to the folks that live in the immediate area to be
5 able to speak up about it. And if it's going this
6 way, is that going to be a problem at the end of
7 the day?

8 So I'll just throw that out there for
9 anybody that wants to get up and speak up.

10 MAYOR LAYTON: Did you want to look at
11 it?

12 UNIDENTIFIED MALE: I'd like to look at
13 it.

14 MAYOR LAYTON: His house is going to be
15 the closest to where you are talking about.

16 MS. CHAPMAN: Is this going to adjoin
17 the apartments?

18 (INAUDIBLE MULTIPLE PEOPLE SPEAKING.)

19 MR. HARROLD: This is the setback line.
20 So we can go back to the setback line.

21 (Inaudible). It might be a little bit more than
22 that. But you're talking maybe 30 feet at the most
23 off the top of my head. (Inaudible). It's going
24 to change in size but (inaudible).

25 UNIDENTIFIED MALE: (Inaudible).

1 MR. HARROLD: I mean, that's how we are
2 showing it now, really the next stop --

3 UNIDENTIFIED MALE: So where do you
4 change the elevation of this then? You have to --

5 MR. HARROLD: (Inaudible) we can't put
6 it on someone else's property. This is going to
7 help -- right now, you don't have any runoff
8 control. It just goes when it rains.

9 UNIDENTIFIED MALE: No, I have --

10 MR. HARROLD: We have to slowly contain
11 it, so if it's a flash flood event right now, the
12 water comes and it just goes. We have to contain
13 it into the pipes and we have to slowly release it.
14 So it's a good thing. It's a positive thing.

15 But -- that was my only thoughts on it
16 is we provide extra parking that I don't think
17 we're going to need and then we got a bunch of
18 folks that are upset because now we are closer to
19 their house and noise, headlights, all of that type
20 of stuff. Right now, we've got it setback nicely
21 where we got -- I don't know -- lots of buffer.

22 I mean, the existing garden apartments,
23 I've got it written down, I mean, the average ratio
24 is a 1.6 parking space ratio. I'm guessing that
25 they don't have a property manager on-site to lease

1 that. We do. We're proposing 1.8.

2 You know, as far as other families
3 living in the unit, again, those are probably folks
4 that don't have a manager on-site. I can tell you
5 one time I know for sure that that happened at
6 Hopewell Cottages and they were out. You know,
7 they were out. So, I mean, we watch it closely
8 because we are on the hook for that stuff. So I
9 just can't speak for other people in the community
10 that manage it.

11 MR. STONER: So the apartments that are
12 there now on Canal Road, you're not building
13 directly adjacent to those? There's land between
14 those apartments and where you are building
15 currently on this blueprint, right?

16 MR. HARROLD: There is not.

17 MR. STONER: You're building right next
18 to the apartments?

19 MR. HARROLD: They are right up -- the
20 existing apartments?

21 MR. STONER: Yes.

22 MR. HARROLD: Are right here.

23 MR. STONER: So you are building right
24 next to them?

25 MR. HARROLD: Uh-huh.

1 MR. STONER: Okay. So if the
2 apartments move from out set by the road to back,
3 you're moving them -- you're moving them the same
4 direction away to the east. Which, yes, you're
5 correct, it will be closer to some of those homes.

6 MR. HARROLD: Uh-huh.

7 MR. STONER: But you're not going
8 closer to them this way. You're going closer to
9 them from a different direction.

10 MR. HARROLD: Single-family homes?

11 MR. STONER: Yes.

12 MR. HARROLD: Yep. We'll be coming
13 this way towards them.

14 MR. STONER: Right. But they are not
15 behind you. They are beside you. So they are
16 still on the other side of those apartments.

17 MR. HARROLD: I'm just saying, I've
18 been doing it a long time, and I know that people
19 want us to stay away from them.

20 MR. STONER: No, I understand.

21 MR. HARROLD: So that's what we are
22 doing.

23 MR. STONER: I understand that.

24 MR. HARROLD: I would rather, if it was
25 me and I lived in those houses and I was up here, I

1 would want as much space as possible just because
2 it's nice -- so, you know, the transition is there.

3 MS. MILLER: I want to add something.
4 So the apartments that are right next door, they do
5 not have full-time on-site management there. As a
6 matter of fact, it's very hard for me to get ahold
7 of them because they are in violation, several
8 violations right now. And this would be the exact
9 opposite. They are going to have somebody there
10 full time and like you said you know, they are --
11 if not you're out, so I just wanted to add that.

12 MR. STONER: Okay. Great.

13 DR. MOCKUS: So I have two remaining
14 thoughts. One, is we talked a lot about parking
15 spaces but we have not talked about garages or
16 carports. And so I'm just trying to wrap my head
17 around just you know, (inaudible). Can you speak
18 to that at all?

19 MR. HARROLD: Sure. I think -- I'm not
20 sure when the ordinance was written but I think
21 we're in a climate where things are, you know,
22 starting to change and if you had Columbus in the
23 suburban, new market rate, garden walk-up style
24 like this that's commanding rent that's much, much
25 higher, you don't even see any covered parking

1 there.

2 And to Sean's point, a lot of it is
3 because we have a need for housing but the costs
4 have gone up so much you have to focus on what the
5 people need. You know, it's needs versus wants
6 more than anything else.

7 And in our case we're trying to keep
8 rents affordable. You know, we're trying to work
9 within the market as much as we can. We don't want
10 people to spend half of their earnings every month
11 on their rent. So if we have to add the covered
12 parking, that's just how the math works. I mean,
13 somebody is going to have to pay for it. We can't
14 afford, you know, just to subsidize it.

15 We had our GC look at it. I mean, the
16 new covered parking is hundreds of thousands
17 of dollars. And the table that we had in there was
18 to show you that we really don't have it anywhere
19 else where we've got similar, you know, walk-ups.
20 And we're all most 100 percent full.

21 So just from an experience standpoint,
22 I don't think it's going to hurt the lease up at
23 all. It is nice to have. It's not, you know, a
24 must have. And we're just -- we're in this
25 situation where we have inflation that's gone

1 through the roof. We've just made it out of this
2 pandemic. Intel is here. Intel is driving prices
3 up. Intel is great. It's going to bring a bunch
4 of jobs. It's going to bring a bunch of money. So
5 you need to have housing. But you can't afford to
6 build the housing. It's just a circular red line.

7 So we as the owner and the developers,
8 we have to meet halfway, you know, with cities and
9 villages to hit their wants, but we also need it
10 the other way too or else nothing is going to
11 happen, nothing is going to happen.

12 I mean, the alternative is you get
13 somebody in here and they say we are going to build
14 housing, we're going to charge \$3,000 a month for
15 it. And that's just not the market that we have.
16 So we're trying to build something that's going to
17 last a long, long time, that's going to make people
18 happy, that's going to fit within the code as much
19 as we possibly can, but we're in this world right
20 now where we have to have some type of, you know,
21 work around.

22 I mean, it's no different when we sit
23 down with V3 and they shared their comments, and
24 they say we'd like you to do this and this and
25 this. Wherever we can, we say yes, even if we're

1 like, that's expensive. The residents are not even
2 going to see that ever because it's in the dirt.
3 It's 6 feet in the dirt. But if we can do it, we
4 are willing to do it if it helps out the village
5 and everything like that.

6 So, it's kind of -- you need to have
7 that, you know, kind of on each side of the table
8 and so we think that it's a small ask if you go
9 around to some of the other areas in Columbus,
10 high-end rental units, you don't really see
11 garages. And just from an experience standpoint,
12 we are leasing our units everywhere without them.

13 So, you know, the hardship of the site
14 is that it will be in a floodplain. We have to
15 raise our site out of the floodplain. Flood
16 insurance is not an option. We won't be able to
17 find a lender. So the site hardship for us is now
18 it's in a floodplain.

19 You know, a few years ago when we got
20 it under option it wasn't. And we reached out to
21 the village and asked is it in a floodplain? We
22 we're looking at the FEMA maps and we were told,
23 no, it's not. Now, it will be. That's going to be
24 \$500,000 at least just to raise it out of the
25 floodplain.

1 So you start to add up all of these
2 things before you even have a building in the
3 ground, before you have anything that residents can
4 enjoy, it's all in the dirt. So we're trying to
5 invest as much money as we can in the units
6 themselves, so we don't have folks come out here
7 years from now and say, why did you guys approve
8 this? It looks horrible.

9 If we can invest it in the project
10 itself, invest it in the units that the residents
11 are going to be using and enjoying, that's what we
12 want to do and I'll just reiterate that I don't
13 want to set myself up for failure on the parking
14 either. Yes, we can add extra spaces when the
15 project is finished and I've got the construction
16 crews off site and my construction loan is paid
17 off. For me to go back and add extra spaces, I can
18 do it, but it's even more expensive.

19 So, I mean, we don't want to set this
20 thing up on the front end for failure. So I think
21 the parking ratios that we're proposing are fair
22 and they will work. If you look at the communities
23 that we have, I can tell you that in that list
24 maybe one of those projects we asked for a parking
25 variance, maybe. The rest of them, that was their

1 zoning code. That was their zoning code that we
2 fit in. So it's just an adjustment, I think, that
3 needs to be made to some of the changing times, you
4 know. I mean, the garages and the 2.5 spaces, it's
5 just not going to happen.

6 MR. STONER: All of these cities that
7 are listed on here, I'm familiar with one. It is
8 relatively close to here that we could even look at
9 and it's not always an apples to apples comparison.

10 MR. HARROLD: Sure.

11 MR. STONER: You know, an apartment
12 complex in a city is a lot different than an
13 apartment complex in a small village.

14 MR. HARROLD: I'd agree.

15 MR. STONER: So while I appreciate
16 everything that you are bringing with this and I
17 think it's great, I know you guys have a fantastic
18 reputation, I don't have any concern at all that
19 you guys will do a great job in building something
20 that will be great for Hebron.

21 You mentioned compromise before, and in
22 my view, there is no compromise. You may have
23 compromised on many other things that had to do
24 with the site plan, but there hasn't been any
25 compromise on what our zoning is. If you want us

1 to not make you have the same amount of parking
2 spaces that you have, and you also don't want to
3 build a carport, which is something we have the
4 ability to approve if asked, and you don't want to
5 build the garage -- so there is no compromise here
6 at all. You're basically saying we want you to
7 give us a variance for everything.

8 MR. HARROLD: No. No, I'm sorry. I
9 guess, what I'm referring to is, I mean, typically
10 you see a developer come to town and they don't
11 want to work within the code. They want to write
12 their own code.

13 MR. STONER: Right.

14 MR. HARROLD: You know, they want to do
15 a PUD.

16 MR. STONER: Yep.

17 MR. HARROLD: And they say, we want to
18 do four stories and we want to do -- you know, we
19 want our setback line here to be reduced and X, Y,
20 Z. And I guess, my point is in the grand scheme of
21 your ordinance, if we laid it out side by side,
22 we're doing all of these things. We are asking for
23 two things. If you laid out your ordinance and you
24 looked at landscape, you looked at the height, we
25 looked at setback, we looked at -- I don't know,

1 your lot coverage ratio, et cetera, et cetera, et
2 cetera, we are doing all of those things. These
3 are the only two things that we are asking for is,
4 I guess, is my point.

5 And we're not asking for a, you know,
6 1.5 space ratio or anything like that and I think
7 the numbers that we provided -- I mean, if we had a
8 traffic engineer, you know, who ran those numbers
9 in here, they would say, oh, they'd be fine with a
10 1.3 parking ratio. So we even upped it, you know,
11 more than I think we actually needed.

12 So, you know, we want to start the
13 project. We were here before the end of the year.
14 We were hoping that that layout was going to work.
15 We have been completely honest. You know, I mean,
16 a lot of developers wouldn't share, I guess, what
17 we've shared tonight, that the numbers aren't
18 really working and now we are going back, you know,
19 to code and trying to find something that works
20 within the code as much as we possibly can to get
21 it to work.

22 And it's just we want to start now and
23 not continue to wait because we want to get units
24 online because Hopewell Cottages, we have a wait
25 list of over 100 people that all want to live here.

1 So we're going to fill them up in a month when they
2 are finished.

3 So it's just, you know, continuing to
4 redesign it. And, you know, like I said, if we
5 redesign this, you know, our people are going to be
6 upset because, you know, now we are getting closer
7 to their yards and their homes because I have seen
8 that happen a lot and I try to learn from my
9 mistakes. So, you know, you can trust us. I think
10 we have shown it with Hopewell Cottages that we're
11 not going anywhere so we want to be good neighbors.

12 MR. STONER: All right. Anyone else
13 want to speak on the topic before we adjourn from
14 the public hearing? All right.

15 Do I have a motion to adjourn from the
16 public hearing?

17 MAYOR LAYTON: So moved.

18 MR. STONER: Second?

19 MR. JACOBS: Second.

20 MR. STONER: It is 7:42. I'll call the
21 roll.

22 Dr. Mockus?

23 DR. MOCKUS: Yes.

24 MR. STONER: Mr. McFarland?

25 MR. MCFARLAND: Yes.

1 MR. STONER: Mr. Jacobs?

2 MR. JACOBS: Yes.

3 MR. STONER: Mr. Layton?

4 MAYOR LAYTON: Yes.

5 MR. STONER: Mr. Stoner, yes.

6 (MOTION APPROVED.)

7 MR. STONER: All right. Now, we move
8 to the portion of the agenda, items requiring
9 action. The first item requiring action is the
10 Spire Development, Incorporated, has applied for a
11 variance. The applicant is requesting to decrease
12 parking requirements from 105 spaces to 76 spaces,
13 which equals out roughly to 1.8 parking spaces per
14 dwelling unit, and to remove the requirement for a
15 completely enclosed garage and/or carport, Planning
16 and Zoning Code Section 1131.04.

17 Do I have a motion?

18 MAYOR LAYTON: Do you want to continue
19 to investigate? That would require us to make a
20 motion to table it right now; is that correct?

21 MR. MOSER: As a sense of procedure.

22 MR. MCFARLAND: Mr. Moser, your advise
23 would be appreciated.

24 MR. MOSER: Yes, since I sensed a
25 procedure question coming -- so just keep in mind

1 that there is a time limit on your variance
2 approval. Since you concluded the public hearing,
3 you have 30 days to approve, disapprove or approve
4 it with recommendations. You have to take action
5 on it within 30 days. If you table it, that's
6 fine, but you still have to come back before the 30
7 days is up, if that makes sense.

8 MR. STONER: So if we table it, we have
9 the ability to go back into the hearing?

10 MR. MOSER: Nope. You've adjourned the
11 hearing. You would just have the ability to bring
12 that action item back on the agenda at another
13 meeting that has to be within 30 days of May 1.

14 MS. MILLER: So it would need to be a
15 special meeting?

16 MR. MOSER: Yeah. Because the next
17 meeting is scheduled for June 5, the first Monday
18 of June.

19 MAYOR LAYTON: And that would mean the
20 special meeting would be the 22nd or the 29th of
21 May.

22 MR. MOSER: It could be a special
23 meeting any day that works within 30 days, yes. So
24 I just wanted to clarify that point. There is a
25 timeline with the variance.

1 MR. STONER: That would be within 30
2 days, wouldn't it? The 5th of June?

3 MR. MOSER: No.

4 MR. STONER: No.

5 DR. MOCKUS: Today is the 1st.

6 MAYOR LAYTON: This is the 1st. There
7 is --

8 MR. STONER: I'm looking at -- the
9 calendar is marked wrong. I'm looking at the wrong
10 date. Sorry. Okay. So we either table it or we
11 make a motion to take action?

12 MR. MOSER: Correct. And if you table
13 it, you're just delaying a inevitable special
14 meeting.

15 MS. MILLER: And there is no more
16 discussion?

17 MR. MOSER: Correct. But you're
18 allowed to have more discussion right now.

19 MR. STONER: Right. So any further
20 discussion before we table or make a motion between
21 the members?

22 I personally think the development
23 looks fantastic. I am just not sold on less
24 parking spaces. I think it needs more parking
25 spaces and/or a carport or a garage. If they don't

1 want to put a carport or a garage in, then I think
2 we need more spaces. That's my view. I don't know
3 what anybody else thinks.

4 I appreciate what you brought to the
5 table with what you've shown us with other
6 communities, but those other communities aren't
7 Hebron. We have our zoning. We have it in place
8 for a reason and we're trying to keep Hebron
9 looking a specific way and I know times are
10 changing and I know costs are changing, but in the
11 end, I think we want to have Hebron abide by the
12 zoning rules.

13 We have signs all over town that says
14 zoning enforced, but we, you know, we have the
15 ability to give variances. But in this case I'm
16 just not for it personally. That's just my
17 opinion. I'm only one vote.

18 DR. MOCKUS: We're allowed to talk.
19 Are we allowed to still ask questions?

20 MR. MOSER: It's still discussion.

21 DR. MOCKUS: I just wanted to make
22 sure.

23 MR. MOSER: Absolutely.

24 DR. MOCKUS: So with Hopewell, could
25 you speak to what the ratio is for parking versus

1 units? Thank you.

2 MR. HARROLD: We were able to meet the
3 parking on Hopewell.

4 DR. MOCKUS: The 2.5.

5 MR. HARROLD: Seven years ago, which
6 might as well have been you know 30 years ago with
7 costs, but, yeah.

8 DR. MOCKUS: Yeah, I hear you on that.
9 Thank you.

10 MAYOR LAYTON: What was the ratio at
11 Hopewell?

12 MR. HARROLD: It's the same as the
13 code. I think we have 50 units at Hopewell. We
14 have 2.5 and we have a garage.

15 MS. MILLER: Can I add that Hopewell
16 Cottages, even though it is like two spots because
17 they do have an attach garage, I have been through
18 there many times, you know, looking at many code
19 violations and a lot of those people that live
20 there, they had one car.

21 MR. STONER: So just to make sure I
22 understand what you just said, so you're saying
23 Hopewell has two spots and a garage for each?

24 MR. HARROLD: Yep.

25 MR. STONER: So that exceeds the limit

1 then because the code says 2.5 parking spaces
2 provided per dwelling unit, one of which shall be
3 in a completely enclosed garage.

4 MR. HARROLD: Yeah, yeah, I'm sorry.
5 So we might -- so we for sure have a garage space
6 and then we have a driveway space and then we have
7 a couple spaces right around the clubhouse and
8 that's it. I don't know exactly what that ratio
9 is, but we, again, we were able to meet the code at
10 the time.

11 MR. STONER: I just wanted --

12 MR. HARROLD: We didn't ask for any
13 variance. We met the variance.

14 MR. MCFARLAND: Could you stay there
15 for just a minute.

16 MR. HARROLD: Sure.

17 MR. MCFARLAND: I like Hopewell. I
18 think it looks nice. You are still the owner of
19 that project?

20 MR. HARROLD: Yes.

21 MR. MCFARLAND: Do you expect to
22 remain -- Spire is expected to remain the owner of
23 that project?

24 MR. HARROLD: Yes.

25 MR. MCFARLAND: Indefinitely?

1 MR. HARROLD: Yes.

2 MR. MCFARLAND: And that's been there
3 now, what, six, seven years?

4 MR. HARROLD: Yep.

5 MR. MCFARLAND: And your lease ratio at
6 this point is, what did you say?

7 MR. HARROLD: It's 100 percent leased.

8 MR. MCFARLAND: Okay. And I know that
9 we have -- I talk to the police a couple years ago
10 just to see if, you know, we're having difficulties
11 there, and I haven't had anything shared with me
12 that indicates that we have. So it appears that
13 you've got a pretty good product. And it appears
14 that you stay with the project.

15 The question for me as I go forward is
16 more of that product on the south side of town of
17 what we want. And I struggle with that. I hear
18 from some of the residence that, you know, they
19 don't want anymore rentals in town, but I also
20 understand the demographics are changing and here
21 come people and the economy and so forth indicates
22 that -- and I'm sure you've done your market
23 research and you wouldn't be looking to invest in
24 this if you didn't have confidence in your numbers
25 that there are people waiting.

1 MR. HARROLD: Yep.

2 MR. MCFARLAND: That 100 people are
3 waiting over there at Hopewell is certainly an
4 indicator. So the project you are proposing for
5 this area is different -- is a different design
6 from the project of Hopewell. Why is that? My
7 question on that is not just why is that, is it
8 because of the time that Hopewell was built and the
9 time this one was being built? The economics of
10 it? The ROI? The other issues involved? Why are
11 they different?

12 MR. HARROLD: Yeah, sure. If we can
13 build a Hopewell Cottage, you know, like we had on
14 our first site plan, we would, but we just can't
15 afford to do it. I mean, that's the bottom line.
16 You know, costs are too expensive.

17 MR. MCFARLAND: Did we have something
18 in front of us at one point where you were
19 expanding Hopewell Cottage?

20 MR. HARROLD: Yeah, yeah. So there is
21 a property that's sort of next to Hopewell and that
22 was a rezoning.

23 MR. STONER: Did you meet the zoning
24 requirement for that?

25 MR. HARROLD: It was just a rezoning.

1 It wasn't like a site plan approval.

2 MR. MCFARLAND: But I mean, would your
3 intention be to extend the similar project on that
4 property?

5 MR. MCMICKLE: If we could, we would,
6 yeah. As of right now, that's not an option.

7 MR. MCFARLAND: So if you were to
8 extend that project, and I know I'm getting a
9 little far away here, but I'm trying to understand
10 the way the whole thing works. And so you are
11 saying that in a market, affordable market, for
12 people to rent for a quality product -- define
13 quality however you choose, okay -- that in today's
14 environment with costs being what they are, that it
15 is not possible to build a duplicate of Hopewell
16 Cottage because of the costs associated.
17 Therefore, your new design, which you're offering
18 here to the village, is a design that works within
19 the confines of the costs associated with building
20 affordable housing?

21 MR. HARROLD: Yes.

22 MR. MCFARLAND: Does that make sense?

23 MR. HARROLD: Yes. That's absolutely
24 right.

25 MR. MCFARLAND: But, you know, so it is

1 different from what we had approved there. The --
2 I'm wondering as we go forward, would you expect to
3 at some point or another expand the -- this -- what
4 are we calling this, Canal Crossing?

5 MR. HARROLD: Uh-huh.

6 MR. MCFARLAND: The design here, if
7 that lease is up and you have another 100 people on
8 a waiting list, would you anticipate doing it again
9 or is that wholly dependent on the tax credits and
10 the things that you get to finance the project?

11 MR. HARROLD: For that site in
12 particular, not necessarily. I think you give it a
13 couple of years and you see what happens with the
14 jobs at Intel and then kind of take it from there.
15 It's hard to say. I mean, we've invested so much
16 into this project, you know, this is what we are
17 looking at. This is what we are focused on. It's
18 really, really hard for me to predict what's going
19 to happen up there especially in this environment
20 because --

21 MR. MCFARLAND: It isn't for everybody.

22 MR. HARROLD: Yeah. Because I tried to
23 make the single-story cottages work and it didn't.
24 So I can't really say on public record, I guess,
25 now at this point now, what's going to happen.

1 MR. MCFARLAND: What didn't work? The
2 single-story cottages?

3 MR. HARROLD: Yeah, that year.

4 MAYOR LAYTON: Too much money?

5 MR. HARROLD: Yeah. And the cost
6 were --

7 MR. MCFARLAND: Oh, I see what you
8 mean. I thought you meant they weren't working.

9 MR. HARROLD: No, no, no, no.

10 MR. MCFARLAND: They're working just
11 fine.

12 MR. HARROLD: I think they work great,
13 yep.

14 MR. MCFARLAND: But you can't duplicate
15 that at today's costs?

16 MR. HARROLD: No. And I think, if I
17 may, these are examples of some similar projects,
18 you know, that are garden walk-up projects and --

19 MR. MCFARLAND: That term I'm not
20 familiar with.

21 MR. HARROLD: You know, basically
22 stacked flats on top of each other, units on top of
23 each other, two stories.

24 MR. MCFARLAND: .

25 MR. HARROLD: And, I mean, the quality,

1 I mean, it is Hopewell Cottages. It's a
2 different -- you know, it's a different feel. Half
3 of the units are on the first floor, right,
4 zero-step entry. So if you're a senior, Hopewell
5 Cottages is great. If you're a senior, these still
6 work if you're on the first floor, you know, for
7 sure. So it still --

8 MR. MCFARLAND: But the ones you are
9 proposing are one floor, I would think.

10 MR. HARROLD: These are not. These are
11 two stories.

12 MR. MCFARLAND: Okay.

13 MR. HARROLD: These are two stories and
14 that's within the zoning. But, you know, interior
15 units are very, very similar to Hopewell Cottages,
16 you know, from a square footage and a size
17 standpoint. I'll just hand this around and you
18 guys can take a look at the product.

19 MR. MCFARLAND: Thank you very much.

20 MR. STONER: Yeah, thanks.

21 MR. HARROLD: But it truly is -- I
22 mean, I think Intel's CEO at one point he came out
23 and he said that if there's a concrete, you know --
24 if there's a truck, you know, with concrete in
25 Ohio, it needs to be coming to Intel. I mean, I

1 get it. Intel's great. There are so many other
2 projects going on. I mean, our concrete estimate
3 on our first design was \$900,000. It's because of
4 Intel. So it's not going to change for 3 years.
5 So that's where it's, like --

6 MR. MCFARLAND: Well, construction
7 materials are going to become a factor of supply
8 and demand.

9 MR. HARROLD: So there will be -- if I
10 go back to my other point, unless individuals like
11 myself, you know, cities and villages, we work
12 together, there will be -- there's not going to be
13 housing to help that. I mean, that's the reality.
14 Unless I go and I get -- I don't know -- a Section
15 Eight, you know, subsidy handouts from the
16 government to start building, you know, public
17 housing, you know, there just has to be some type
18 of compromise or else it's not going to happen.

19 I mean, we are sharing a lot of
20 information with you guys tonight that I'm sure you
21 don't hear from a lot of developers, but I mean,
22 it's the truth because we just went through it. We
23 took our plans, our single-story product, the plans
24 were 100 percent done and we took them to the
25 street and we have a GC working on it that has a

1 ton of experience and the numbers were
2 astronomical. We've never seen numbers that high
3 before.

4 MR. MCFARLAND: When you say GT, what
5 is a GT?

6 MR. HARROLD: GC.

7 MR. STONER: General contractor.

8 MR. MCFARLAND: Oh, I thought you said
9 a GT.

10 MR. HARROLD: And so we've got a
11 project under construction -- or no we are getting
12 ready to start construction on it that's an hour
13 and a half away up in Massillon and the costs were
14 astronomically lower. Like, the Licking County
15 effect is a real thing. The Columbus effect is a
16 real thing. It's an hour and a half away and the
17 costs were just apples and oranges, not even close.

18 So it is a compromise of do you want to
19 do your part and contribute, you know, to workforce
20 housing. Again, I mean, it's only 40 units. It's
21 not 350 units -- or it's just going to be a waiting
22 game. There's not going to be anything developed
23 from a housing standpoint unless it's on the far
24 end of the spectrum housing where the government is
25 paying a ton of money into it to get it done, which

1 you know -- so --

2 MR. MCFARLAND: I appreciate your
3 patience tonight with a couple of things. One of
4 them is helping to educate some of us.

5 MR. HARROLD: Sure.

6 MR. MCFARLAND: Myself, I can't speak
7 for the others but helping to educate us a little
8 bit. The photos that you've shown me right now, if
9 that is an exemplar of the apartments you are
10 considering building, I've seen some of those
11 around like that. And you know, we have a zoning
12 ordinance and part of the struggle for me as a
13 resident is trying to do the right thing as I sit
14 here on this board. And you know, it's -- you want
15 to do the right thing but you try to figure out
16 what it is.

17 You know, we hear from some folks that
18 you know, they don't want to see anymore rentals.
19 There are other folks who want to see \$500,000
20 houses. The tsunami created in housing by Intel is
21 coming at us and the wave is getting higher and
22 higher.

23 We currently have -- Mayor, help me
24 out -- we have a number of developers that are
25 currently approaching Hebron for, you know,

1 development. So I appreciate the information you
2 have given me, I am trying to digest all of this
3 and balance it against what is best for Hebron.

4 I don't question -- and I will be
5 honest about this. I don't question the quality of
6 your product. I don't question, you know, the way
7 that you administer it. I like the idea of the
8 on-site property management always, and I'm trying
9 to figure out a way to get comfortable between what
10 the ordinance that we have is -- which was put
11 together by well-intentioned people and was put
12 together and approved by the zoning board at the
13 time it was done and was approved by the City
14 Council.

15 Now, these folks that I just mentioned
16 represent the Village of Hebron, the residents
17 here. And so we have to have care about the rest
18 of the residents of the Village of Hebron. I don't
19 think we sit here and just simply represent our own
20 thoughts. That's why we have the hearings.

21 At the same time, I have to recognize
22 that when the ordinance was written, Intel didn't
23 exist. No one had any idea that the pressures were
24 going to be coming to Hebron that we see now. And
25 you know, is rental housing a part of the overall

1 picture? Well, I happen to be one of those people
2 that thinks that everyone who works in a community
3 should be allowed to live in it, should be able to
4 live in it. I think that a person who has the most
5 menial job still should have an opportunity to live
6 in our community as well as the president of the
7 local manufacturing and everybody in between. So
8 having said that, I'm out of babel. Thank you for
9 your patience. I appreciate it.

10 MR. HARROLD: Yeah, absolutely.

11 MR. MCFARLAND: I think, Dr. Mockus,
12 were you about to say something?

13 DR. MOCKUS: Yeah. And I forgot it.
14 I'm sorry.

15 MR. MCFARLAND: I droned on long
16 enough. And I'm also wondering if our ordinance
17 didn't require -- if the ordinance didn't require a
18 garage and 2.5 parking spaces would we be -- would
19 be demanded? I don't know. I don't know what
20 other standard I go to. So at that point, thank
21 you.

22 MR. STONER: Any other discussion?

23 MR. MCFARLAND: Did I trigger anything?

24 DR. MOCKUS: I'm just -- okay. So.
25 I'm just sitting here thinking one of the things I

1 love so -- so I love the work that you have done in
2 our community. And one of the things I love about
3 Hopewell is that each of those units has a place
4 for somebody to put their car if they have a car.
5 And I also, when I think about folks who would
6 probably be using the product that you're talking
7 about making available, I'm guessing that many of
8 them may work at the literal other end of town,
9 which is probably not walkable for most residents.
10 They would not be interested in walking a distance.
11 And so that's part of what goes through my mind
12 about the number of spots and also the garage
13 parking. And I don't really understand the
14 methodology of making a carport available. Does
15 that tangibly make it a better option for the
16 residents? If somebody lives there, is there a
17 real difference between carport and no carport?

18 MAYOR LAYTON: It offers a little
19 cover.

20 DR. MOCKUS: Right.

21 MAYOR LAYTON: That's it.

22 DR. MOCKUS: I don't know. I'm trying
23 to think of a compromise here. I'm trying to find
24 away to help us move forward. Of course, I'm
25 willing to have a special meeting, but what I don't

1 know is that we have said in what we had like to
2 hear in that special meeting that would help us
3 move forward in a way that you'd be happy with and
4 that we could be happy with. Have we heard
5 anything additional tonight that moves our needle?

6 MAYOR LAYTON: We have got the numbers
7 that he gave us on a number of parking facilities.
8 We have that. I also heard Rick say something
9 about maybe a compromise between the carports and
10 the parking. Maybe keep the parking, put the
11 carports away. We can say that's the zoning, live
12 with it. You can say let's compromise on all of
13 it.

14 DR. MOCKUS: So numbers-wise because
15 that's, you know, what we're talking about, right,
16 is it cheaper to put in an extra spot or is it
17 cheaper to put in a carport?

18 MR. HARROLD: Extra spot for sure?

19 DR. MOCKUS: Okay.

20 MR. HARROLD: Yeah. I would say that
21 it's not even close. So an extra spot.

22 MAYOR LAYTON: And unfortunately, this
23 is something that we're going to be up against on
24 every -- everybody comes into the community trying
25 to do stuff, we're up against it right now across

1 the street.

2 The problem is, the property has gotten
3 so expensive and the materials have gotten so
4 expensive that they can't -- they have to be able
5 to pencil it out so they make money. Right.

6 You're not here for friends. You're here to make
7 money. So we're going to run into it more often
8 than not. So I don't see how we're going to --

9 MR. HARROLD: I can say that -- I'm
10 sorry. I'm pulling out my calculator so I can do
11 math on the fly here, but we proposed 76 spaces and
12 we have got 42 units. So I mean, you know, if we
13 went to two spaces per unit, which we have one
14 bedroom units that are only going to have one car.
15 I mean, there is a blend here, but that would be 84
16 spaces and we're talking eight extra spaces to get
17 there. But in your head mentally, all of a sudden
18 your like oh, that's great. Okay. You've got two
19 spaces per unit, but it's only eight. But we can
20 move forward. I mean, for something like that, we
21 can move forward with a site plan that we presented
22 with you today and we would be able to squeeze in
23 the eight spaces. We can get to two spaces per
24 unit. Which, again, if you look at the data and
25 the numbers, far exceeds what we think we need,

1 what the engineers think we need, what the other
2 projects in the community that are similar to this
3 have -- but if we did something like that it would
4 allow us to move forward with the site plan and we
5 would be able to squeeze those in.

6 I'm just throwing out ideas to somehow
7 get it up to two, which I think would be strong and
8 we would be able to fit that. It wouldn't -- you
9 know, it wouldn't set us back like when we've got
10 to redesign the whole thing, we got to shift
11 everything closer to the single-family homes. We
12 would be able to live with that. We can work
13 within the site plan that we have. Just an idea.

14 MR. STONER: So currently we're 29
15 spaces different. So the zoning says 105. You're
16 promoting 76. You're saying you can add an
17 additional eight more, which gets us a little bit
18 closer, but, I mean, here's where I'm -- one of the
19 things I'm struggling with -- I read all of your
20 literature about all of these other communities and
21 how you calculate ratios and all of that. Where
22 I'm struggling with this is you keep talking about
23 bedrooms. What do bedrooms have to do with this?

24 MAYOR LAYTON: The number of people in
25 the house.

1 MR. STONER: Right. But two people can
2 stay in a bedroom and each person can have a car
3 whether it's a one-bedroom or a two-bedroom. So I
4 just don't -- just can't get past that point. Most
5 married couples have two cars. I have four cars.

6 MR. HARROLD: Yeah, I think I -- you
7 know, and I think you may have said this earlier
8 on, like Hebron is not going to be what it is today
9 after Intel comes.

10 MR. STONER: Right.

11 MR. HARROLD: You're going to have a
12 kid that's straight out of college that's an
13 engineer, you know, that wants to save for a
14 single-family home. This is going to work for him.
15 He's going to have one car. So, I think -- I mean,
16 it's going to change, you know and it's going to
17 look different.

18 If, you know -- I mean, the traffic
19 information that we shared, the studies, this is
20 really what people use. I mean, this is what they
21 rely on around the country. Exactly what we showed
22 you, is what they use. So at some point, you know,
23 you got to -- I mean, it's hard, but, I mean,
24 you've got to start looking at the numbers to say,
25 like, this is real. I mean, we didn't just come up

1 with it. You know, with we pulled the sheets out.

2 I mean, you can pay for a traffic
3 study, \$8,000. Those are the sheets that are going
4 to come out of it and, I mean, it's going to show
5 the same thing. So I think at some point, you
6 know, the fears -- like, we're trying to show the
7 information that says that this is okay. You know,
8 this works because those numbers are so much lower.
9 So I think we come up to two per unit. I'm telling
10 you that that's still a lot higher than I think I
11 need, you know, by far.

12 I thought that 1.8 was good. I thought
13 1.8, I was like okay. I need this much. I'm going
14 to come in at 1.8 because that gives me plenty of
15 room and we're getting closer, but, you know,
16 that's even higher than what I think I need, but, I
17 mean, you know, the eight extra spaces or so would
18 be coming near where the dumpster enclosures are
19 basically. We would be able to bump out and add
20 some spaces here. Those would be the logical
21 spots. You know, we might be able to cut in here
22 and add some spaces like we have right here.

23 So I don't know. I'm trying to find a
24 way where we can work with the site plan because I
25 think people like the site plan and we don't want

1 to move this way towards the single-family homes
2 that are there.

3 You know, like I said, I've got
4 experience doing that. And the farther you can
5 stay away, I think, the better for everybody. So,
6 how do we work within the site plan. And I don't
7 know. If we go to two spaces, I think that would
8 be very easy for me to do that and not kind of have
9 to shift and disrupt things. Maybe moving the
10 pond, you know, down. We had some here, but just
11 collaborating and --

12 MR. MCFARLAND: You will -- Spire, will
13 be the owner of this --

14 MR. HARROLD: Yes.

15 MR. MCFARLAND: -- project
16 indefinitely?

17 MR. HARROLD: Yeah. I mean, our rents
18 have to stay affordable for 30 years. They have
19 to.

20 MR. MCFARLAND: However you define
21 affordable. I'm sure there is some government
22 agency that tells us what that is.

23 MR. HARROLD: Yep. The IRS,
24 unfortunately.

25 MR. MCFARLAND: Okay.

1 MR. HARROLD: So adding the garages,
2 like I said, it's just going to be something that
3 you know, we just have to hit the residents with it
4 and pass it on.

5 MR. STONER: That part I totally get.

6 MR. HARROLD: Yeah.

7 MR. STONER: I get it. I do, but I'm
8 just -- like I said, I'm struggling with the whole
9 number because if you do -- I looked at your time
10 12:00 to 4:00 is when it's fully occupied,
11 12:00 a.m. to 4:00 a.m. because people are
12 sleeping. Obviously, that's when you are going to
13 have the most cars there. In the middle of the day
14 you're not going to have as many cars. I get it.
15 I totally understand the numbers that you are
16 presenting.

17 I just -- I just feel like there needs
18 to be more spaces. It doesn't have to be 105, but
19 I would probably be more comfortable around the 90
20 number, if that's doable under your site plan.

21 MR. HARROLD: Yeah, I mean that would
22 be better than the 105.

23 MR. STONER: Do you think 90 would be
24 doable?

25 MR. HARROLD: Yeah, I think we can make

1 that work.

2 MR. STONER: And that's just my
3 opinion. I don't know what everybody else thinks.

4 MR. HARROLD: I mean, I think the two
5 spaces per unit is basically what we have at
6 Hopewell. And it -- we've never had any issues
7 there with parking, you know --

8 MR. MCFARLAND: Is it possible to --
9 you know, Rick talked about, you know, when grandpa
10 and grandma come or somebody comes to visit and
11 there is no spaces, is it practical in an apartment
12 development like this to have, maybe, a parking lot
13 with, maybe, seven or eight or ten spaces?

14 MR. HARROLD: Like an overflow.

15 MR. MCFARLAND: Like a overflow lot or
16 something so that it doesn't disrupt your
17 landscaping and things like that.

18 MR. HARROLD: Yeah. So the ratio is
19 basically -- I mean, when we speak about ratios, it
20 factors in the visitors. It's not just the
21 residents. It takes into account leasing agents,
22 but, you know, the leasing office is up front and
23 we've got all of this parking here. So the
24 residential units where, you know, most folks are
25 going to be living are back here. So I kind of

1 envision this to be the parking where someone would
2 come, you know, if they are visiting.

3 MR. MCFARLAND: Okay.

4 MR. HARROLD: Because if you live here
5 and you live here, you're not going to park over
6 here, and so that was our thought. This is kind of
7 a drop off area here.

8 DR. MOCKUS: So I'm hearing -- I agree.
9 I'm good at 90. And I don't know if folks are
10 generally going in that direction.

11 The other thing I would say is, I would
12 be interested in understanding more of how we came
13 to 2.5 and should we be looking at that in our
14 code?

15 MR. MCFARLAND: I agree.

16 DR. MOCKUS: So I just wanted to put
17 that out there.

18 MR. MCFARLAND: Well, with your
19 permission, I would like to make a motion that we
20 approve the variance with the condition that there
21 be 90 parking spaces and that we waive the need for
22 the garages and the -- what word am I looking for
23 here?

24 DR. MOCKUS: Carport.

25 MR. MCFARLAND: I almost said patio.

1 And that we waive the conditions.

2 Mr. Moser, can you help me there, if
3 I've made that motion there correctly.

4 MR. MOSER: That was a very good
5 motion. The only thing I would add is that I did
6 the math over here on my iPhone and I believe that
7 90 number equates to 2.14 parking spaces per
8 dwelling -- there is 42 units -- so that
9 specification.

10 MR. MCFARLAND: The motion as stated.

11 MAYOR LAYTON: Second.

12 DR. MOCKUS: I'll second. Oh, you were
13 the second.

14 MAYOR LAYTON: I thought I had, but
15 maybe I need to speak louder here.

16 DR. MOCKUS: No, I heard you.

17 MAYOR LAYTON: I'm too far away from
18 the mic.

19 MR. STONER: Did you second?

20 MAYOR LAYTON: Yeah, but I seconded. I
21 seconded. Let's get a vote going.

22 MR. STONER: One thing before the vote,
23 David.

24 MR. MOSER: Yes.

25 MR. STONER: Does this affect the site

1 plan vote? Because we have to make that
2 conditional, too, when we get there?

3 MR. MOSER: Wait until we get there.
4 So, yes, I would suggest that.

5 MR. STONER: But we will have to make
6 that a part of the motion because --

7 MR. MOSER: Yes.

8 MR. STONER: Because they've got a site
9 plan that doesn't have 90 spaces. Okay. I just
10 wanted to be clear on the record.

11 MR. MOSER: Yep.

12 MR. STONER: Okay. So I have a motion
13 to approve with a condition of 90 parking spaces
14 and waive the garage and carport requirement in the
15 zoning made by Mr. McFarland, seconded by
16 Mr. Layton. I'm going to call the roll.

17 Dr. Mockus?

18 DR. MOCKUS: Yes.

19 MR. STONER: Mr. McFarland?

20 MR. MCFARLAND: Yes.

21 MR. STONER: Mr. Jacobs?

22 MR. JACOBS: Yes.

23 MR. STONER: Mr. Layton?

24 MAYOR LAYTON: Yes.

25 MR. STONER: Mr. Stoner is a yes.

1 (MOTION APPROVED.)

2 MAYOR LAYTON: I'll make a motion we
3 approve the zoning with the addition of 90 parking
4 spaces added to it. Am I close?

5 MR. MOSER: Yes, that's perfect.

6 MS. MILLER: With a total of 90, not an
7 additional.

8 MR. MOSER: You're not adding 90.

9 MS. MILLER: I'm just clarifying.

10 MR. MCFARLAND: You're okay with that,
11 too?

12 MAYOR LAYTON: Is there a second?

13 MR. JACOBS: I'll second.

14 MR. STONER: Motion made by Mr. Layton
15 and seconded by Jacobs. So I have a motion to
16 approve the site plan with a total of 90 car spaces
17 made by Mr. Layton, seconded by Mr. Jacobs. I'm
18 going to call the roll.

19 Dr. Mockus?

20 DR. MOCKUS: Yes.

21 MR. STONER: Mr. McFarland?

22 MR. MCFARLAND: Yes.

23 MR. STONER: Mr. Jacobs?

24 MR. JACOBS: Yes.

25 MR. STONER: Mr. Layton?

1 MAYOR LAYTON: Yes.

2 MR. STONER: Mr. Stoner is yes.

3 (MOTION APPROVED.)

4 MAYOR LAYTON: And we have covered
5 everything, right? The carports are gone, 90
6 parking spots, site plan is approved?

7 MR. STONER: Yeah.

8 MR. MCFARLAND: Do you anticipate any
9 further variances as this project goes forward?

10 MR. HARROLD: No.

11 MR. MCFARLAND: Okay.

12 DR. MOCKUS: Thanks for hanging in
13 there.

14 MR. STONER: Thank you for
15 participating. Thank you for bringing more
16 business to Hebron. We appreciate your time and
17 again, we're just trying to be thoughtful to all
18 parties involved.

19 MR. MCFARLAND: And thank you for your
20 patience and your willingness to explore options.
21 It's very much appreciated. Looking forward to a
22 quality product.

23 MR. STONER: All right. The next item
24 on the agenda is Phillip and Barbara Watts have
25 applied for a lot split for their property located

1 at Hope Road and North Sixth Street, part of parcel
2 075-344808-00.000. The applicant wants to split a
3 6.44-acre lot from a 105.323-acre parcel. The
4 property is currently zoned R-5, multifamily
5 residential and M-1 manufacturing.

6 Anyone here to speak on this topic?

7 MR. HARROLD: That's actually us again.

8 MR. STONER: Okay.

9 MR. HARROLD: This was a property that
10 we rezoned at the beginning of the year and so we
11 have to close on the property either within a
12 month, and so in order to do that, we have to have
13 the lot split because right now it's just one lot.
14 So we rezoned the 6.4. Now, we just have to split
15 that off from the rest --

16 MR. STONER: This is up by Hopewell?

17 MR. HARROLD: Yeah.

18 MR. STONER: Okay. All right. Any
19 questions from anyone?

20 MAYOR LAYTON: Is that part of the 105
21 acres?

22 MR. HARROLD: Yeah.

23 MAYOR LAYTON: You're buying all of
24 that?

25 MR. HARROLD: No.

1 MAYOR LAYTON: Just the 6.44?

2 MR. HARROLD: Yes.

3 MAYOR LAYTON: Okay.

4 MR. MCFARLAND: Motion to approve.

5 MR. JACOBS: I'll second.

6 MR. STONER: All right. I have a
7 motion to approve the lot split made by
8 Mr. McFarland and seconded by Mr. Jacobs. I'm
9 going to call roll.

10 Dr. Mockus?

11 DR. MOCKUS: Yes.

12 MR. STONER: Mr. McFarland?

13 MR. MCFARLAND: Yes.

14 MR. STONER: Mr. Jacobs?

15 MR. JACOBS: Yes.

16 MR. STONER: Mr. Layton?

17 MAYOR LAYTON: Yes.

18 MR. STONER: Mr. Stoner is a yes.

19 (MOTION APPROVED.)

20 MR. STONER: Next on the agenda is I'm
21 probably pronouncing this wrong, but Cocap, LLC,
22 has applied for a lot split for their property
23 located directly west of 934 West Main Street,
24 parcel 075-344904-00.000. The applicant wants to
25 split a 63.945-acre parcel into three lots, one

1 being 10.961, one being 45.409, and one being
2 7.583 acres. The property is currently zoned R-1
3 low-density residential.

4 Is there anyone here to speak on behalf
5 of this topic? Thank you for your patience. It's
6 been a long time getting here.

7 MR. BUSH: Not a problem, not a
8 problem. I'm Jerry Bush with Cocap. We're
9 requesting the lot split.

10 MR. STONER: Okay.

11 MR. BUSH: That's basically the
12 property right next door here with the ditch.

13 MAYOR LAYTON: Tell us your plan. Do
14 you got a plan?

15 MR. BUSH: We don't have plans right at
16 this moment because we don't have a lot split as
17 far as that, but once we get the lot split, then we
18 can figure out highest and best use. And we're
19 here to work with the Village of Hebron to figure
20 out what that may be.

21 MR. STONER: So you don't know if
22 you're going to market the properties individually
23 or --

24 MR. BUSH: To be -- right now, one step
25 at a time, split the lot, then evaluate. We'll do

1 studies and see. And, obviously, this property is
2 commercial. Hebron can basically -- it's growth is
3 that way and then we'll explore the options once we
4 get the lot splits to evaluate what's the highest
5 and best use.

6 MR. STONER: Okay. Any questions from
7 anyone on the board?

8 MR. JACOBS: I'll make a motion to
9 approve.

10 MR. MCFARLAND: I'll second.

11 MR. BUSH: Thank you.

12 MR. STONER: Is there anyone else that
13 wanted to speak on this topic? I apologize, please
14 step forward and state your name and address. My
15 apologies.

16 MR. CAITO: How's it going everybody.
17 My name is Jordan Caito. I live at 952 West Main
18 Street and I'm directly in the center. I actually
19 know a few of you. I've cleaned your houses
20 before. I am Jet Power Washing, but I'm directly
21 in the center of all of that property that was just
22 sold. I wasn't really told of anything that was
23 going on. I'm trying to figure out -- I guess, I
24 just want to get questions answered as to what
25 would be going on because I have 3 acres right in

1 the middle. So that's going to change our life
2 dramatically.

3 MR. STONER: So you're saying you have
4 property in between those properties?

5 MR. CAITO: It's surrounding us.

6 MR. STONER: Really?

7 MR. CAITO: We are smack dab in the --
8 this was all owned by Vanessa Sands and she had
9 told us when we moved in it was going to stay in
10 the family for eternity, essentially. She was
11 going to pass it down to the kids. It was going to
12 remain farmland. That's why we bought the
13 property.

14 And, obviously, that didn't happen.
15 You know, I didn't expect that to happen per se,
16 but I just -- I kind of would like to be aware of
17 what's going on because we bought that property
18 with a goal in mind for our children. We home
19 school our children. We care deeply for their
20 safety. We know this world is screwed up and you
21 bring hundreds of people around us, that's going to
22 change our life dramatically, especially on our
23 3 acres. It's not going to be usable at that point
24 how -- I'm just trying to figure out what's going
25 and what's going to stop people from coming on our

1 property if that's the case.

2 You know, maybe I'm jumping ahead on
3 things but I'm here to try to figure out exactly,
4 maybe, what's going on.

5 MR. STONER: So based on the drawing
6 I'm looking at. It appears that your property --
7 their property is adjacent on two sides of your
8 property; is that correct?

9 MR. CAITO: Yes, correct. And behind
10 us.

11 MAYOR LAYTON: Completely around you.
12 The property you have, it is all the way around.

13 MR. STONER: Okay. It didn't show on
14 here that it's all the way around. She's telling
15 me that it's a U all the way around. Okay. Do you
16 have any specific questions that you want to ask?

17 MR. CAITO: I would love to know, I
18 mean, I heard him say he doesn't know the plans.
19 He just wanted to start off with the split. But,
20 obviously, there has got to be some sort of plans
21 and thought at that point. You're not going to
22 make a split with no plans in mind. I mean, that's
23 just how things work.

24 So I would love to know kind of what's
25 going on because, you know, we're the ones that

1 have to live there and if there is going to be
2 construction and there is going to be people moving
3 in, I mean, it's going to be a nightmare. Let's be
4 real.

5 And it's, also, probably going to
6 deface the value of my property dramatically
7 because anybody that would be buying that land
8 isn't going to want to live around -- in the middle
9 of a bunch of condos, I guess. It would just be
10 very awkward and I just don't see how it's going to
11 work if that ever happened being in the middle.

12 DR. MOCKUS: So the one thing I noticed
13 was that the current zoning on the property is low
14 density. And so that's kind of what went through
15 my mind thinking about what your situation is. The
16 zoning right now wouldn't support condos or
17 apartments.

18 MR. CAITO: Okay.

19 DR. MOCKUS: Now, not to say that that
20 wouldn't change but that would have to come before
21 this court and it would also go past council.

22 What notifications go to residents that
23 are adjacent? Would they be notified about
24 modifications like that?

25 MS. MILLER: Yes.

1 DR. MOCKUS: So he'd be notified if
2 that was even being considered by zoning, correct?

3 MS. MILLER: Yes.

4 DR. MOCKUS: Okay. So I hear you
5 talking about what's going to be adjacent if it's
6 residential. The other thing is it could be
7 changed to something other than residential, right?

8 MS. MILLER: Uh-huh.

9 DR. MOCKUS: So I think the part I
10 would be watching for is what modifications would
11 be requested to the zoning from your perspective to
12 try and plan for what could becoming down the pike.

13 Now, with the current low-density
14 residential, how dense is that? Is that like a
15 half acre kind of situation or do we know? Okay.
16 Okay. Is that something we could get an answer on
17 and perhaps share that?

18 MS. MILLER: Uh-huh.

19 DR. MOCKUS: Okay. So would that be
20 something that we can get to you as well because,
21 you know, if somebody is going to come in and build
22 half-acre homes, that is going to feel very
23 different than if they are considering building a
24 42-unit apartment complex, right, like adjacent.
25 So maybe those would also be things to be watching

1 for.

2 I mean, I will say if you read the
3 newspaper we are seeing this everywhere right now
4 throughout, definitely, Licking County, and so
5 folks are losing adjacent farmland, right. Like,
6 the exact same situation that you're talking about.
7 Families that thought they would never leave, are
8 leaving. So all of us are trying to figure out how
9 to predict or at least work with those who are in
10 that space and depending upon having a little bit
11 lower density -- I will also share that the
12 meetings that I have been to with community level
13 leaders like the commissioners and folks focusing
14 on what the impact, the footprint impact is going
15 to be from Intel, they are telling us we may have a
16 few blades of grass left but not many. I mean, it
17 looks like a lot of these properties that have
18 enjoyed having corn next to them for decades, it's
19 not going to be around probably for most of us. So

20 I also think that that should be
21 forefront in your mind is figuring out what does
22 that mean for you. Like, if you have new neighbors
23 but, you know, each of those homes are on a quarter
24 of an acre, is that tenable versus if you're up
25 against, you know, a new Giant Eagle or something,

1 I don't know.

2 MR. CAITO: Thank you.

3 DR. MOCKUS: You too. Thank you so
4 much.

5 MS. MILLER: So Residential 1,
6 single-family dwellings, accessory structures,
7 single-family dwellings, home occupations, that's
8 what's allowed. Of course, there is conditional
9 uses.

10 As far as lot and building
11 requirements, the lot area is 14,000 square feet,
12 of lot coverage a maximum 35 percent, a lot with
13 100 feet of frontage with an approved right-of-way.

14 DR. MOCKUS: So if a developer were to
15 come in and introduce some new roads back there,
16 then we'd be talking about houses, you know, maybe,
17 every hundred feet essentially. So that is what
18 the zoning is around you right now. Even if they
19 didn't do a lot split, they would have -- the
20 current owner would have the luxury to do that.

21 MR. CAITO: Yeah. I guess, my question
22 is what's to stop anybody from using our yard as
23 their playground? Being that there would be
24 multiple houses stacked right next to -- on my
25 property, what's to stop them from coming on,

1 having their dogs come on my property, kids coming
2 on our property? What's to stop that because --

3 MR. STONER: That's something that we
4 don't really have a lot of control over. I mean,
5 there are houses all over Hebron the dogs wander
6 from yard to yard, and I'm not trying to disparage
7 your point, but the point I'm making is, we don't
8 usually get in the way of lot splits unless there
9 is a way and a reason, a true reason to get in the
10 way of a lot split. He doesn't know what they are
11 going to do. At least he said he doesn't know what
12 they are going to do at this point.

13 But, R-1 is zoned that way based on
14 what Bonnie just told you. And one thing that she
15 didn't mention was that the houses are 1,400 square
16 feet. So there is a specific size of the house.
17 There is a specific distance between the houses.
18 13 feet between each house is the minimum. It can
19 be more between the houses but it can't be less.

20 MR. CAITO: Gotcha.

21 MR. STONER: And then also the houses
22 are residential structures that shall have an
23 attached two-car garage. So --

24 MR. CAITO: I understand all of that.
25 I just don't understand how it's going to work me

1 being right in the center. It's going to look
2 ridiculous, like, ridiculous. It's going to be
3 like a movie. You know, like, Up, when he doesn't
4 want to sell his house and he's right in the center
5 of all of this construction. It's just going to
6 look really -- I'm trying to figure it out, I
7 guess. So there is a lot of questions that I have,
8 a lot.

9 DR. MOCKUS: I think, if I were in your
10 position, I would be focused very much on
11 communications about what any type of zoning
12 changes and how that property is zoned. And then
13 also I think, maybe, just exploring what you think
14 is a good fit for you and trying to be open about
15 that.

16 I mean, you can't dictate what your
17 neighbors do with their property, right, but you
18 can communicate about what would be helpful for
19 you.

20 The other thing I will say is that
21 earlier tonight I said fences make better
22 neighbors, and I don't recall that you have fencing
23 around your property. I hear exactly what you're
24 saying about your yard becoming the neighborhood
25 park de facto, so that would probably be something

1 I would think about as well. Not like right now,
2 but --

3 MR. CAITO: Yeah. At \$5 a linear foot
4 on 3 acres is going to be --

5 DR. MOCKUS: I hear you.

6 MR. STONER: Just to reiterate what
7 Valerie's original point, just us approving a lot
8 split doesn't necessarily affect you at this point.

9 MR. CAITO: I gotcha.

10 MR. STONER: It could affect you later
11 depending on what he chooses to do with those lots,
12 but whatever he chooses to do with those lots it's
13 going to come back in front of zoning and the
14 council most likely. Which means, at that point
15 you can weigh in.

16 And then the other thing that you can
17 consider is a lot of times when people get into
18 these situations, they talk. They talk to the
19 builder or they talk to the people that own the
20 other property and say, what are your intentions?
21 And sometimes you can work it out to where you
22 don't have a situation escalate to where you think
23 it might end up. But we can't -- we're not
24 necessarily involved in that, too. I'm just giving
25 you --

1 MR. CAITO: I get you. I just wanted
2 to express my concerns because it's very, very
3 clear that it's going to be a situation in some
4 way. I don't know, this whole Intel thing is
5 ridiculous.

6 MR. MCFARLAND: I'm sorry. Finish.

7 MR. CAITO: My wife's family, they are
8 getting forced out of their 10 acres in Johnstown
9 and three properties, they already plan on building
10 their home. They are being forced out by Intel.
11 It's just -- this is not helping families as much
12 as it's ruining families. This is kind of a joke.
13 This Intel situation is a joke. And the people
14 that it's going to bring into Columbus, central
15 Ohio is not what we want in my opinion. That's
16 just my personal opinion. But I know what Intel
17 brings and --

18 MR. MCFARLAND: I think your opinion
19 is -- and I don't mean to interrupt you, sir.
20 Okay. I think your opinion is shared by quite a
21 few people throughout Licking County.

22 I used the term a little while ago, a
23 tsunami coming at us from Intel. And the good
24 news, I believe, and correct me if I'm wrong,
25 Bonnie, but this lot split simply allows the person

1 to do what they want with those various lots. If
2 there is any change to the zoning, right now, it's
3 zoned for single-family homes. If there is any
4 change to that, he has to be notified.

5 MS. MILLER: Well, yes, and there
6 wouldn't be change without notification.

7 MR. MCFARLAND: It's a long process for
8 them to change that zoning and not an easy one, and
9 the process -- part of that process is to notify
10 the adjoining property owners of what's about to
11 happen. So it's not like you got to come to every
12 meeting to make sure that you don't miss something.

13 MR. CAITO: Right.

14 MR. MCFARLAND: If that zoning is
15 proposed to be changed, there is a whole process
16 associated with that and you would be notified by
17 certified mail, I believe.

18 MS. MILLER: Yes.

19 MR. MCFARLAND: Okay. Of the potential
20 for that and that would give you an opportunity to
21 have input and take any actions that you might want
22 to take. So it's not like one day you are going to
23 wake up and something is going on over there.

24 MR. CAITO: Yeah.

25 MR. STONER: And if you're truly

1 against whatever ends up being proposed you can,
2 obviously, rally your neighbors and other neighbors
3 that are going to be affected by it. We've had
4 situations where we have got a whole room full of
5 people in here complaining and we listened to what
6 they have to say and we take that into account
7 before we make any type of decision.

8 And what Mike said is true. Not only
9 does zoning have to vote on any kind of change in
10 the way it's zoned, but the council has to approve
11 it if we change it. So we have voted on things --
12 approved things in the past and the council has
13 voted it down. So it's not a slam dunk by any
14 stretch when you are trying to change zoning.

15 MS. MILLER: I want to add that let's
16 just say Mr. Bush wants it to stay R-1, if he wants
17 to develop homes in there, that's a back and forth
18 process. He brings us the plans, you know, we may
19 not agree with them. We may say you're going to
20 have to put up some type of barrier as landscaping,
21 some fencing, it could be a lot of things. And you
22 absolutely have the right, like I said, like
23 everybody said, to come into a meeting that you are
24 notified by certified mail to come in and speak.
25 So, yeah, like he said, no slam dunks.

1 MR. CAITO: Gotcha.

2 MR. MCFARLAND: As your fellow
3 residents, we are very interested in, as an
4 adjacent landowner, before we take any actions, we
5 are very interested in what you have to say.

6 MR. CAITO: I appreciate it,
7 definitely.

8 MR. STONER: You had a firsthand
9 account tonight of we don't just approve a site
10 plan without asking a few questions.

11 MR. MCFARLAND: Yeah. Thank you very
12 much.

13 MR. CAITO: Thank you. I appreciate
14 it.

15 DR. MOCKUS: And you have rock star
16 children.

17 MR. CAITO: Thank you.

18 DR. MOCKUS: They have been amazing.

19 MR. MCFARLAND: They have been so
20 polite.

21 MR. STONER: Anyone else in the crowd
22 want to speak on this topic before we move forward
23 with a motion?

24 MR. MCFARLAND: I believe we have a
25 motion.

1 MR. STONER: We have a motion, sorry.

2 MS. MILLER: It's a pending motion.

3 MR. STONER: We had a motion to approve
4 the lot split made by Mr. Jacobs and seconded by
5 Mr. McFarland. Any further discussion? All right.
6 We'll call the roll.

7 Dr. Mockus?

8 DR. MOCKUS: Yes.

9 MR. STONER: Mr. McFarland?

10 MR. MCFARLAND: Yes.

11 MR. STONER: Mr. Jacobs?

12 MR. JACOBS: Yes.

13 MR. STONER: Mr. Layton?

14 MAYOR LAYTON: Yes.

15 MR. STONER: Mr. Stoner is a yes.

16 (MOTION APPROVED.)

17 MR. STONER: All right. We are on to
18 the community development report. Does anyone have
19 any questions for Bonnie?

20 DR. MOCKUS: Was it in the email?

21 MS. MILLER: No, it's in your --

22 MS. KIRKPATRICK: I have a question.

23 MR. STONER: Okay. About the community
24 development or about something else?

25 MS. KIRKPATRICK: Kind of community

1 development and kind of something else.

2 MR. STONER: Okay.

3 MS. KIRKPATRICK: My name is Alison
4 Kirkpatrick. My husband Jerry and I live at 406
5 Broad Street.

6 MR. STONER: Hello.

7 MS. KIRKPATRICK: Hi. Andrea and Ed
8 Chapman are our neighbors as well as Dr. Mockus.
9 We've had a situation across the street from our
10 house since the death of Clark Petrick (phonetic)
11 in 2019. Clark was our friend, we were more than
12 happy to help him care for his yard when he was
13 unable to do so. My husband mowed his yard for him
14 the last two years he lived.

15 Since he has passed and his son has
16 sold that trailer, we have constantly battled for
17 the upkeep. Accumulating this weekend with a
18 certified letter I received that was an accident,
19 and I do understand that it was not intentional,
20 final notice of violation for yard maintenance.

21 Last year those weeds were over my
22 head. I'm 5'1". This situation has grown to a
23 point not only for myself but the rest of the
24 neighbors on Broad Street that this is not
25 acceptable any longer to any of us. We pay our

1 taxes. We keep our yards neat. We keep our yards
2 mowed. I don't know what the problem is, why this
3 can't be enforced.

4 I have read through some of the Hebron
5 code. It's pretty cut and dry of what's supposed
6 to happen. That property sat empty for darn near
7 two years. I do believe what I read was that if it
8 stands empty for, I believe, the period is two
9 years, the owner is supposed to start paying the
10 city back for the upkeep; is that correct? Did I
11 read that correctly?

12 MR. STONER: I'll let Bonnie speak to
13 it. I believe there is a whole process.

14 MS. KIRKPATRICK: I understand that.
15 But there has been more than ample opportunity to
16 get that resolved permanently by the removal of the
17 trailers, which is what needs to happen because
18 they are an eyesore.

19 MS. MILLER: We are working on that.

20 MS. KIRKPATRICK: I understand, ma'am.
21 But I've been told, we have been working on that,
22 for four years.

23 MS. MILLER: I'm new.

24 MS. KIRKPATRICK: I know you are. I
25 understand that and I really --

1 MS. MILLER: We have a prosecutor now
2 as well.

3 MS. KIRKPATRICK: I am trying to give
4 you the benefit of the doubt. Valerie and I have
5 spoken about this many times. She walks by my
6 house with her beautiful dog every day. She knows
7 exactly where I live, where my husband lives, and
8 he works from home.

9 But there are feral animals that live
10 under that trailer. It is occupied now, and, now,
11 obviously, we are already sending notices three to
12 four weeks into her occupancy for this property to
13 be up kept because it's not. The grass is probably
14 about this high now. It's going to have to be
15 baled. The other trailer has been standing empty
16 for, I would say, what, six or seven months now.

17 MS. MILLER: It's been since I've been
18 here.

19 MS. KIRKPATRICK: Yes. With no work
20 being done on it. There is a stack of railroad
21 ties in the yard. There is an empty trailer -- or
22 a shed that looks like it's ready to fall over.

23 MS. MILLER: A stack of pallets.

24 MS. KIRKPATRICK: Yeah. My house looks
25 directly at this property. Every day it's the

1 first thing I see when I walk downstairs in the
2 morning and I look out the window, and it is the
3 first thing I see when I get home at night.

4 MAYOR LAYTON: Bonnie, where are you at
5 in the process?

6 MS. MILLER: It's going to David.
7 Let's just give a back story. Brigette is new.
8 I'm still new. I made this mistake before. When
9 you get on -- I work -- when our software systems
10 do a code enforcement letter, the address was
11 coming up wrong, so it went to their house. It
12 should not have.

13 So the auditor's site, we're going to
14 have to -- David we're going to have to speak about
15 this. It's showing one huge lot with different
16 numbers, but when you go to send them something it
17 goes to them.

18 MS. KIRKPATRICK: So it's my
19 understanding the Ours owned from 40 back as one
20 large lot, and they have the duplex. They have the
21 garage with the apartment over the top and then the
22 two trailers.

23 MS. MILLER: They have sold that since.

24 MS. KIRKPATRICK: Which would have been
25 able to force the trailers off of it because they

1 sold it.

2 MS. MILLER: So, yes, it's been -- the
3 notice has to go back now.

4 MAYOR LAYTON: You have -- we have sent
5 letters to the owner, the correct owner?

6 MS. MILLER: The last owner.

7 MS. KIRKPATRICK: To Kevin Ours.

8 UNIDENTIFIED MALE: It's all rental
9 property.

10 MS. MILLER: Jessie Ours before,
11 it's -- yeah, it's 151 --

12 UNIDENTIFIED MALE: And he sold it to
13 his son so everything from that trailer out to 40
14 is all rental property.

15 MS. MILLER: It's one big lot, yeah.

16 UNIDENTIFIED MALE: Every bit of it.

17 MS. MILLER: Yes.

18 MAYOR LAYTON: So, I guess, what I'm
19 asking is, you sent the letter to Mr. Ours, right?

20 MS. MILLER: We sent it to -- it was
21 supposed to go to 150 Williams LLC. Last year it
22 did go to Jessie Ours, yes. That was last year.

23 So any time somebody sells something,
24 we have to close that case. If it is still in
25 violation, we have to send a new letter and start a

1 new case.

2 MAYOR LAYTON: So we are at a point now
3 we have to send a new letter?

4 MS. MILLER: Did you send out a new
5 letter after we found out --

6 MS. ROSE: I sent the last letter -- is
7 the letter that went out to them.

8 MS. MILLER: Okay.

9 MAYOR LAYTON: And who did you send it
10 to, do you know?

11 MS. ROSE: It was the Williams, 150
12 Williams, I believe.

13 MAYOR LAYTON: So once we -- tell me
14 what the process is so she knows what the process
15 is going to be because we started it again. When
16 does it get to you?

17 MR. MOSER: It's going to get to me
18 after two notices from the village to the
19 homeowners.

20 MS. MILLER: I was told when Linda was
21 here that if it was something that is unoccupied
22 that really shouldn't be there in the first
23 place -- it's being used for storage. There's
24 actually one down on Fifth Street as well. The
25 auditor's site -- or office was like, let's work

1 together to get that out of there. I will find out
2 the contact. I'll talk to Linda. We've got email.

3 But I think we have more than enough
4 leverage to get those out of there, but, yeah, I do
5 believe it's going to take three notices, two and
6 then a final.

7 UNIDENTIFIED MALE: Well, the trailer
8 that's currently being rented, was used for a
9 garage for a year and a half. I literally watched
10 this guy carry in body parts from a truck and a car
11 and stored them in this trailer for a year and a
12 half.

13 MS. MILLER: Body parts?

14 UNIDENTIFIED MALE: Body parts, hoods
15 doors.

16 MS. KIRKPATRICK: Not human bodies.

17 UNIDENTIFIED MALE: A garage.

18 MAYOR LAYTON: Okay. So what we need
19 to do it appears to me is to make sure we have our
20 processes in place, continue down the road to get
21 to the point -- he's our prosecutor now at the
22 county -- and so we had a prosecutor before that
23 really didn't -- I'm kind of going to cheat. I'm
24 not going to say anything. It wasn't working very
25 well.

1 MS. KIRKPATRICK: Obviously.

2 MAYOR LAYTON: Now, we got him in there
3 and it's working very well.

4 DR. MOCKUS: So do we have the
5 documentation we need to verify that the trailer
6 has been sold and so now it's qualified to be
7 removed from the village?

8 MS. MILLER: It shows clearly on the
9 auditor's site. It was actually -- there is
10 documentation where they sold. Jessie Ours sold to
11 Williams, LLC. That whole lot has four numbers
12 around it.

13 MAYOR LAYTON: We need to find a name
14 on 150 Williams because I think that's his son.

15 UNIDENTIFIED MALE: It is. He sold the
16 property to his son and now his son rents the
17 property.

18 MS. MILLER: And if you look on the
19 auditor's site, that's all it says is 150 Williams,
20 LLC.

21 UNIDENTIFIED MALE: So I'm a hunter.
22 If you download onX Hunt, it will give you the lot,
23 the property owners, the bordering lines,
24 everything.

25 MS. MILLER: What are you looking at?

1 UNIDENTIFIED MALE: OnX Hunt.

2 MAYOR LAYTON: We'll get the
3 information.

4 MS. MORGAN: His case is number one on
5 her list and so we're working to get it over with
6 David. She's just trying to get her paperwork,
7 what she needs so that we don't have any issues,
8 even more with it. So I was just telling Andrea
9 that it is number --

10 MS. CHAPMAN: But the lot belongs to
11 one person and then the trailers belong to --

12 UNIDENTIFIED MALE: Another person.

13 DR. MOCKUS: It's their trailer, but
14 it's like lot rent or something.

15 MS. CHAPMAN: Exactly.

16 MAYOR LAYTON: So we need to find out
17 who owns the trailer and get with them, too.

18 MS. MORGAN: And that's what she's in
19 the process of doing.

20 MAYOR LAYTON: Okay. Well, we'll move
21 ahead on it.

22 MS. KIRKPATRICK: Thank you for your
23 time.

24 MR. MCFARLAND: Let me ask a quick
25 question, I want to make sure I understand here.

1 Once the trailer is sold, and we don't permit
2 trailers in Hebron anymore --

3 MS. MILLER: Correct.

4 MR. MCFARLAND: Once the trailer is
5 sold and changes hands, does that mean it has to be
6 removed?

7 MS. KIRKPATRICK: That's what I read.

8 UNIDENTIFIED MALE: It was supposed to
9 be, yes, but it was never.

10 MS. CHAPMAN: But you had to catch it
11 right when it happened.

12 MR. MCFARLAND: Wait a minute. I'm
13 getting answers from four different directions.

14 MS. MILLER: Andrea is correct.

15 MR. MCFARLAND: Okay. That's correct.
16 And so we can require that it be removed?

17 MS. MILLER: Yes. But we have to know
18 when that's happening. I mean, I don't know every
19 home that is sold when it's sold.

20 MAYOR LAYTON: We have to follow the
21 procedure.

22 MR. MCFARLAND: What I'm seeing -- and
23 I'm talking about not all of those, I'm talking
24 about this specific two trailers.

25 MAYOR LAYTON: You have to follow

1 procedures to get that done and that's what we're
2 talking about that we're doing right now.

3 MR. MCFARLAND: I understand that.
4 What I was asking is, do we have the authority,
5 since the trailer has been sold, to have it removed
6 from the village?

7 MS. CHAPMAN: When I found out that
8 they were sold, the property was sold and the
9 trailers were sold, I talked with Linda and she
10 said if we would have caught it while it was
11 happening. So, apparently, you have to be right
12 there when it happens, but I would think even after
13 the fact, we should be able to. But, originally,
14 that's what she told me that it had to be when it
15 happened.

16 MS. MILLER: And David and I can
17 discuss that further and we'll take whatever action
18 that we need to, that we're allowed to.

19 MR. STONER: So going back to the
20 grass, we have talked about mowing grass a lot in
21 the village.

22 MR. MCFARLAND: Yeah.

23 MR. STONER: Do we have to wait until
24 they have three notices and it goes to court before
25 we can take any action or can we just mow it and

1 bill them?

2 MR. MOSER: You can mow it and bill
3 them in that particular instance.

4 MS. MILLER: Everybody got a first
5 notice. Okay. So you and me would --

6 MR. MCFARLAND: And have they had a
7 final?

8 MS. KIRKPATRICK: The one we got said
9 final notice.

10 MS. MILLER: That was a mistake.
11 That's what it's doing in our software system.
12 It's coming up --

13 MAYOR LAYTON: We'll fix that later,
14 but what we need to do is make sure that they got
15 the notice. We've got to find out who owns
16 Williams, whatever the address is and then follow
17 the procedure and get it to you and get it in the
18 prosecutor's office and out of there.

19 MS. MILLER: And not just high grass.
20 We need to get the trailers out of there.

21 MS. CHAPMAN: The whole property needs
22 addressed not just the trailer and most of all --
23 the whole property.

24 MAYOR LAYTON: We are back in the
25 process of going through since we've hired some

1 additional help, we're in the process of going
2 through and working on property maintenance and
3 we're working on that more aggressively than we
4 have in the past.

5 MR. STONER: So do you make the
6 decision, Mayor, to actually tell the street
7 department to mow the grass?

8 MS. MILLER: They don't mow the grass.
9 I have to hire a contractor.

10 MR. STONER: You hire them?

11 MS. MILLER: Uh-huh.

12 MAYOR LAYTON: The street department
13 doesn't do it. We hire a contractor who does it,
14 then we put it on their taxes and if they pay their
15 taxes we get our money back.

16 MS. MILLER: Or if they don't, we are
17 stuck.

18 MR. STONER: But regardless, you are
19 still going to pursue action in court even if we
20 mow the grass because there is a lot of issues with
21 this property at some point?

22 MAYOR LAYTON: If we send a notice and
23 somebody else over here has grass that's too high,
24 we send a notice. We send the second notice, and
25 they mow the grass and put it on their taxes, and

1 they'll take them to court.

2 MR. STONER: Okay. Well, that's what
3 I'm asking. I'm just trying to understand this.
4 There is a lot going on here so.

5 MS. MORGAN: This particular problem
6 has gone past notices. It's not working. It has
7 to go to our prosecutor. But in order to do that,
8 we have to check a few boxes, and that's what we're
9 in the process of doing. The grass is a separate
10 issue that can be handled.

11 UNIDENTIFIED MALE: So with all of the
12 old skids and boards and stuff they've got laying
13 around, there's a whole new zoo that's moved in
14 over there. I'm constantly chasing raccoons and
15 possums out of my place, out of my yard. I mean,
16 they are all up under the trailer living in that
17 wood.

18 MAYOR LAYTON: I have absolutely neat
19 neighbors that are just as neat as can be. There
20 is no trash in the yard but I have raccoons and
21 groundhogs and had all of that stuff, too.

22 UNIDENTIFIED MALE: Yeah, that's where
23 they come from.

24 MAYOR LAYTON: Well, they are living
25 under my barn and my neighbor's house.

1 MR. MCFARLAND: If you had to
2 speculate, sir, Mr. Moser --

3 MR. MOSER: Yes.

4 MR. MCFARLAND: I am pronouncing that
5 correctly?

6 MR. MOSER: Yep.

7 MR. MCFARLAND: If you had to
8 speculate, what kind of time frame could we be
9 looking at to one, mow the grass, go ahead and mow
10 the grass, get the property cleaned up, okay, to
11 the extent that we can mow it -- and the time frame
12 for that, and a realistic time frame that we can
13 move forward and get those units out of there?

14 MR. MOSER: The mowing the grass is
15 easy.

16 MS. MILLER: Super easy.

17 MR. MOSER: In about 30 days. We do
18 that all of the time.

19 MR. MCFARLAND: We can do that -- I'm
20 sorry, I can't hear you.

21 MR. MOSER: Within 30 days, we do that
22 all of the time.

23 MR. MCFARLAND: Within 30 days from
24 when?

25 MS. MILLER: It's ten days.

1 MR. MOSER: I know. I was asked for a
2 deadline. So within 30 days it can be done.

3 MR. MCFARLAND: Okay.

4 MR. MOSER: So by our next meeting.
5 The trailers, Bonnie, you may have mentioned it to
6 me in the past, but this is the first time fresh
7 I'm hearing about the trailers, so I want to look
8 into that issue with the selling. And I can't give
9 a timeline on the trailers.

10 MR. MCFARLAND: All right. I'm one of
11 those goofy people, when we decide we're going to
12 do something, I want to know when. And I've often
13 found that if you don't set deadlines for things,
14 they often slide, and that's just the nature of
15 things. So that's why I often say, when? So it
16 sounds like in this -- and I have driven by that
17 more than a few times in my travels around Hebron,
18 and I keep looking at it and thinking what in the
19 world is going on there. So action, please.

20 MS. MILLER: You got it.

21 MR. STONER: I have a question about
22 the community development report. Something that I
23 don't see on here that we talked about at a
24 previous meeting, the fence on Hamilton. I know
25 they followed up and you got --

1 MS. MILLER: Is it still on there?

2 He's not, is he? Stephen Kopechek, he does our
3 floodplain allocations and he approved that.

4 MR. STONER: So he approved a fence to
5 be built?

6 MR. MCFARLAND: Can they hear you out
7 there?

8 MS. MILLER: No, probably not. I'm
9 sorry. Steve Kopechek, V3, our engineer, he does
10 the floodplain applications. He approved that
11 application.

12 MR. STONER: Okay.

13 MAYOR LAYTON: I think there is a
14 procedure in the floodplain that you have to
15 follow.

16 MS. MILLER: Yeah.

17 MR. STONER: So he's basically saying
18 the fence is approved even though they didn't ask
19 for it?

20 MS. MILLER: Correct. He's very
21 experienced in floodplains, so, yeah.

22 MR. STONER: And the patio that they're
23 pouring, they asked for a permit?

24 MS. MILLER: Yep.

25 MR. STONER: All right. As long as

1 they followed the rules.

2 DR. MOCKUS: And the garage on South
3 High?

4 MR. STONER: Oh, yeah, yeah.

5 MS. MILLER: Are you talking about
6 Fink, Robin Fink?

7 MR. STONER: The garage.

8 DR. MOCKUS: The garage is way bigger
9 than the house.

10 MS. MILLER: Okay. That's owned by
11 Delmar Dennis.

12 DR. MOCKUS: Yeah. And he's not doing
13 it per plan.

14 MR. STONER: It's almost done.

15 MAYOR LAYTON: It's done.

16 MS. MILLER: We will have to discuss it
17 with David. I don't know what to do about somebody
18 that totally broke --

19 MAYOR LAYTON: Did he have a permit?

20 MS. MILLER: I gave him a permit and I
21 put on there, per plan. What he submitted is not
22 what he is doing.

23 MR. STONER: The plan was to replace
24 the garage, is what you told me, correct?

25 MS. MILLER: Same dimensions, yes.

1 MR. STONER: His garage is about three
2 times the size of his old garage.

3 MAYOR LAYTON: The house on South High
4 Street is gone, though.

5 MR. STONER: Baby steps.

6 DR. MOCKUS: That's not on this list.

7 MR. STONER: Right.

8 MS. MILLER: What isn't?

9 DR. MOCKUS: The garage.

10 MS. MILLER: No, no.

11 DR. MOCKUS: So that will be on this
12 list soon?

13 MS. MILLER: I don't know if it will
14 need to be listed on there. I don't know how that
15 will work. I've never had somebody --

16 MAYOR LAYTON: We think it should be
17 listed so we can be kept abreast of what's going
18 on.

19 MS. MILLER: Sure.

20 MAYOR LAYTON: We want to know what's
21 going on.

22 MS. MILLER: I need to discuss that
23 with David.

24 MR. STONER: David, you and Bonnie can
25 talk about that and if you want additional

1 concerns, I'll be happy to bring them to the table.
2 Yeah, I mean, I just -- everybody that wants to
3 add-on to their property has to fill out a permit
4 to do it and you draw on the permit what your
5 intentions are. If you go way outside of your
6 intentions, what are our next steps?

7 MR. MOSER: Yeah, I file a notice with
8 them like we did with Robin Fink this week.

9 It's the same thing, Bonnie. And we
10 can talk about that during our meeting tomorrow or
11 about this garage. But from what I'm hearing, I
12 would send them a notice of violation. I did that
13 this week, like I said on this other property,
14 whose permit just expired and she just went ahead
15 and constructed anyway.

16 But with this they constructed
17 something that's not compliant with the plan. So
18 that's what my nasty-gram letter will say to them
19 and it will threaten the penalties and ask for
20 correction by a date.

21 MR. STONER: That was going to be my
22 next question, what the remedy would be because I
23 don't even know what the remedy would be. If you
24 ask to build a 1,000 square foot house and you
25 built a 3,000 square foot house, you're not going

1 to tell them to tear down the 3,000 square foot
2 house, are you?

3 MS. MILLER: Actually.

4 MR. MOSER: (Inaudible) -- the way that
5 they were permitted to built it.

6 MR. STONER: Okay.

7 MAYOR LAYTON: Or they can apply for a
8 variance, right?

9 MR. MOSER: You're funny, Mayor.

10 MR. STONER: Not after the fact.

11 MAYOR LAYTON: Hey, the little postage
12 stamp house behind me, did they get their permits
13 taken care of?

14 MS. MILLER: I'm not sure what you're
15 talking about.

16 MAYOR LAYTON: That little small house
17 where the (inaudible) used to be. I mean, this
18 thing can't be 800 square feet.

19 MS. MILLER: Are you talking about
20 Robin Fink's?

21 MAYOR LAYTON: Is that who it is?

22 MR. STONER: Yeah.

23 MS. MILLER: Yes, we are. That's being
24 addressed.

25 MAYOR LAYTON: Okay. Because I noticed

1 they started building and I just assumed.

2 MS. MILLER: And their permit had
3 expired, so yes.

4 MS. MORGAN: David just said he
5 addressed that.

6 MR. MOSER: In a letter, a certified
7 mail letter.

8 DR. MOCKUS: So the others who -- on
9 Main Street, that's next to me has gone from the
10 naughty list to the, oh, they are new. And I'm
11 trying to figure out how 504 isn't any longer on
12 cases sent for prosecution.

13 MS. MILLER: That was taken off by
14 mistake.

15 DR. MOCKUS: Okay.

16 MS. MILLER: They did just get -- are
17 you talking about O'Neill, your neighbor?

18 DR. MOCKUS: Uh-huh.

19 MS. MILLER: Yeah. They just got a
20 high grass notice. They are still in our system.

21 MAYOR LAYTON: Is that the one that put
22 all the trash in front of the garage?

23 DR. MOCKUS: With the --

24 MS. MILLER: He's got a deteriorating
25 garage.

1 MR. STONER: What's that address?

2 DR. MOCKUS: 504.

3 MR. STONER: So it's on here under
4 vacant home registry.

5 DR. MOCKUS: And it's also got high
6 grass but it should be on our cases sent to
7 prosecution list.

8 MS. MILLER: It is still in the system.

9 DR. MOCKUS: I mean, each one of these
10 houses signals to the rest of our community that
11 it's okay to live like that.

12 MS. KIRKPATRICK: And quite honestly,
13 not to speak out of turn, but it's why you have
14 apartment complexes coming in and asking to do us
15 such a favor because they drive around and they see
16 things that are not being paid attention to and
17 they say, okay, we can get away with that. And you
18 see what happened tonight, you had to compromise.

19 MR. STONER: Well, I know you heard for
20 a long time that it's going to get fixed and I'm
21 telling you, this isn't lip service. They are
22 making a difference. If you saw what this report
23 used to look like -- I have been on this council
24 for a while now. It used to be a couple of pages.
25 It's down to a page and a half of things that we

1 deal with throughout the community. So, I mean,
2 we're making a difference. It just takes time and
3 you only got two people doing it and they are
4 working their butts off. But we appreciate that
5 you brought this to our attention and we will
6 address it.

7 MS. MILLER: That's a promise. Any
8 other questions on that report?

9 MR. STONER: Scott?

10 MR. JACOBS: No.

11 MR. STONER: Valerie, any questions?

12 All right.

13 MS. MORGAN: Chairman, before you move
14 on to David. I just wanted to --

15 MR. STONER: Please step forward and
16 state your name, ma'am.

17 MS. MORGAN: At the last meeting you --
18 we talked about, you know, just some helpful
19 information to the residents and I told you we were
20 working on that.

21 Brigitte did a great job and these are
22 a couple of forms that we come up with to post them
23 on the website. She just stapled them together for
24 convenience purposes.

25 MR. STONER: This looks great.

1 MS. MORGAN: So this is what we are
2 handing out to any resident who comes in to apply
3 for new utilities or just in general. So it's two
4 sheets. We thought that you were mainly concerned
5 with planning and zoning, so we put that on front,
6 but we just thought we would show you the other one
7 that we've also come up with for the residents. It
8 has lots of good information on it.

9 MR. STONER: This is great. I mean,
10 that's one of the concerns I think all of us have
11 had. You know, people don't know what the price of
12 these things are and they don't think to ask and if
13 we put it out there where people can see that a
14 permit is only \$35 for a pool, then I think that
15 goes a long way in educating people.

16 MS. MORGAN: Obviously, we couldn't put
17 the whole manual -- that's what the whole manual is
18 up for you to look at, but just some common things
19 on here just letting people know. It's something
20 that I wanted to get done. So thanks to having
21 Brigitte here and help, we have been able to work
22 together and get these done. And not only did one
23 but we did both of them.

24 MR. MCFARLAND: That's great. Thank
25 you.

1 MS. MORGAN: So I just wanted to get
2 that out to you because I told you that I would
3 have some information for that. We were lucky
4 enough to get it all done.

5 MR. STONER: We appreciate you putting
6 this together. Thank you.

7 All right. Anything else for Bonnie or
8 Brigitte? All right. We're going to move on to
9 the next item, which is the zoning attorney report,
10 a new agenda item.

11 You surprised us with something. I
12 don't like surprises, David.

13 MR. MOSER: Well, to give you a little
14 background as to kind of why I asked to add this
15 agenda item, you all have had a lot of good
16 feedback and a lot of requests recently and a lot
17 of things to add onto our to-do list. So I thought
18 it would be a good idea to really update you since
19 a lot is going on in your zoning department. And
20 I'm more than happy to.

21 Ms. Bailey is here, she has been very,
22 very patience.

23 Ms. Annett -- am I saying that
24 correctly, Sarah?

25 MS. ANNETT: Yes.

1 MR. MOSER: Is here as well. A long
2 with other members of the public so I'm going to
3 concede part of my time in my report at the end to
4 address the issue with 705 Deacon Street, but I
5 also wanted to give some updates in advance on
6 on-goings, okay.

7 So the property violations is a good
8 dovetail into Bonnie's report, and with what
9 Deborah was saying. We did -- we have sent out
10 notices. Bonnie sent out a final notice to Robin
11 Fink, but I assisted you with it.

12 MS. MILLER: Correct.

13 MR. MOSER: Right. This week, and
14 depending on where that goes, if no response is
15 had, then I step in. So we're making progress with
16 that.

17 We're finalizing our library of nasty
18 notices that go up that say, knock, knock, David's
19 here, we're going to go into Municipal Court soon
20 if you haven't complied with the following
21 violations. Those will be sent -- I think, I have
22 three or five things.

23 MS. MILLER: Five, it should be five.

24 MR. MOSER: Okay. Yeah.

25 MS. MILLER: And about five more.

1 MR. MOSER: Okay. That's okay. No,
2 that's okay. At least that first round of letters
3 from me is going out this week. So progress is
4 being made. I know sometimes it's not as fast as
5 everybody wants to, but progress is being made. So
6 all good news.

7 My second item on my report I wanted to
8 talk to you about after property violations was
9 code updates for the planning and zoning code that
10 I'm working on. I had hoped to come tonight with a
11 package of two to three amendments, but that two to
12 three has become five, six, seven, eight. So I'll
13 run through the list. Because it turns into a
14 zoning amendment process -- I have explained this
15 before -- I want you to use your village resources
16 and time wisely. So I'd like to have one package
17 at once before we present it through the
18 legislative process if that works.

19 So on my list, farm animals. The
20 current bed and breakfast inn regulations. I have
21 some minor updates that we can talk about maybe
22 when we talk about the Deacon Street issue, but
23 they are very minor. We've talked about updating
24 the permits schedule, which, actually, that's
25 approved to be an ordinance by council, but it's

1 part of your code as an appendix, so we're going to
2 update those fines. Make flat fees for all
3 applications because they are not really that way
4 right now.

5 I noticed, personally, just in
6 addressing a question to, I think it was Brigitte,
7 in the last couple weeks about recreational
8 vehicles -- I didn't mention this to you, so don't
9 worry -- I noticed a minor change that I want to
10 make moving forward. It's not a typo, but it's
11 close to that level of a minor change in your
12 recreational vehicle parking code.

13 Right-of-way permits are also on my
14 agenda this week that I'm talking about with V3,
15 your village engineer, so we have a meeting about
16 that. That's been dormant for a while. We had
17 really good conversations awhile ago and then kind
18 of the change of the mantle a little bit with both
19 Linda leaving and I know Brian is not as hands on
20 on that issue anymore. We're kind of resurrecting
21 it. And they have made a lot of really good
22 progress in what they want that will make my job,
23 and just drafting your code, very easy. So -- and
24 then I added to the list tonight parking. So
25 something to look at at least. I don't know if

1 we'll change it, but we'll at least talk about it
2 and look at it.

3 On that note, you know, just moving
4 forward, I think we have talked with staff at
5 least -- we haven't talked about it with this
6 board -- the idea of maybe having some work
7 sessions in the future as, you know, at your
8 regular meetings, after you're done with your
9 business, we pick a topic of the month maybe a
10 couple of topics and it will be me presenting kind
11 of a rehash.

12 Some things I'm thinking of that would
13 just be helpful for this board, and I think this
14 board does a very good job and a very thorough job
15 but there's always room for kind of relearning the
16 tools of the trade and kind of making sure were
17 operating as best as we can. So some of those
18 things on my list to kind of present and talk
19 about, a reintroduction to the zoning code. I've
20 asked this before, does everybody have -- all of
21 our board members -- a usable zoning code copy?
22 Okay. That's what I thought. So we'll kind of go
23 into it and kind of offer a highlighted or
24 reorientation of the big areas. And I know we look
25 at a lot but it's always worth repeating a little

1 bit so that, you know, these questions that come up
2 sometimes during meetings, like, we kind of are a
3 little bit more fresh on.

4 With respect to kind of topics that
5 have been on the back burner, some other ideas,
6 again, I'm spit balling here, but we talked about
7 districting and zoning districts a long time ago
8 and we redid your zoning code. Perhaps the time
9 has come in the next couple of months, several
10 months, even year or two, to look into -- let's
11 look at the zoning map again. We're growing.
12 We've got Intel. Things that are on our radar that
13 not once were. We want to look at overlay
14 districts. We talked a lot about that when we were
15 drafting the code. Looking at your downtown
16 corridor, I know it was very important back then.
17 Again, just an idea, kind of a back burner idea.

18 And then the one I'd really like maybe
19 a introductory one coming up soon, Robert's Rules
20 meeting, procedure, motions, seconds, timelines.
21 You have a lot of timelines to deal with. So
22 variances, conditional uses, public hearings,
23 rezones, plans, developments are becoming a bigger
24 thing, and those all have very minute, very finite
25 timelines. So I think it would just benefit

1 everybody, staff included, and members of the
2 public, if you want to stick around and watch it,
3 to just kind of go over those things. So with your
4 blessing, I will do that moving forward. I'll kind
5 of pick one, and if there is something, a special
6 request, like, please, next meeting, David, talk
7 about this, just tell Bonnie, and I'll work it up.

8 Okay. The last thing on my agenda is
9 705 Deacon Street. Here is kind of what I
10 envisioned presenting. This was a topic of
11 discussion. There is no action item on your agenda
12 because there's no action existing. I'll kind of
13 explain that.

14 Karen Bailey is here. I have been in
15 talks with her extensively for the past couple of
16 days. Following our last meeting, April 3, I just
17 wanted to kind of explain the trajectory of this.
18 Since what's happen, there has been movement and I
19 wanted to be assured there has been a lot of
20 movement.

21 Initially, when I was going to send out
22 the letter that I sent out last week to Ms. Bailey,
23 immediately after our April 3, meeting we had some
24 follow-up conversation between staff and Ms. Bailey
25 that caused me to really want to talk to the

1 administration just about big picture items with
2 short-term rentals and Airbnb and if there is a
3 need for a legislative change or not based on some
4 of the things, the questions that were asked last
5 meeting.

6 And we had a really good productive
7 discussion. And we moved forward with that in
8 addressing Ms. Bailey's property. You should have
9 the communications in your board packets that I
10 sent recently as well as a response from
11 Ms. Bailey, maybe not. Okay. I'm sorry. I didn't
12 mean to --

13 MS. MILLER: That will be sent out
14 tomorrow.

15 MR. MOSER: Okay. Mixed signals. I
16 thought you had it. I'll explain, okay. Okay.
17 All right.

18 So I sent a letter to Ms. Bailey last
19 week. A notice of violation essentially being very
20 clear advising her that we found her property in
21 violation of the bed and breakfast inn regulations
22 and to cease operations immediately. I think my
23 assistant hit send and probably 20 minutes later I
24 was on the phone with Ms. Bailey already, which I
25 appreciate that kind of responsiveness. So that

1 was good.

2 We talked about it. She addressed a
3 letter to me that I forwarded on to your
4 administration acknowledging receipt of it. She
5 was thankful for the information. She was unclear
6 on some of the information previously as to how
7 these regulations did apply to her. Was there a
8 need for new legislation? Was there actual
9 applicability of her use of the property in renting
10 it out on Airbnb currently?

11 So we had some productive conversations
12 about that. I maintained that the village was
13 asking her to the cease and desist operations. Her
14 return correspondence, which I can circulate my
15 copy here. I only made one. But, essentially --
16 and she's here so I want her to be heard tonight.
17 And I'm sorry, I'm talking too much, Karen. But I
18 know she wanted the opportunity to address you and
19 explain everything and hear your concerns.

20 But, essentially, I'm just going to
21 kind of lay out the terms of her compromise offer
22 that she has proposed. I have not given her any
23 sort of guarantee or assurance that this board
24 would be okay with that. I just simply told her
25 that I would convey it to you. That being -- she

1 will be taking off the property from Airbnb
2 effective June 1. It will be completely removed.
3 It will no longer be used as a short-term rental.
4 She does have a number, 13, of reservations booked
5 for May. She has asked respectfully that those --
6 she be able to keep those reservations while she
7 winds down the Airbnb operation of her business.
8 She made certain reliances and plans for the month
9 of May based on those reservations. She's not
10 making any further reservation per her offer. She
11 has already stopped notifying guests with
12 reservations that may have already made one from
13 June until October that she can't honor them, that
14 they won't be moving forward and starting June 1 --
15 I think she's already investigated on Craigslist
16 and already posted the apartment for a long term
17 rental to an actual tenant with an executed lease
18 hopefully effective June 1. I know she wants to
19 get income for her investment in the property as a
20 long-term tenant situation, which explicitly
21 removes it from any regulations from the bed and
22 breakfast inns without doubt.

23 So that's the compromise. I wanted to
24 let you know that there has been some progress
25 again. I wanted there to be an opportunity for

1 Ms. Bailey to be heard and an opportunity for the
2 public to be heard. Her neighbors, I know, had
3 addressed some concerns with the petition last
4 time, and unless you have any questions for me
5 right now, I'll concede to Ms. Bailey if you want
6 to speak.

7 MR. STONER: I do have one question.

8 MR. MOSER: Yeah.

9 MR. STONER: When did you say you sent
10 the cease and desist letter?

11 MR. MOSER: April 26, last week.

12 MR. STONER: So at the time of receipt,
13 that's when she was supposed to cease and desist?

14 MR. MOSER: Correct. Per the terms of
15 the letter, correct. Yes.

16 MR. STONER: All right.

17 MR. MOSER: Yep. Ms. Bailey.

18 Anything else of me?

19 MS. BAILEY: Thank you for giving me a
20 few minutes to speak. On March 7 in reply to an
21 email telling me I must cease offering a room for
22 rent, I asked what is the process for making my
23 case? I never received an answer and now I
24 understand it's too late.

25 The planning commission has reached a

1 decision to shut down my short-term rental, Cedar
2 Hill Historic House, where I live, create art, and
3 take care of my grandchildren. I accept that.
4 This is my only chance to be heard and I would like
5 to give a brief outline from my perspective of how
6 we came to this point.

7 Last fall I spoke to Linda in the
8 village offices about an Airbnb and she said to
9 apply under the bed and breakfast ordinance. The
10 day I applied I went to my neighbors, Chris and
11 Dale and told them what I wanted to do and asked
12 them to talk to me about any questions or concerns
13 they had. I never heard back from them.

14 At the September planning commission
15 meeting, Sarah, their daughter, first made her
16 strong objection and fears be known. I actually
17 agreed with one of her concerns that four bedrooms
18 and eight guests would bring too many cars and too
19 much activity to a quiet neighborhood and that is
20 what an bed and breakfast -- I'm sorry, the current
21 ordinance allows. If you had approved that
22 request, I could have eight guests every night,
23 short-term rental.

24 I went through months of decision
25 making, put my house on the market for a few months

1 but I ultimately decided to try to make things work
2 here in Hebron. I love my old house and I spent
3 about 30 hours a week for over a year fixing it up.
4 It still has a lot to do to get where I want it.
5 It needs exterior painting, new siding, brick work
6 repointed, garage updates and driveway
7 improvements. All of this is going to cost a lot
8 of money.

9 I decided to scale back my original
10 plan for six guests and only host one or two
11 people. That's what it says on the Airbnb website,
12 one or two people.

13 I thought there was a recent
14 recognition that an Airbnb was not the same as a
15 bed and breakfast. With all of the attention
16 Airbnbs are getting locally with lawsuits and
17 proposals at the state level, I believed Hebron
18 would write a new ordinance and that I would apply
19 immediately and be a model for how a regulated
20 Airbnb contributed to the economic and social
21 welfare of the village.

22 I now understand that is not the case.
23 And only the bed and breakfast option is open to
24 me. And the bed and breakfast definition is for
25 the purposes of this planning and zoning code, a

1 bed and breakfast in shall be defined as a private
2 residence where lodging and breakfast is provided.
3 I cannot provide breakfast. I don't have that kind
4 of commercial grade kitchen. I can't go through
5 the health regulations to offer food. I cannot
6 apply as a bed and breakfast.

7 So in my letter to the village and
8 legal counsel dated April 26, I agreed to shut town
9 my Airbnb. I just ask that guests booked for May
10 be allowed to stay as making new arrangements at
11 such a late date would be difficult. Also, as a
12 retired widow, I will be in financial distress if
13 not allowed to host in May.

14 I believe I can rent out the apartment
15 long-term starting June 1, and have already started
16 advertising its availability. There have been no
17 issues with the folks who have stayed and I have a
18 five out of five rating from my guests, a couple in
19 town volunteering, a couple visiting family,
20 someone moving to the area, and two couples on
21 vacation. I have turned down a few reservations
22 that I wasn't so sure about and I have that right.
23 It is my property. I live there. Everyone that
24 stays knows I live upstairs. I work upstairs. My
25 grandchildren are there and I will put no issues in

1 my house.

2 In closing I would like to share a
3 letter to you from one of my most recent guests.

4 "Hello, Karen, and those gathered. I
5 was a guest with Karen. My husband's birthday was
6 the next day. He turned 73. Let me share some
7 thoughts as I travel from Virginia to St. Louis in
8 long days of driving. My husband has early stages
9 of Parkinson's so I drive. We need to avoid
10 stairs, congested breakfast spots and air
11 conditioning, heating turning on and off all night.
12 We also have only a few more years of travel left
13 and need to make the most of it. We have become
14 admirers of Airbnb. It allows us to really study a
15 home. It's location, and those that host, and if
16 we would like to support them. The homes allow you
17 to experience the community, eat and shop locally,
18 and share experiences during and after your stay
19 with hosts and others who share your interests.
20 Many factors go into being allowed to host and they
21 are strictly adhered to, and to those of us that
22 visit, we have strict rules to adhere to. It's a
23 very symbiotic community with all sides supporting
24 each other and often staying in touch.

25 "Last night after eight hours of

1 driving we arrived at Karen's home with the porch
2 light on and her warm welcome. We were able to
3 bring things in quietly, park in the rear of her
4 property and remain quiet throughout the night and
5 morning, just what we were in need of. It is rare
6 to find an experience as exquisite as this in a
7 home where its history is so beautifully on display
8 from the historic home plaque to the furnishings
9 and beautiful art work celebrating nature. I chose
10 her home as I love the area from my years at
11 Denison 40 years ago. I wanted my husband to have
12 the full effect of the history of the region as he
13 was a history professor and we wanted to be near
14 Granville for my return visit as our time was
15 short. Even the Buxton Inn in Granville did not
16 fit the bill as noted above and there were no other
17 choices available. I think that parents of
18 students would be equally glad to come to Hebron
19 and enjoy Buckeye Lake and your local businesses
20 and have the same need for a quiet place when the
21 emotions might be high with college milestones and
22 after a long drive.

23 "We will be driving to Peoria where I
24 grew up and then to Ames, Iowa. After this we
25 drive to St. Louis to bury my mother in her

1 hometown. Each stop on our trip is one of
2 significance to her and to me. This includes
3 Karen's home and community, which she would have
4 treasured. It will likely be the last time my
5 husband and I see my past life so it doubly
6 important that our experience was so meaningful and
7 to wake up to the birds and the lovely garden
8 outside of the window on his birthday.

9 "I write this note to you upon learning
10 that we may be Karen's last guests. May my example
11 soak in and your appreciation of the benefits to
12 you and to visitors be considered. The people who
13 stay in a historic home in a quiet community are
14 likely to be those that are eager to support your
15 goals and speak highly of your community. She is a
16 shining example of a widow who has found happiness
17 in sharing herself and her home with others. Our
18 footprint is quiet and unassuming and we are all so
19 in need of such connections. With appreciation for
20 your time and consideration of all of the aspects
21 of her request, with sincere fondness for your town
22 over decades, Genie Kramaw (phonetic)."

23 MR. MOSER: So unless you have any
24 questions for me or questions for Ms. Bailey -- I
25 understand. That's why I kind of jumped in if you

1 want to hear from other members of the public on
2 this issue.

3 MR. STONER: I have a quick comment and
4 then we can hear from other members of the public.
5 David, you said we are currently exploring possible
6 changes to the zoning regarding bed and breakfasts,
7 correct?

8 MR. MOSER: Yeah.

9 MR. STONER: We haven't started doing
10 it but you're exploring presenting some kind of
11 recommendations?

12 MR. MOSER: So part of the discussions
13 we have with your administration because between
14 your regularly scheduled board meetings is the
15 utility of doing that, the utility of creating an
16 Airbnb short-term rental regulation. I'm not going
17 to speak for all of your administration. I mean,
18 the sense that I got is we're going to address this
19 issue now. It is the only one that has come up so
20 far and we're going to keep the temperature of the
21 pulse to overhaul regulations if we feel the desire
22 to.

23 There is no immediate suggestion to do
24 that. What I mentioned in my report recently is
25 making minor changes that again -- and I told Karen

1 this as well. I don't really have anything to do
2 with her application, her situation, her property,
3 just some polishing stuff that we did talk about as
4 administration to your existing ordinance. But in
5 terms of a new one, no immediate plans for that.

6 Bonnie, Dr. Mockus, correct me if I'm
7 wrong.

8 DR. MOCKUS: No. And I mean, I can
9 speak to my position. So when we discussed --
10 because I was very much in favor of actually just
11 writing an entire new ordinance to address this
12 specifically. Part of the concern was that there
13 is literally one example in our village and going
14 through the exercise of developing all of that
15 infrastructure for one, there was a lot questioning
16 on whether that was reasonable.

17 The other thing is I asked the question
18 however unpopular, if the public is so against
19 this, why do we just not write an ordinance saying
20 you can't do it? And the response I got was, we
21 know from Federal court case cases that that would
22 not be allowable by the US Constitution. So us
23 creating an ordinance to say no Airbnb, is just not
24 going to fly either.

25 So we need to realize that we can

1 either be proactive and write something, realizing
2 we are creating infrastructure and it sounds like
3 we would be creating infrastructure for no one if
4 Ms. Bailey, you know, is terminating it. But, I do
5 think it's going to become more common and maybe
6 I'm wrong. Maybe Hebron is not going to get there
7 for 15 years. I don't know. But it just sounded
8 like maybe it wasn't a great use of time to go
9 through the exercise of developing it.

10 And I mean, even -- because I started
11 trying to figure out what other folks were doing
12 and I actually asked Ms. Bailey to provide me with
13 information that she had found because she had
14 already done a tremendous amount of research.
15 Granville is already on its second writing of their
16 ordinance. It's a moving target, I think, at this
17 point.

18 I will say that the conversation I
19 thought was productive because it help me better
20 understand, we can't just say no, and we, you know,
21 probably need to balance with all of the other
22 questions that we have in front of us, where to
23 invest our time, but, I think, eventually we will
24 have to develop something.

25 MR. MCFARLAND: As times change and,

1 you know, the bed and breakfast industry is
2 throughout the nation. There are so many places
3 that you can go and it is the nature of those that
4 they are often houses in residential areas where
5 the neighbors are permanent and people come and go.

6 That's an interesting scenario in a
7 village like Hebron where we are accustomed to our
8 neighbors being our neighbors and they are there
9 every day and we get to know them, and there is a
10 certain disruption in our lives when we find out
11 that there is a bed and breakfast next door and
12 that people over there are constantly changing.

13 It is unfortunate I think in our
14 society these days that there are people out there
15 who are less than desirable who may stay in those.
16 But I think that's probably for bed and breakfasts
17 might -- it's just my view -- is they are probably
18 by far in the minority.

19 So I think it's -- I support the idea
20 of us developing and being proactive to recognize
21 that this kind of a demand or this kind of changes
22 are coming and I think we have to include the
23 thoughts and the comments of the people who will be
24 living next to these as we try to craft that to
25 deal with the reality and times we live in while

1 still trying to protect the integrity of the
2 neighborhoods in which they will be put.

3 So as this board moves forward this
4 year, I think it's appropriate for us to dedicate
5 some resources to coming up with some sort of a
6 frame work and I would think that we don't have to
7 start from scratch. We can certainly, you know,
8 look at how the wheel has been invented in many
9 other communities.

10 And it's important as we go forward
11 with that to hear from the community. As to their
12 thoughts as we begin to build that infrastructure.
13 So I would support that and probably sooner rather
14 than later. Thank you.

15 MR. STONER: Ms. Bailey, I have a quick
16 comment and a question. The comment just so --
17 your explanation was very good, very well thought
18 out. I appreciate that. It was a pretty good
19 representation of the events that have happened.

20 The one thing that you didn't mention
21 was that you withdrew your application to have a
22 bed and breakfast from this zoning board. So we
23 never voted on it either way, yay or nay.

24 MS. BAILEY: I didn't think it would
25 pass.

1 MR. STONER: And it may not have.

2 MS. BAILEY: And I actually know it
3 wouldn't pass now given what's happened.

4 MR. STONER: But I just wanted to
5 mention that for the other people that are here.

6 MS. BAILEY: That's right. I did
7 withdraw it. I felt like because it wasn't even
8 discussed and because the neighbor was so adamantly
9 against it, I just felt like it wouldn't pass.

10 And then I just had to rethink
11 everything. I rethought my staying here in Hebron,
12 what my life was going to be about in the next 30
13 years. I mean, I've just really had to step back,
14 and that's what I think I told Mike. I said, I
15 just need to step back and regroup.

16 So I withdrew it because I really
17 needed to think through, you know, what I was
18 doing. And honestly then when I -- it was my JP
19 Morgan guy said, you're going to run out of money.
20 I've been living off of retirement through the
21 pandemic. He said you're going to run out of
22 money. You need to either sell your house or rent
23 part of it and that sent me off on the, okay, I'll
24 put it on the market. I showed it around. People
25 loved it. Wasn't getting the offer I thought I

1 needed and then I fell back in love with the house
2 because I fixed it up so nice for other people.
3 It's like, wait a minute. I fixed up this house
4 for me. So I took it off of the market and then I
5 thought, well I need to rent out part of it.

6 And honestly I probably just put some
7 blinders on. It's probably wishful thinking. This
8 is different. I'm going to rent out one little
9 room for one or two people and I'll put up the
10 privacy fence so the neighbors don't ever have to
11 look at us and I'll make sure that every guest
12 comes in is really quiet and respectful and, you
13 know, parks at the back and not on the street and,
14 you know, I kind of thought I had it all figured
15 out. But it just didn't work out that way

16 MR. STONER: So you kind of led into
17 what my question was going to be. My question was
18 going to be, what got you to the point where after
19 you removed your application for having a bed and
20 breakfast, did you make the decision to have a bed
21 and breakfast? You even argued in your mind you
22 didn't consider it a bed and breakfast.

23 MS. BAILEY: I didn't consider it a bed
24 and breakfast. I mean, once I was looking, I was
25 like, I am not going to serve breakfast. So bed

1 and breakfast had its day, its heyday. Now, you
2 can go online and you can buy a turnkey operation
3 for a bed and breakfast anywhere in this country
4 because nobody wants to do it anymore because it's
5 so expensive to setup a kitchen with the health
6 department that you can actually serve breakfast.
7 They are also very expensive. They are usually in
8 these really big houses. I mean, to make this
9 whole financial picture work, you have to have four
10 bedrooms with eight people and then you have to be
11 there every single day to cook breakfast when they
12 are there. Bed and breakfast, it's passe. It's
13 old fashion. It's going by the wayside. I mean,
14 Airbnb sort of took over.

15 So when I presented to you guys in
16 September and Mike was trying to help figure it out
17 but I said it's an app on the phone. But it's like
18 I wanted to say, it's more than that. It's a
19 community. I mean, I review my guests. They
20 review me. I see how long they have been on
21 Airbnb. They can ask me questions. But I can turn
22 them down.

23 I had one request, she said my friend
24 and I are coming into town for a music concert but
25 we promise we will not drink or do drugs or smoke

1 on your property or in the neighborhood and I'm
2 like that's not good enough. I said, you can't do
3 anything illegal and you have to be really, really
4 quiet all of the time in my house. And they
5 withdrew their application. I didn't even have to
6 decline that one.

7 Some of them I get it's like 7:00 at
8 night, hey, I'm driving through town, I can't find
9 a hotel, can I stay there? No, I'm sorry, you
10 can't. I don't take last minute reservations. You
11 know, I get to know my guests even if they don't
12 want to meet me face-to-face, which is fine.

13 MR. STONER: And I don't think anybody
14 on the board is questioning whether you would do a
15 good job at this or whether you would try to
16 maintain this.

17 MS. BAILEY: Right. But you feel like
18 I -- like I was trying to sneak it by you.

19 MR. STONER: I'm not saying that, but
20 I'm saying --

21 MS. BAILEY: But wait --

22 MR. STONER: That's what other
23 residents that are coming forward since then,
24 think. They think you pulled one over on Hebron
25 and I'm just trying to get your --

1 MS. BAILEY: Okay. No. I have not
2 done that. No, no, no. I, you know, Valerie and I
3 were working together. We were going to work it
4 through legislatively, but I didn't realize that
5 should have happened before I started.

6 Like -- so talking to the planner in
7 Granville, you know, they didn't have any ordinance
8 until last year. And so they have 30 Airbnbs very
9 successful, very well respected. But they didn't
10 have any ordinance so they started an ordinance and
11 when the new planner came on he said, this isn't
12 working. So now they are having to go through the
13 process to redo their ordinance.

14 He said if you don't have an ordinance
15 for Airbnb -- and he did say, this is not a legal
16 opinion -- but if they don't have an ordinance for
17 Airbnb, which is what they are doing, then I don't
18 see how they can stop you.

19 MR. STONER: That's my other question
20 that I almost forgot is, you mentioned in your
21 explanation earlier that there is a difference
22 between bed and breakfast and Airbnb. Who makes
23 that -- what's the difference?

24 MS. BAILEY: Well, your ordinance for
25 bed and breakfast says you have to serve breakfast.

1 MR. STONER: Right. But why is an
2 Airbnb different? You're saying that no Airbnb
3 serve breakfast?

4 MS. BAILEY: I don't know of any that
5 do.

6 MR. STONER: Okay.

7 MS. BAILEY: That's not how it set --
8 and it is confusing with that word BNB.

9 MR. STONER: Right.

10 MS. BAILEY: But it's not said bed and
11 breakfast. It's just B-N-B, Airbnb. I don't know
12 who came up with the name. It has nothing to do
13 with breakfast.

14 MR. STONER: Okay.

15 MS. BAILEY: And it is its own
16 category. It really needs to be addressed as a
17 short-term rental.

18 MR. STONER: When you say it is its own
19 category, is that you saying it is its own category
20 or the industry saying it's its own category?

21 MAYOR LAYTON: She said it should be.

22 MS. BAILEY: Well, I don't know.

23 Valerie and I --

24 MR. STONER: Valerie knows a lot about
25 B and B, so maybe I should be asking her.

1 DR. MOCKUS: Well, I mean, the problem
2 is that the way -- what we have in writing right
3 now was design for something very specific.

4 MR. STONER: Right.

5 DR. MOCKUS: This is different.

6 MS. BAILEY: Yeah.

7 DR. MOCKUS: Now, we can choose to
8 apply it and run tests against it, but when we run
9 tests against an apple that were written for an
10 orange, we're going to have challenges.

11 MR. STONER: Right.

12 DR. MOCKUS: And so we just need to
13 either be prepared to deal with those challenges or
14 consider perhaps writing one for both groups.

15 MR. STONER: I think we should write
16 something.

17 MS. BAILEY: I think that would be
18 helpful. And I'm sorry that I forced the issue.
19 And you all weren't ready and so I -- but I tend to
20 do that. I kind of get in and start doing things
21 and then realize I made a mistake and I just want
22 to say I'm sorry. I did not try to put one over on
23 the Village of Hebron. I love it here. Once I
24 made the decision to stay, I have been very happy,
25 and I would like to continue to stay here. But

1 I'm --

2 MR. MCFARLAND: This is going to sound
3 odd, but I don't accept your apology.

4 MS. BAILEY: Okay.

5 MR. MCFARLAND: And the reason I don't,
6 is I would rather thank you for bringing this issue
7 up.

8 MS. BAILEY: Okay.

9 MR. MCFARLAND: As our societies change
10 and as things happen, someone brings up an issue of
11 some sort, okay, that no one had ever thought of
12 before, and that we had never dealt with before,
13 and we are not an island here in Hebron.

14 MS. BAILEY: Right.

15 MR. MCFARLAND: And as we talked about
16 with the rental housing before, we talked about all
17 of these things, Hebron is not isolated here. We
18 are facing the changes in society as they come at
19 us, and we have to cope with those. You can't just
20 say -- as Valerie said very brightly here a minute
21 ago -- you can't just say no because then somebody
22 is going to get an army of lawyers and you're going
23 to lose.

24 MS. BAILEY: Well, yeah.

25 MR. MCFARLAND: And I learned that a

1 long time ago with zoning. And one of these folks
2 used a term here also called highest and best use.
3 That is clearly defined, as -- David, I see you
4 shaking your head at me, that's a -- you know, in a
5 positive way -- but so rather than is accept your
6 apology, I would say thank you for being the point
7 of the spear if you will, okay.

8 MS. BAILEY: Yeah, yeah.

9 MR. MCFARLAND: That brings this issue
10 to the surface and it helps us as a board serving
11 this community and the residents here. It helps us
12 as a board to address these issues.

13 Somebody is going to walk into town one
14 of these days and say I want to build a tiny house.
15 Okay. We don't have anything for that either.
16 Okay. Somebody is going to walk in and say they
17 want to do something else that none of us have
18 thought of, that society hasn't even thought of.
19 That's the world we live in.

20 And so, you know, you just happened to
21 be the messenger, the point of the spear so to
22 speak, but you have done us a great service in
23 helping us to address an issue that was going to
24 get it sooner or later. If it wasn't you, it was
25 going to be somebody else.

1 MS. BAILEY: Yes, I appreciate that,
2 Mike.

3 MR. MCFARLAND: No apology is needed.

4 MS. BAILEY: And write that regulation.
5 I'm going to try the long-term rental. I'll miss
6 out on having guests who really appreciate my home
7 because I get this feedback -- I also have a book
8 in the house and they write nice things and I run
9 in to read them after they leave.

10 MR. MCFARLAND: I understand that.

11 MS. BAILEY: But I can't -- I just want
12 to be clear. I cannot apply as a bed and breakfast
13 or I won't. I just feel it was wrong. It feels
14 untrue. It feels like I have agreed to serve
15 breakfast and I'm not.

16 MR. MCFARLAND: I agree. The whole
17 term Airbnb is a misnomer.

18 MS. BAILEY: I think short-term rental,
19 drop that, that's a business, and they are out to
20 make money. And I know there is a shadow side to
21 Airbnb. I've read the complaints. I know about
22 the party houses. I know that you got to regulate
23 it. I want to be regulated.

24 MR. MCFARLAND: I occasionally go to
25 Pennsylvania, to West Chester, Pennsylvania. My

1 wife and I go to visit our grandchildren over
2 there. And we usually stay at my daughter's house,
3 which is, if we stay very long, you know, it's an
4 imposition. But she loves it. Nevertheless, I
5 have looked for Airbnbs over there, okay. Not a
6 single one of them offers breakfast. So the whole
7 term of Airbnb is a misnomer right now.

8 And so as we move forward, I'm glad you
9 have come to a compromise with David and hopefully
10 with this board.

11 MS. BAILEY: I hope.

12 MR. MCFARLAND: You will be able to use
13 your home in a way to generate some income by
14 simply having one tenant there.

15 MS. BAILEY: Yeah.

16 MR. MCFARLAND: And I suspect there are
17 a whole lot of those all over town that we don't
18 even know about. And so, you know, I think it's
19 appropriate that we write something and we put
20 something together so we can deal with the next one
21 and the next one and the next one.

22 MS. BAILEY: That's great. Can I ask
23 for clarification, does that mean I'm okay through
24 May and I'll start immediately taking down
25 everything after? I mean, it's a decision you all

1 have to make. And I worked really well with David.
2 He was so clear with me, but he said they have to
3 agree to this compromise to let you host your
4 guests through May.

5 DR. MOCKUS: I have a question.

6 MS. BAILEY: Yes.

7 DR. MOCKUS: Do you already have
8 rentals after May?

9 MS. BAILEY: Oh, yeah, all the way
10 through September.

11 DR. MOCKUS: And what happens when you
12 take those down?

13 MS. BAILEY: I will email them and
14 cancel them and then I will be off Airbnb. They
15 will kick me off.

16 DR. MOCKUS: And what does that mean?
17 How long are you kicked off?

18 MS. BAILEY: I do not know. What I
19 know immediately because I tried to switch to
20 long-term rental like right away and they said if
21 you cancel reservations those dates are blocked off
22 nobody else can get them. So I couldn't switch to
23 a long-term rental in March when this all happened.

24 Yeah, they could even fine me, I think,
25 for cancelling. I mean, it's just the biggest

1 no-no to cancel reservations. And it's about
2 \$5,000 through September that I will be losing

3 MR. STONER: So before we accept your
4 compromise, I need to know if there is anyone else
5 in the room that wants to speak?

6 MS. BAILEY: Yes, thank you. And did I
7 answer your question?

8 MR. STONER: Yes, thank you.

9 MS. ANNETT: I'm sorry. It's 9:30.
10 I'm ready to go home. I'm sorry. We get up at
11 5:00 in the morning.

12 MS. MILLER: Are you sure you don't
13 want to say anything?

14 MS. ANNETT: Rules are rules. This is
15 Hebron. Thank you.

16 MR. STONER: Anyone else?

17 MS. ANNETT: She's a school teacher.
18 She knows the rules. She's followed rules. I
19 followed rules. I taught my grandkids to follow
20 rules. I expect everybody to follow rules. Thank
21 you.

22 MR. STONER: Can you just say your name
23 for the record.

24 MS. ANNETT: Sarah Annett and Christine
25 Annett.

1 MR. STONER: Okay. Thank you.

2 MR. MCFARLAND: Thank you for being
3 here.

4 MR. STONER: And sorry for the long
5 meeting.

6 MS. ANNETT: That's okay. But we just
7 get up at 5:00 in the morning. So it's --

8 MR. STONER: I understand.

9 MAYOR LAYTON: Is there anything you
10 want to bring to the table?

11 MR. MOSER: I'll wrap up real quickly
12 just because I know -- a couple of things from a
13 legal perspective I wanted to address for you.
14 Dr. Mockus said it perfectly well, if you do
15 research you will find communities that banned or
16 imposed moratoriums on Airbnb, so I don't want you
17 to get the wrong impression that nobody else does
18 it because everybody knows it's so bad. This is
19 such an evolving issue, but I can affirmatively
20 tell you myself, Wes, your prosecutor Jared, your
21 village solicitors will all pound the table
22 screaming to tell you not to advise you to impose
23 any sort of ban. There is a lot of legal
24 vulnerability there, very much so. So I just
25 wanted to reiterate that. For my part I told

1 Ms. Bailey this. I mean, I think her compromise
2 offer is very reasonable.

3 MR. STONER: I don't see it being an
4 issue with the board agreeing to her compromise
5 putting us in a compromising position.

6 MR. MOSER: In terms of a sticky
7 wicket, you know, I know a lot of problems -- a lot
8 of times I get questions from you, board members,
9 about precedence setting and my response to that is
10 this is a textbook example of something for which
11 there is no precedent. This is so brand new, and
12 the compromise that Ms. Bailey has laid out is
13 abundantly reasonable. I know we'll be allowing
14 her 13 days to kind of wind things down, but my
15 approach would be if I'm hearing from you that's
16 what you want to do, would be to follow up with her
17 in writing tomorrow just affirming agreement to
18 that.

19 She's heard a lot of good conversations
20 that nearer rather than -- sooner rather than later
21 we'll be looking at potentially reuping Airbnb
22 regulations. It's going to be a process. It going
23 to be council involved. It's going to be
24 legislative. So it may take some time but to the
25 extent that that kind of remakes her reeligible to

1 go back on. We'll certainly have those discussions
2 and she can figure out what's going on with her
3 long-term tenant. Hopefully she gets one. I'm
4 assuming she will. And then we'll go from there
5 with the next steps with potentially coming back to
6 short-term rentals for her.

7 MR. MCFARLAND: David, can I ask a
8 question?

9 MR. MOSER: I think that's a good
10 solution.

11 MR. MCFARLAND: Just a quick question.

12 MR. MOSER: Yeah, Mike.

13 MR. MCFARLAND: Is it appropriate for
14 us to simply not comment any further on the
15 agreement between the village and Karen or should
16 we make -- someone make a motion here to accept
17 that and then vote on it?

18 MR. MOSER: No. All I need from you is
19 some formal guidance for right now. If there is
20 anybody who -- if I'm hearing the temperature of
21 the board correctly, because what I said during my
22 opening remarks on this issue is there is no
23 application, you know, legislatively, there is
24 nothing in front of you to take action on. So if
25 you're okay with it, if there is anybody who is

1 adamantly opposed to the compromised plan that
2 Ms. Bailey has laid out that I have laid out, next
3 steps?

4 MAYOR LAYTON: To the end of the month.

5 MR. MOSER: To the end of this month,
6 yes. And she knows, we'll be watching just to make
7 sure that she sticks up to her end of the deal and
8 I have no reason to believe that she will not do
9 that.

10 MR. MCFARLAND: Let me attempt to close
11 this issue if I may, with a thank you for your work
12 and, you know, mediating this issue and being very
13 creative with that. Thank you to Karen for her
14 willingness to, you know, work with the village on
15 this issue, and, again, I thank you both of you and
16 particularly Karen for bringing the issue to the
17 forefront that we need to address and with that as
18 a board member I certainly have no objection to the
19 solution that you have determined.

20 MR. MOSER: Thank you, Mike.

21 MR. MCFARLAND: And thank you for it.

22 MR. MOSER: I appreciate it. That's
23 what I'm here for.

24 MR. MCFARLAND: It's a good solution.

25 MR. MOSER: Any other disagreement?

1 Okay. I didn't think so. Thank you, folks.

2 MR. STONER: All right. The next
3 regularly scheduled board meeting -- zoning board
4 meeting is June 5, 2023 at 6:30 p.m. Do I have a
5 motion to adjourn?

6 MR. JACOBS: So moved.

7 DR. MOCKUS: I'll second.

8 MR. MCFARLAND: I think it was moved
9 and seconded by every member.

10 MR. STONER: All right. I'll call the
11 roll.

12 Dr. Mockus?

13 DR. MOCKUS: Yes.

14 MR. STONER: Mr. McFarland?

15 MR. MCFARLAND: Yes.

16 MR. STONER: Mr. Jacobs?

17 MR. JACOBS: Yes.

18 MR. STONER: Mr. Layton?

19 MAYOR LAYTON: Yes.

20 MR. STONER: Mr. Stoner is a yes. The
21 time is 9:43.

22 (THEREUPON, THE MOTION WAS APPROVED AND THE MEETING
23 WAS ADJOURNED AT 9:43 P.M.)

24 - - -

25

- - -

CERTIFICATE

I, Rebecca A. Gause, Court Reporter,
do hereby Certify that the foregoing is, to the
best of my knowledge and ability, a true and
accurate transcription of the audio recording.

IN WITNESS WHEREOF, I have hereunto set
my hand and affixed my seal of office at Newark,
Ohio on this 17th day of June 2023.

Rebecca A. Gause
Notary Public in and for
the State of Ohio.

My commission expires May 21, 2024.

- - -

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

\$	2023 [4] 1/6 2/2 174/4 175/9 2024 [1] 175/13	9
\$1,100 [1] 37/1 \$2,000 [1] 37/3 \$2,000 plus [1] 37/3 \$3,000 [1] 54/14 \$35 [1] 134/14 \$400 [1] 36/24 \$400 to [1] 36/24 \$475 [1] 36/24 \$475 to [1] 36/24 \$5 [1] 104/3 \$5,000 [1] 169/2 \$500,000 [2] 55/24 75/19 \$525 [1] 36/25 \$525 to [1] 36/25 \$8,000 [1] 83/3 \$800 [1] 36/24 \$900,000 [1] 73/3 \$925 [1] 36/25	21 [1] 175/13 22nd [1] 62/20 26 [2] 145/11 148/8 29 [1] 81/14 29th [1] 62/20	90 [12] 85/19 85/23 87/9 87/21 88/7 89/9 89/13 90/3 90/6 90/8 90/16 91/5 934 [2] 1/8 93/23 952 [1] 95/17 9:30 [1] 169/9 9:43 [2] 174/21 174/23
.	3	A
.68 [1] 10/1	3 acres [3] 95/25 96/23 104/4 3,000 [2] 129/25 130/1 30 [17] 4/15 46/3 62/3 62/5 62/6 62/13 62/23 63/1 65/6 84/18 124/17 124/21 124/23 125/2 147/3 157/12 161/8 30 feet [1] 48/22 330 [1] 5/15 35 percent [1] 101/12 350 [1] 74/21 36 [1] 21/19 3959 [1] 1/25	a.m [2] 85/11 85/11 abide [1] 64/11 ability [8] 20/18 34/5 34/6 58/4 62/9 62/11 64/15 175/5 able [28] 10/17 11/14 13/14 20/11 24/15 27/3 33/3 36/20 43/1 44/17 48/5 55/16 65/2 66/9 77/3 80/4 80/22 81/5 81/8 81/12 83/19 83/21 113/25 120/13 134/21 144/6 150/2 167/12
0	4	about [103] 6/20 8/18 8/21 14/22 15/8 16/7 16/21 18/9 21/18 22/1 23/19 25/24 25/24 33/10 37/19 37/20 39/16 41/21 42/25 43/20 45/6 47/19 48/5 48/15 52/14 52/15 76/5 76/17 77/12 78/2 78/5 78/7 78/12 79/9 79/15 81/20 81/22 86/9 86/19 98/15 98/23 99/5 100/6 101/16 103/11 103/14 103/18 103/24 104/1 106/10 109/23 109/24 112/5 112/14 113/14 119/23 119/24 120/2 120/20 124/17 125/7 125/21 125/23 127/5 127/17 128/1 128/25 129/10 129/11 130/15 130/19 131/17 133/18 136/25 137/8 137/21 137/22 137/23 138/7 138/14 138/15 139/1 139/5 139/19 140/6 140/14 141/7 142/1 143/2 143/12 146/8 146/12 147/3 148/22 153/3 157/12 162/24 164/15 164/16 166/21 167/18 169/1 171/9
00.000 [2] 92/2 93/24 075-344808-00.000 [1] 92/2 075-344904-00.000 [1] 93/24	40 [6] 6/6 21/19 74/20 113/19 114/13 150/11 403-3959 [1] 1/25 406 [1] 110/4 408 [1] 35/11 42 [5] 13/20 14/12 17/16 80/12 88/8 42-unit [1] 99/24 43025 [1] 1/9 43215 [1] 5/16 45.409 [1] 94/1 4:00 [2] 85/10 85/11	above [7] 10/6 26/13 32/8 32/11 32/13 35/25 150/16 abreast [1] 128/17 absolutely [7] 12/16 19/16 64/23 69/23 77/10 107/22 123/18 abundantly [1] 171/13 accept [5] 146/3 164/3 165/5 169/3 172/16 acceptable [1] 110/25 accessory [1] 101/6 accident [1] 110/18 accommodate [2] 19/13 34/10 account [6] 20/25 43/9 44/8 86/21 107/6 108/9 Accumulating [1] 110/17 accurate [1] 175/6 accustomed [1] 155/7 acknowledges [1] 2/19 acknowledging [1] 143/4 acquire [1] 24/8 acquired [2] 24/10 27/23 acre [12] 24/10 26/8 26/16 27/23 28/3 29/17 92/3 92/3 93/25 99/15 99/22 100/24 acres [11] 15/3 24/9 24/9 26/12 29/8 92/21 94/2 95/25
1	5	
1,000 [1] 129/24 1,400 [1] 102/15 1.11 [1] 21/19 1.3 [1] 59/10 1.5 [1] 59/6 1.52 [1] 15/9 1.6 [1] 49/24 1.8 [9] 5/7 7/14 9/5 10/2 50/1 61/13 83/12 83/13 83/14 10 [2] 32/16 36/6 10 acres [1] 105/8 10.961 [1] 94/1 100 [3] 59/25 68/2 70/7 100 feet [1] 101/13 100 percent [3] 53/20 67/7 73/24 100-year [1] 18/17 101 [1] 41/2 105 [6] 5/7 61/12 81/15 85/18 85/22 92/20 105.323-acre [1] 92/3 1109 [1] 40/24 1131.04 [2] 5/10 61/16 12:00 [1] 85/10 12:00 a.m [1] 85/11 13 [2] 144/4 171/14 13 feet [1] 102/18 14,000 [1] 101/11 15 [2] 36/6 154/7 150 [4] 114/21 115/11 117/14 117/19 151 [1] 114/11 17th [1] 175/9 1st [2] 63/5 63/6	5 acres [2] 24/9 29/8 5'1 [1] 110/22 50 [1] 65/13 504 [2] 131/11 132/2 52 [1] 21/16 54.8 [1] 9/1 55 [2] 9/4 21/16 5:00 [1] 170/7 5:00 in [1] 169/11 5th [1] 63/2	
2	6	
2.14 [1] 88/7 2.5 [14] 15/20 16/2 16/3 16/8 18/6 18/6 35/22 35/23 57/4 65/4 65/14 66/1 77/18 87/13 20 [1] 36/7 20 feet [1] 32/9 20 minutes [1] 142/23 2019 [1] 110/11	6 acres [1] 24/9 6.4 [1] 92/14 6.44 [1] 93/1 6.44-acre [1] 92/3 63.945-acre [1] 93/25 6:30 [1] 1/6 6:30 p.m [1] 174/4	
	7	
	7	
	8	
	8	

A		
acres... [3] 96/23 104/4 105/8	37/16 53/8 69/11 69/20 84/18	allowed [11] 16/10 22/17 63/18
across [4] 7/9 23/16 79/25	84/21	64/18 64/19 77/3 101/8 120/18
110/9	after [20] 4/3 18/21 18/21	148/10 148/13 149/20
action [16] 4/12 4/13 43/25	44/22 82/9 115/5 115/18 120/12	allowing [1] 171/13
44/5 61/9 61/9 62/4 62/12	130/10 137/8 139/8 141/23	allows [5] 26/25 34/24 105/25
63/11 120/17 120/25 122/19	149/18 149/25 150/22 150/24	146/21 149/14
125/19 141/11 141/12 172/24	158/18 166/9 167/25 168/8	almost [6] 9/4 21/24 46/3
actions [2] 106/21 108/4	again [18] 34/23 34/25 42/23	87/25 127/14 161/20
activity [1] 146/19	45/12 50/3 66/9 70/8 74/20	along [7] 11/22 23/4 23/6 23/8
actual [2] 143/8 144/17	80/24 91/17 92/7 115/15 140/6	28/9 28/14 30/10
actually [22] 7/4 7/5 9/17	140/11 140/17 144/25 152/25	already [17] 34/22 35/14 35/17
11/3 16/19 17/25 21/2 24/17	173/15	35/17 41/4 41/20 105/9 112/11
29/5 59/11 92/7 95/18 115/24	against [10] 45/22 76/3 79/23	142/24 144/11 144/12 144/15
117/9 122/6 130/3 137/24	79/25 100/25 107/1 153/18	144/16 148/15 154/14 154/15
146/16 153/10 154/12 157/2	157/9 163/8 163/9	168/7
159/6	agency [1] 84/22	also [37] 7/11 10/8 12/22 16/7
adamantly [2] 157/8 173/1	agenda [12] 2/24 3/7 3/10 61/8	16/15 20/8 23/16 24/2 24/22
add [26] 8/24 23/16 34/19 38/4	62/12 91/24 93/20 135/10	30/9 33/10 46/8 47/17 48/3
38/18 41/20 41/24 45/6 45/16	135/15 138/14 141/8 141/11	54/9 58/2 67/19 77/16 78/5
45/24 46/12 52/3 52/11 53/11	agents [2] 37/21 86/21	78/12 79/8 98/5 98/21 99/25
56/1 56/14 56/17 65/15 81/16	aggressively [1] 122/3	100/11 100/20 102/21 103/13
83/19 83/22 88/5 107/15 129/3	ago [13] 7/25 31/20 38/11	132/5 134/7 136/5 138/13
135/14 135/17	55/19 65/5 65/6 67/9 105/22	148/11 149/12 159/7 165/2
add-on [1] 129/3	138/17 140/7 150/11 164/21	166/7
added [4] 7/22 10/19 90/4	165/1	alternative [2] 47/20 54/12
138/24	agree [7] 14/8 57/14 87/8	always [5] 38/16 57/9 76/8
adding [7] 10/21 14/19 19/3	87/15 107/19 166/16 168/3	139/15 139/25
24/3 25/1 85/1 90/8	agreed [3] 146/17 148/8 166/14	am [9] 63/23 76/2 87/22 90/4
addition [1] 90/3	agreeing [1] 171/4	95/20 112/3 124/4 135/23
additional [13] 9/19 10/18	agreement [3] 17/24 171/17	158/25
18/19 22/15 22/15 24/10 27/23	172/15	amazing [1] 108/18
34/5 79/5 81/17 90/7 122/1	ahead [7] 8/25 17/14 17/15	amendment [1] 137/14
128/25	97/2 118/21 124/9 129/14	amendments [2] 4/11 137/11
address [22] 5/13 5/15 11/6	ahold [1] 52/6	amenities [1] 25/4
35/9 36/16 36/22 41/9 42/17	air [1] 149/10	Ames [1] 150/24
45/11 95/14 113/10 121/16	Airbnb [26] 142/2 143/10 144/1	amount [8] 8/11 10/6 27/3 27/4
132/1 133/6 136/4 143/18	144/7 146/8 147/11 147/14	27/4 42/10 58/1 154/14
152/18 153/11 165/12 165/23	147/20 148/9 149/14 152/16	ample [1] 111/15
170/13 173/17	153/23 159/14 159/21 161/15	analysis [2] 7/8 23/1
addressed [6] 121/22 130/24	161/17 161/22 162/2 162/2	and/or [4] 4/11 5/9 61/15
131/5 143/2 145/3 162/16	162/11 166/17 166/21 167/7	63/25
addressing [3] 42/2 138/6	168/14 170/16 171/21	Andrea [4] 35/11 110/7 118/8
142/8	Airbnbs [3] 147/16 161/8 167/5	119/14
adhere [1] 149/22	Alison [1] 110/3	animals [2] 112/9 137/19
adhered [1] 149/21	all [104] 2/8 3/8 3/23 10/20	Annett [3] 135/23 169/24
adjacent [7] 50/13 97/7 98/23	11/2 12/21 24/20 24/24 25/15	169/25
99/5 99/24 100/5 108/4	28/25 34/1 35/7 39/6 39/10	another [10] 13/23 18/10 19/24
adjoin [1] 48/16	40/9 41/11 44/18 45/17 47/8	26/2 36/8 47/22 62/12 70/3
adjoining [1] 106/10	49/19 52/18 53/20 53/23 56/1	70/7 118/12
adjourn [8] 39/8 39/11 39/23	56/4 57/6 57/18 58/6 58/22	answer [7] 7/17 8/2 15/7 43/7
40/1 40/5 60/13 60/15 174/5	59/2 59/25 60/12 60/14 61/7	99/16 145/23 169/7
adjourned [2] 62/10 174/23	64/13 76/2 79/12 80/17 81/19	answered [1] 95/24
adjourning [2] 39/12 39/23	81/20 81/21 86/23 91/17 91/23	answering [1] 12/18
adjustment [2] 7/20 57/2	92/18 92/23 93/6 95/21 96/8	answers [2] 25/21 119/13
administer [1] 76/7	97/12 97/14 97/15 100/8 102/5	anticipate [3] 28/18 70/8 91/8
administration [5] 142/1 143/4	102/24 103/5 109/5 109/17	any [71] 7/17 8/2 8/7 14/14
152/13 152/17 153/4	114/8 114/14 117/19 119/23	14/17 14/23 19/18 20/18 23/19
admirers [1] 149/14	121/22 123/11 123/16 123/21	23/21 28/11 28/17 29/24 31/15
advance [1] 136/5	124/18 124/22 125/10 126/25	31/17 35/7 41/14 41/21 42/16
advantage [1] 11/2	131/22 133/12 134/10 135/4	43/4 43/12 43/21 44/4 44/6
advertising [1] 148/16	135/7 135/8 135/15 137/6 138/2	45/7 46/15 49/7 52/25 57/18
advise [2] 61/22 170/22	139/20 140/24 142/17 145/16	57/24 62/23 63/19 66/12 76/23
advising [1] 142/20	147/7 147/15 149/11 149/23	77/22 86/6 91/8 92/18 95/6
affect [3] 88/25 104/8 104/10	151/18 151/20 152/17 153/14	97/16 103/11 106/2 106/3
affected [1] 107/3	154/21 158/14 160/4 163/19	106/21 107/7 107/9 107/13
affirmatively [1] 170/19	164/16 167/17 167/25 168/9	108/4 109/5 109/19 110/25
affirming [1] 171/17	168/23 170/21 172/18 174/2	110/25 114/23 118/7 120/25
affixed [1] 175/8	174/10	131/11 133/7 133/11 134/2
afford [4] 16/24 53/14 54/5	allegiance [2] 2/6 2/7	143/22 144/10 144/21 145/4
68/15	allocations [1] 126/3	146/12 151/23 161/7 161/10
affordable [8] 16/23 37/3	allow [5] 4/4 12/14 43/15 81/4	162/4 170/23 172/14 173/25
	149/16	anybody [13] 15/25 39/7 41/11
	allowable [1] 153/22	41/15 45/15 45/20 48/9 64/3

<p>A</p> <p>anybody... [5] 98/7 101/22 160/13 172/20 172/25</p> <p>anymore [6] 28/12 67/19 75/18 119/2 138/20 159/4</p> <p>anyone [19] 4/17 4/23 5/11 14/14 14/23 41/3 41/5 41/7 45/6 60/12 92/6 92/19 94/4 95/7 95/12 108/21 109/18 169/4 169/16</p> <p>anything [22] 28/7 31/12 33/15 38/19 41/20 45/5 53/6 56/3 59/6 67/11 74/22 77/23 79/5 95/22 116/24 135/7 145/18 153/1 160/3 165/15 169/13 170/9</p> <p>anyway [4] 38/15 38/16 38/18 129/15</p> <p>anywhere [4] 12/25 53/18 60/11 159/3</p> <p>apartment [8] 57/11 57/13 86/11 99/24 113/21 132/14 144/16 148/14</p> <p>apartments [19] 15/18 16/18 20/17 21/23 21/24 25/7 35/16 35/17 48/17 49/22 50/11 50/14 50/18 50/20 51/2 51/16 52/4 75/9 98/17</p> <p>apologies [1] 95/15</p> <p>apologize [1] 95/13</p> <p>apology [3] 164/3 165/6 166/3</p> <p>app [1] 159/17</p> <p>apparently [1] 120/11</p> <p>appears [4] 67/12 67/13 97/6 116/19</p> <p>appendix [1] 138/1</p> <p>apple [1] 163/9</p> <p>apples [3] 57/9 57/9 74/17</p> <p>applicability [1] 143/9</p> <p>applicant [7] 5/5 5/17 41/19 43/4 61/11 92/2 93/24</p> <p>application [8] 16/6 43/21 126/11 153/2 156/21 158/19 160/5 172/23</p> <p>applications [5] 4/6 4/8 4/12 126/10 138/3</p> <p>applied [6] 5/5 40/23 61/10 91/25 93/22 146/10</p> <p>apply [8] 130/7 134/2 143/7 146/9 147/18 148/6 163/8 166/12</p> <p>appreciate [20] 10/3 11/16 19/6 19/9 33/5 57/15 64/4 75/2 76/1 77/9 91/16 108/6 108/13 133/4 135/5 142/25 156/18 166/1 166/6 173/22</p> <p>appreciated [2] 61/23 91/21</p> <p>appreciation [2] 151/11 151/19</p> <p>approach [1] 171/15</p> <p>approached [2] 18/12 18/21</p> <p>approaching [1] 75/25</p> <p>appropriate [4] 20/4 156/4 167/19 172/13</p> <p>approval [16] 5/19 5/21 5/22 6/18 16/11 29/7 33/8 33/8 33/13 42/14 43/11 43/11 43/14 44/6 62/2 69/1</p> <p>approve [17] 3/7 42/24 44/13 56/7 58/4 62/3 62/3 87/20 89/13 90/3 90/16 93/4 93/7 95/9 107/10 108/9 109/3</p> <p>approved [20] 3/22 40/20 61/6</p>	<p>70/1 76/12 76/13 90/1 91/3 91/6 93/19 101/13 107/12 109/16 126/3 126/4 126/10 126/18 137/25 146/21 174/22</p> <p>approving [1] 104/7</p> <p>April [4] 141/16 141/23 145/11 148/8</p> <p>aquatic [1] 32/14</p> <p>are [285]</p> <p>area [17] 13/15 13/20 14/2 14/3 20/16 20/22 24/22 26/3 26/25 26/25 45/15 48/4 68/5 87/7 101/11 148/20 150/10</p> <p>areas [4] 20/17 55/9 139/24 155/4</p> <p>aren't [3] 10/13 59/17 64/6</p> <p>argued [1] 158/21</p> <p>argument [1] 11/25</p> <p>army [1] 164/22</p> <p>around [31] 7/21 10/18 15/4 15/5 20/16 20/17 20/22 46/4 52/17 54/21 55/9 66/7 72/17 75/11 82/21 85/19 96/21 97/11 97/12 97/14 97/15 98/8 100/19 101/18 103/23 117/12 123/13 125/17 132/15 141/2 157/24</p> <p>arrangements [1] 148/10</p> <p>arrive [3] 7/14 23/12 23/15</p> <p>arrived [1] 150/1</p> <p>arriving [1] 37/5</p> <p>art [2] 146/2 150/9</p> <p>as [134] 4/22 7/12 7/12 7/14 11/5 11/12 14/21 14/24 14/24 19/20 20/12 22/4 22/4 24/22 27/14 27/21 28/16 29/13 30/5 30/10 31/16 31/16 31/17 31/23 32/6 33/11 34/17 34/18 34/18 38/12 38/12 38/12 38/13 39/15 41/3 44/14 45/11 47/24 47/25 50/2 50/2 52/1 52/1 52/5 53/9 53/9 54/7 54/18 54/19 56/5 56/5 59/20 59/20 61/21 65/6 65/12 67/15 69/6 70/2 75/12 75/13 77/6 77/6 85/14 88/10 91/9 94/16 94/17 95/24 99/20 101/10 101/10 101/22 104/1 105/11 105/12 107/20 108/2 108/3 110/8 110/8 112/2 113/19 115/24 123/19 123/19 126/25 126/25 135/14 136/1 137/4 137/4 138/1 138/19 139/7 139/17 139/17 142/10 142/10 143/6 144/3 144/19 147/14 148/1 148/6 148/10 148/11 149/7 150/6 150/6 150/10 150/12 150/14 150/16 153/1 153/3 154/25 155/24 156/3 156/10 156/11 156/12 162/16 164/9 164/10 164/15 164/18 164/20 165/3 165/10 165/12 166/12 167/8 173/17</p> <p>ask [18] 9/3 20/3 26/20 42/21 42/22 55/8 64/19 66/12 97/16 118/24 126/18 129/19 129/24 134/12 148/9 159/21 167/22 172/7</p> <p>asked [15] 37/19 37/20 55/21 56/24 58/4 125/1 126/23 135/14 139/20 142/4 144/5 145/22 146/11 153/17 154/12</p> <p>asking [17] 16/13 16/16 37/14 38/25 44/11 46/14 47/12 58/22 59/3 59/5 108/10 114/19 120/4</p>	<p>123/3 132/14 143/13 162/25 aspects [1] 151/20</p> <p>asphalt [1] 25/8</p> <p>assessing [1] 13/8</p> <p>assistant [2] 1/18 142/23</p> <p>assisted [1] 136/11</p> <p>associated [4] 23/25 69/16 69/19 106/16</p> <p>assume [1] 21/23</p> <p>assumed [1] 131/1</p> <p>assuming [2] 31/24 172/4</p> <p>assurance [1] 143/23</p> <p>assured [1] 141/19</p> <p>astronomical [1] 74/2</p> <p>astronomically [1] 74/14</p> <p>attach [1] 65/17</p> <p>attached [1] 102/23</p> <p>attempt [1] 173/10</p> <p>attention [3] 132/16 133/5 147/15</p> <p>attorney [2] 1/17 135/9</p> <p>audience [3] 35/8 39/7 45/7</p> <p>audio [1] 175/6</p> <p>auditor's [4] 113/13 115/25 117/9 117/19</p> <p>authority [1] 120/4</p> <p>availability [1] 148/16</p> <p>available [4] 8/12 78/7 78/14 150/17</p> <p>average [1] 49/23</p> <p>avoid [2] 27/16 149/9</p> <p>aware [4] 16/5 20/16 20/21 96/16</p> <p>away [17] 10/22 23/20 25/3 25/4 34/4 34/6 51/4 51/19 69/9 74/13 74/16 78/24 79/11 84/5 88/17 132/17 168/20</p> <p>awful [1] 35/18</p> <p>awhile [1] 138/17</p> <p>awkward [1] 98/10</p> <hr/> <p>B</p> <p>B-N-B [1] 162/11</p> <p>babel [1] 77/8</p> <p>Baby [1] 128/5</p> <p>back [41] 5/20 5/25 6/14 26/17 28/3 28/8 28/22 35/13 36/20 46/14 48/20 51/2 56/17 59/18 62/6 62/9 62/12 73/10 81/9 86/25 101/15 104/13 107/17 111/10 113/7 113/19 114/3 120/19 121/24 122/15 140/5 140/16 140/17 146/13 147/9 157/13 157/15 158/1 158/13 172/1 172/5</p> <p>background [2] 22/6 135/14</p> <p>bad [1] 170/18</p> <p>Bailey [17] 135/21 141/14 141/22 141/24 142/11 142/18 142/24 145/1 145/5 145/17 151/24 154/4 154/12 156/15 171/1 171/12 173/2</p> <p>Bailey's [1] 142/8</p> <p>balance [4] 29/1 32/25 76/3 154/21</p> <p>baled [1] 112/15</p> <p>balling [1] 140/6</p> <p>ban [1] 170/23</p> <p>banks [1] 32/13</p> <p>banned [1] 170/15</p> <p>Barbara [1] 91/24</p> <p>barn [1] 123/25</p> <p>barrier [3] 28/13 28/16 107/20</p>
---	--	---

B	<p>based [10] 30/25 31/25 32/12 42/9 43/19 44/5 97/5 102/13 142/3 144/9</p> <p>basically [9] 16/12 58/6 71/21 83/19 86/5 86/19 94/11 95/2 126/17</p> <p>bat [1] 14/10</p> <p>battled [1] 110/16</p> <p>be [285]</p> <p>bear [2] 24/13 24/15</p> <p>bearing [1] 10/10</p> <p>beautiful [2] 112/6 150/9</p> <p>beautifully [1] 150/7</p> <p>because [78] 9/13 11/13 12/1 14/21 16/5 20/10 27/2 44/2 44/15 45/22 49/18 50/8 52/1 52/7 53/3 55/2 59/23 59/24 60/6 60/7 62/16 65/16 66/1 68/8 69/16 70/20 70/22 73/3 73/22 79/14 83/8 83/14 83/24 85/9 85/11 87/4 89/1 89/6 89/8 92/13 94/16 95/25 96/17 97/25 98/7 99/20 102/2 105/2 111/17 112/13 113/25 115/15 117/14 122/20 129/22 130/25 132/15 135/2 137/13 138/3 141/12 152/13 153/10 154/10 154/13 154/19 157/7 157/8 157/16 158/2 159/4 159/4 164/21 166/7 168/19 170/12 170/18 172/21</p> <p>Becky [1] 3/3</p> <p>become [4] 73/7 137/12 149/13 154/5</p> <p>becomes [1] 8/20</p> <p>becoming [3] 99/12 103/24 140/23</p> <p>bed [26] 137/20 142/21 144/21 146/9 146/20 147/15 147/23 147/24 148/1 148/6 152/6 155/1 155/11 155/16 156/22 158/19 158/20 158/22 158/23 158/25 159/3 159/12 161/22 161/25 162/10 166/12</p> <p>bedroom [8] 21/24 36/23 36/24 36/25 80/14 82/2 82/3 82/3</p> <p>bedrooms [4] 81/23 81/23 146/17 159/10</p> <p>been [51] 6/6 9/3 10/3 11/10 14/17 19/23 21/8 28/23 29/1 29/24 36/6 41/10 42/2 42/6 42/7 42/10 47/9 51/18 57/24 59/15 65/6 65/17 67/2 94/6 100/12 108/18 108/19 111/15 111/21 111/21 112/15 112/17 112/17 113/24 114/2 117/6 120/5 132/23 134/21 135/21 138/16 140/5 141/14 141/18 141/19 144/24 148/16 156/8 157/20 159/20 163/24</p> <p>before [38] 4/7 15/19 16/4 19/22 19/24 30/5 38/13 38/15 39/8 41/3 42/5 56/2 56/3 57/21 59/13 60/13 62/6 63/20 74/3 88/22 95/20 98/20 107/7 108/4 108/22 113/8 114/10 116/22 120/24 133/13 137/15 137/17 139/20 161/5 164/12 164/12 164/16 169/3</p> <p>began [1] 6/5</p> <p>begin [1] 156/12</p> <p>beginning [1] 92/10</p>	<p>begun [1] 20/2</p> <p>behalf [3] 5/17 32/4 94/4</p> <p>behind [8] 5/18 24/10 28/15 30/14 47/2 51/15 97/9 130/12</p> <p>being [33] 8/13 12/6 15/2 22/10 23/3 23/6 68/9 69/14 94/1 94/1 94/1 98/11 99/2 101/23 103/1 105/10 107/1 112/20 115/23 116/8 130/23 132/16 137/4 137/5 142/19 143/25 149/20 155/8 155/20 165/6 170/2 171/3 173/12</p> <p>believe [14] 7/19 17/17 32/20 88/6 105/24 106/17 108/24 111/7 111/8 111/13 115/12 116/5 148/14 173/8</p> <p>believed [1] 147/17</p> <p>Bellefontaine [1] 21/16</p> <p>belong [1] 118/11</p> <p>belongs [1] 118/10</p> <p>below [1] 10/2</p> <p>benefit [3] 42/21 112/4 140/25</p> <p>benefits [1] 151/11</p> <p>beside [1] 51/15</p> <p>best [6] 76/3 94/18 95/5 139/17 165/2 175/5</p> <p>better [8] 30/11 33/20 43/7 78/15 84/5 85/22 103/21 154/19</p> <p>between [15] 32/16 50/13 63/20 76/9 77/7 78/17 79/9 96/4 102/17 102/18 102/19 141/24 152/13 161/22 172/15</p> <p>big [6] 14/25 33/22 114/15 139/24 142/1 159/8</p> <p>bigger [4] 30/17 33/19 127/8 140/23</p> <p>biggest [1] 168/25</p> <p>bill [3] 121/1 121/2 150/16</p> <p>birds [1] 151/7</p> <p>birthday [2] 149/5 151/8</p> <p>bit [14] 11/25 23/20 26/14 26/21 29/25 32/18 48/21 75/8 81/17 100/10 114/16 138/18 140/1 140/3</p> <p>bite [1] 29/9</p> <p>blades [1] 100/16</p> <p>blend [1] 80/15</p> <p>blessing [1] 141/4</p> <p>blindness [1] 158/7</p> <p>blocked [1] 168/21</p> <p>blueprint [2] 34/2 50/15</p> <p>BNB [1] 162/8</p> <p>board [35] 1/2 1/12 2/19 3/25 4/1 4/7 4/13 6/15 14/23 16/12 20/14 37/12 46/19 75/14 76/12 95/7 139/6 139/13 139/14 139/21 142/9 143/23 152/14 156/3 156/22 160/14 165/10 165/12 167/10 171/4 171/8 172/21 173/18 174/3 174/3</p> <p>Board's [1] 43/18</p> <p>boards [2] 7/18 123/12</p> <p>bodies [1] 116/16</p> <p>body [3] 116/10 116/13 116/14</p> <p>Bonnie [16] 1/16 3/2 38/22 38/23 102/14 105/25 109/19 111/12 113/4 125/5 128/24 129/9 135/7 136/10 141/7 153/6</p> <p>Bonnie's [1] 136/8</p> <p>book [1] 166/7</p> <p>booked [2] 144/4 148/9</p> <p>bordering [1] 117/23</p> <p>borrow [7] 24/11 26/23 27/1</p>	<p>27/12 27/14 28/2 28/21</p> <p>both [7] 43/25 44/22 44/24 134/23 138/18 163/14 173/15</p> <p>bottom [1] 68/15</p> <p>bought [4] 17/23 29/18 96/12 96/17</p> <p>bound [1] 17/7</p> <p>bowing [1] 19/11</p> <p>boxes [1] 123/8</p> <p>brain [2] 33/20 44/10</p> <p>brand [1] 171/11</p> <p>breakfast [35] 137/20 142/21 144/22 146/9 146/20 147/15 147/23 147/24 148/1 148/2 148/3 148/6 149/10 155/1 155/11 156/22 158/20 158/21 158/22 158/24 158/25 159/1 159/3 159/6 159/11 159/12 161/22 161/25 161/25 162/3 162/11 162/13 166/12 166/15 167/6</p> <p>breakfasts [2] 152/6 155/16</p> <p>Brian [1] 138/19</p> <p>brick [1] 147/5</p> <p>brief [1] 146/5</p> <p>Brigette [2] 1/18 113/7</p> <p>brightly [1] 164/20</p> <p>Brigitte [4] 133/21 134/21 135/8 138/6</p> <p>bring [12] 28/3 28/8 46/11 54/3 54/4 62/11 96/21 105/14 129/1 146/18 150/3 170/10</p> <p>bringing [5] 36/17 57/16 91/15 164/6 173/16</p> <p>brings [5] 20/24 105/17 107/18 164/10 165/9</p> <p>Broad [2] 110/5 110/24</p> <p>broke [1] 127/18</p> <p>brought [2] 64/4 133/5</p> <p>Buckeye [1] 150/19</p> <p>budget [2] 5/24 13/1</p> <p>buffer [2] 46/12 49/21</p> <p>build [22] 13/6 16/24 21/22 22/20 26/9 27/22 31/25 37/15 38/19 46/5 47/7 54/6 54/13 54/16 58/3 58/5 68/13 69/15 99/21 129/24 156/12 165/14</p> <p>builder [1] 104/19</p> <p>building [22] 13/5 13/6 13/10 22/21 24/14 29/21 34/9 37/16 37/18 50/12 50/14 50/17 50/23 56/2 57/19 69/19 73/16 75/10 99/23 101/10 105/9 131/1</p> <p>buildings [3] 24/16 26/11 43/16</p> <p>built [10] 12/23 21/11 37/10 37/13 38/11 68/8 68/9 126/5 129/25 130/5</p> <p>bump [1] 83/19</p> <p>bunch [4] 49/17 54/3 54/4 98/9</p> <p>burner [2] 140/5 140/17</p> <p>bury [1] 150/25</p> <p>bus [2] 23/6 23/8</p> <p>Bush [2] 94/8 107/16</p> <p>business [6] 4/1 38/14 91/16 139/9 144/7 166/19</p> <p>businesses [1] 150/19</p> <p>butts [1] 133/4</p> <p>Buxton [1] 150/15</p> <p>buy [2] 18/13 159/2</p> <p>buying [2] 92/23 98/7</p>
		C	
		Caito [1] 95/17	

C	82/5 82/5 85/13 85/14 146/18 case [10] 44/21 53/7 64/15 97/1 114/24 115/1 118/4 145/23 147/22 153/21 cases [3] 131/12 132/6 153/21 catch [1] 119/10 category [4] 162/16 162/19 162/19 162/20 caught [1] 120/10 cause [2] 17/3 43/4 caused [1] 141/25 cease [5] 142/22 143/13 145/10 145/13 145/21 Cedar [1] 146/1 celebrating [1] 150/9 census [2] 15/9 23/11 center [4] 95/18 95/21 103/1 103/4 central [1] 105/14 cents [1] 38/18 CEO [1] 72/22 certain [3] 29/1 144/8 155/10 certainly [9] 9/21 13/18 15/6 22/22 31/7 68/3 156/7 172/1 173/18 CERTIFICATE [1] 175/2 certified [4] 106/17 107/24 110/18 131/6 Certify [1] 175/4 cetera [3] 59/1 59/1 59/2 Chairman [3] 1/13 1/13 133/13 challenges [2] 163/10 163/13 chance [2] 39/9 146/4 change [23] 19/12 48/24 49/4 52/22 73/4 82/16 96/1 96/22 98/20 106/2 106/4 106/6 106/8 107/9 107/11 107/14 138/9 138/11 138/18 139/1 142/3 154/25 164/9 changed [3] 18/21 99/7 106/15 changes [8] 42/8 44/15 103/12 119/5 152/6 152/25 155/21 164/18 changing [5] 57/3 64/10 64/10 67/20 155/12 Chapman [2] 35/11 110/8 charge [2] 17/8 54/14 chasing [1] 123/14 cheaper [2] 79/16 79/17 cheaply [1] 37/13 cheat [1] 116/23 check [2] 22/6 123/8 Chester [1] 166/25 children [3] 96/18 96/19 108/16 choices [1] 150/17 choose [2] 69/13 163/7 chooses [2] 104/11 104/12 chose [1] 150/9 Chris [1] 146/10 Christine [1] 169/24 circular [1] 54/6 circulate [1] 143/14 cities [3] 54/8 57/6 73/11 city [3] 57/12 76/13 111/10 clarification [2] 26/21 167/23 clarify [3] 32/2 45/3 62/24 clarifying [1] 90/9 Clark [2] 110/10 110/11 cleaned [2] 95/19 124/10 clear [7] 19/15 45/2 89/10 105/3 142/20 166/12 168/2 clearly [2] 117/8 165/3	climate [1] 52/21 close [8] 57/8 74/17 79/21 90/4 92/11 114/24 138/11 173/10 closely [1] 50/7 closer [14] 11/3 23/5 29/12 34/20 45/25 46/23 49/18 51/5 51/8 51/8 60/6 81/11 81/18 83/15 closest [1] 48/15 closing [1] 149/2 clubhouse [1] 66/7 Cocap [2] 93/21 94/8 code [28] 5/10 47/10 47/24 54/18 57/1 57/1 58/11 58/12 59/19 59/20 61/16 65/13 65/18 66/1 66/9 87/14 111/5 113/10 137/9 137/9 138/1 138/12 138/23 139/19 139/21 140/8 140/15 147/25 cold [1] 19/20 collaborating [1] 84/11 collectively [1] 26/12 college [2] 82/12 150/21 Columbus [5] 5/16 52/22 55/9 74/15 105/14 come [37] 6/15 13/23 14/15 17/5 17/6 19/22 28/22 47/23 56/6 58/10 62/6 67/21 82/25 83/4 83/9 83/14 86/10 87/2 98/20 99/21 101/15 102/1 104/13 106/11 107/23 107/24 123/23 133/22 134/7 137/10 140/1 140/9 150/18 152/19 155/5 164/18 167/9 comes [8] 14/16 19/12 49/12 79/24 82/9 86/10 134/2 158/12 comfortable [2] 76/9 85/19 coming [21] 19/9 46/14 51/12 61/25 72/25 75/21 76/24 83/18 96/25 101/25 102/1 105/23 113/11 121/12 132/14 140/19 155/22 156/5 159/24 160/23 172/5 commanding [1] 52/24 comment [6] 4/17 15/7 152/3 156/16 156/16 172/14 comments [8] 4/19 4/19 4/22 19/18 42/2 42/4 54/23 155/23 commercial [2] 95/2 148/4 commission [3] 145/25 146/14 175/13 commissioners [1] 100/13 common [2] 134/18 154/5 communicate [1] 103/18 communications [2] 103/11 142/9 communities [10] 20/5 20/9 21/11 21/22 56/22 64/6 64/6 81/20 156/9 170/15 community [30] 1/16 1/18 8/8 11/24 20/17 21/4 35/4 37/2 47/17 50/9 77/2 77/6 78/2 79/24 81/2 100/12 109/18 109/23 109/25 125/22 132/10 133/1 149/17 149/23 151/3 151/13 151/15 156/11 159/19 165/11 company [8] 25/12 25/21 36/9 36/11 36/12 37/25 38/13 38/15 comparables [1] 23/11 compared [2] 10/25 30/9 comparison [1] 57/9
----------	---	--

C	122/13 contribute [1] 74/19 contributed [1] 147/20 control [7] 20/18 21/1 24/19 30/20 30/24 49/8 102/4 convenience [1] 133/24 conversation [5] 6/19 20/7 39/15 141/24 154/18 conversations [3] 138/17 143/11 171/19 convey [1] 143/25 convinced [1] 44/14 cook [1] 159/11 cool [1] 21/12 Coordinator [1] 1/16 cope [1] 164/19 copy [2] 139/21 143/15 corn [1] 100/18 correct [27] 18/3 26/6 26/10 27/17 31/4 40/3 44/20 51/5 61/20 63/12 63/17 97/8 97/9 99/2 105/24 111/10 114/5 119/3 119/14 119/15 126/20 127/24 136/12 145/14 145/15 152/7 153/6 correction [1] 129/20 correctly [7] 27/9 27/11 88/3 111/11 124/5 135/24 172/21 correspondence [1] 143/14 corridor [1] 140/16 corridors [2] 23/4 23/5 cost [9] 13/9 13/10 13/15 13/16 13/16 17/1 17/11 71/5 147/7 costs [21] 6/4 6/7 6/10 6/13 12/22 19/3 23/23 23/24 26/14 30/8 31/5 53/3 64/10 65/7 68/16 69/14 69/16 69/19 71/15 74/13 74/17 Cottage [3] 68/13 68/19 69/16 cottages [10] 38/10 50/6 59/24 60/10 65/16 70/23 71/2 72/1 72/5 72/15 could [25] 13/20 13/22 13/23 15/4 28/20 29/9 34/18 35/4 38/25 43/7 43/7 57/8 62/22 64/24 66/14 69/5 79/4 99/6 99/12 99/16 104/10 107/21 124/8 146/22 168/24 couldn't [2] 134/16 168/22 council [9] 1/15 76/14 98/21 104/14 107/10 107/12 132/23 137/25 171/23 counsel [1] 148/8 country [4] 7/9 23/17 82/21 159/3 county [8] 6/8 6/13 8/8 8/12 74/14 100/4 105/21 116/22 couple [19] 8/4 14/18 20/9 22/4 26/13 42/3 66/7 67/9 70/13 75/3 132/24 133/22 138/7 139/10 140/9 141/15 148/18 148/19 170/12 couples [2] 82/5 148/20 course [2] 78/24 101/8 court [8] 1/24 98/21 120/24 122/19 123/1 136/19 153/21 175/3 cover [1] 78/19 coverage [2] 59/1 101/12 covered [6] 13/3 21/6 52/25 53/11 53/16 91/4 craft [1] 155/24	Craigslit [1] 144/15 craters [1] 28/17 crazy [1] 13/15 create [2] 9/10 146/2 created [1] 75/20 creating [4] 152/15 153/23 154/2 154/3 creative [1] 173/13 credits [1] 70/9 crews [1] 56/16 Crossing [2] 5/18 70/4 crowd [1] 108/21 cubic [2] 27/5 27/5 current [7] 11/18 17/12 98/13 99/13 101/20 137/20 146/20 currently [12] 36/23 40/25 41/17 50/15 75/23 75/25 81/14 92/4 94/2 116/8 143/10 152/5 cut [2] 83/21 111/5
	D	
complaining [1] 107/5 complaints [1] 166/21 completed [1] 37/8 completely [9] 5/9 16/9 16/11 44/14 59/15 61/15 66/3 97/11 144/2 complex [4] 1/7 57/12 57/13 99/24 complexes [1] 132/14 compliant [1] 129/17 complied [1] 136/20 compliment [1] 14/2 compromise [18] 57/21 57/22 57/25 58/5 73/18 74/18 78/23 79/9 79/12 132/18 143/21 144/23 167/9 168/3 169/4 171/1 171/4 171/12 compromised [2] 57/23 173/1 compromising [1] 171/5 concede [2] 136/3 145/5 concept [7] 27/20 28/1 28/15 30/13 31/4 33/11 37/1 concern [4] 15/1 34/7 57/18 153/12 concerned [1] 134/4 concerns [8] 36/18 105/2 129/1 134/10 143/19 145/3 146/12 146/17 concert [1] 159/24 concluded [1] 62/2 concrete [3] 72/23 72/24 73/2 condition [3] 44/7 87/20 89/13 conditional [4] 4/9 89/2 101/8 140/22 conditioning [1] 149/11 conditions [2] 24/5 88/1 condos [2] 98/9 98/16 conducting [1] 4/1 confidence [1] 67/24 confines [1] 69/19 confirmed [1] 18/14 confusing [2] 44/2 162/8 congested [1] 149/10 connected [1] 43/17 connections [1] 151/19 consider [5] 12/9 104/17 158/22 158/23 163/14 consideration [3] 4/8 14/17 151/20 considered [4] 4/20 4/22 99/2 151/12 considering [4] 9/17 9/20 75/10 99/23 constantly [4] 13/8 110/16 123/14 155/12 Constitution [1] 153/22 constructed [2] 129/15 129/16 construction [9] 6/3 6/7 56/15 56/16 73/6 74/11 74/12 98/2 103/5 consumer [1] 9/7 contact [1] 116/2 contagious [1] 19/20 contain [2] 49/10 49/12 contains [1] 28/10 continue [8] 20/11 21/10 21/14 43/24 59/23 61/18 116/20 163/25 continuing [4] 13/17 19/3 39/21 60/3 contractor [3] 74/7 122/9	dab [1] 96/7 Dale [1] 146/11 darn [1] 111/6 data [8] 7/4 7/7 8/22 9/20 15/9 15/12 23/11 80/24 date [3] 63/10 129/20 148/11 dated [1] 148/8 dates [1] 168/21 daughter [1] 146/15 daughter's [1] 167/2 David [23] 1/17 2/21 38/4 39/13 42/23 42/24 88/23 113/6 113/14 118/6 120/16 127/17 128/23 128/24 131/4 133/14 135/12 141/6 152/5 165/3 167/9 168/1 172/7 David's [1] 136/18 day [15] 10/9 11/11 38/1 48/7 62/23 85/13 106/22 112/6 112/25 146/10 149/6 155/9 159/1 159/11 175/9 days [17] 4/15 62/3 62/5 62/7 62/13 62/23 63/2 124/17 124/21 124/23 124/25 125/2 141/16 149/8 155/14 165/14 171/14 de [1] 103/25 Deacon [3] 136/4 137/22 141/9 deadline [1] 125/2 deadlines [1] 125/13 deal [7] 18/19 133/1 140/21 155/25 163/13 167/20 173/7 dealt [1] 164/12 death [1] 110/10 Deborah [2] 1/17 136/9 decades [2] 100/18 151/22 December [1] 5/20 decide [1] 125/11 decided [2] 147/1 147/9 decision [7] 107/7 122/6 146/1 146/24 158/20 163/24 167/25 decline [1] 160/6 decrease [2] 5/6 61/11 dedicate [1] 156/4 deep [5] 24/18 27/21 30/8 32/9 32/10 deeper [6] 27/6 30/2 31/1 31/21 32/18 34/10 deeply [1] 96/19 deface [1] 98/6 define [2] 69/12 84/20 defined [2] 148/1 165/3 definitely [2] 100/4 108/7	

D		
definition [1] 147/24	didn't [32] 20/18 28/18 31/6	135/17 141/4 145/7 146/11
degrade [1] 24/1	41/4 41/6 66/12 67/24 70/23	147/4 152/23 153/1 153/19
delaying [1] 63/13	71/1 76/22 77/17 77/17 82/25	153/20 154/4 159/4 159/25
Delmar [1] 127/11	96/14 96/15 97/13 101/19	160/2 160/14 162/5 162/12
demand [2] 73/8 155/21	102/15 116/23 126/18 138/8	163/20 165/17 168/7 168/18
demanded [1] 77/19	142/11 156/20 156/24 158/15	170/14 171/16 173/8 174/4
demands [1] 6/2	158/22 158/23 160/5 161/4	175/4
demographics [2] 21/20 67/20	161/7 161/9 174/1	doable [2] 85/20 85/24
denial [1] 44/8	difference [6] 24/6 78/17	documentation [3] 19/21 117/5
Denison [1] 150/11	132/22 133/2 161/21 161/23	117/10
Dennis [1] 127/11	different [18] 7/8 51/9 54/22	does [25] 15/25 17/9 17/25
dense [1] 99/14	57/12 68/5 68/5 68/11 70/1	21/3 28/10 32/6 32/21 44/9
density [7] 14/2 14/3 47/25	72/2 72/2 81/15 82/17 99/23	69/22 78/14 88/25 100/21 107/9
94/3 98/14 99/13 100/11	113/15 119/13 158/8 162/2	109/18 115/16 119/5 122/13
deny [2] 44/3 44/4	163/5	126/2 126/9 139/14 139/20
department [5] 42/8 122/7	difficult [1] 148/11	144/4 167/23 168/16 170/17
122/12 135/19 159/6	difficulties [1] 67/10	doesn't [16] 2/23 14/4 14/13
dependent [1] 70/9	dig [3] 27/20 30/8 32/9	17/23 38/19 47/15 47/21 85/18
depending [3] 100/10 104/11	digest [1] 76/2	86/16 89/9 97/18 102/10 102/11
136/14	digress [1] 24/23	103/3 104/8 122/13
depth [5] 31/1 31/24 32/6	digressed [1] 37/19	dog [1] 112/6
32/12 32/16	diligence [2] 20/12 21/9	dogs [2] 102/1 102/5
design [10] 6/15 10/15 32/3	dimensions [1] 127/25	doing [24] 8/10 21/8 21/14
43/15 68/5 69/17 69/18 70/6	direction [4] 25/17 51/4 51/9	47/9 47/19 51/18 51/22 58/22
73/3 163/3	87/10	59/2 70/8 84/4 118/19 120/2
designed [4] 10/8 10/24 34/25	directions [1] 119/13	121/11 123/9 127/12 127/22
35/5	directly [6] 41/2 50/13 93/23	133/3 152/9 152/15 154/11
desirable [1] 155/15	95/18 95/20 112/25	157/18 161/17 163/20
desire [1] 152/21	dirt [15] 24/11 25/23 25/25	dollars [1] 53/17
desist [3] 143/13 145/10	26/2 26/3 26/4 26/8 26/16 27/1	don't [120] 2/21 2/25 8/24
145/13	27/13 27/17 29/1 55/2 55/3	9/10 11/13 11/18 11/19 12/10
details [1] 32/21	56/4	14/22 21/1 21/7 32/20 32/24
detention [5] 7/21 26/24 29/19	disagreement [1] 173/25	33/17 33/21 35/18 35/20 36/1
32/7 32/24	disapprove [1] 62/3	36/8 36/13 38/10 38/19 44/12
deteriorating [1] 131/24	discharge [1] 33/2	45/19 46/6 46/16 47/12 49/7
determine [1] 33/3	discuss [7] 4/5 17/18 17/20	49/16 49/21 49/25 50/4 52/25
determined [1] 173/19	39/19 120/17 127/16 128/22	53/9 53/18 53/22 55/10 56/6
develop [4] 17/11 37/10 107/17	discussed [2] 153/9 157/8	56/12 56/19 57/18 58/2 58/4
154/24	discussion [9] 18/9 63/16	58/10 58/25 63/25 64/2 66/8
developed [3] 30/20 38/6 74/22	63/18 63/20 64/20 77/22 109/5	67/19 73/14 73/21 75/18 76/4
developer [5] 13/23 17/3 37/24	141/11 142/7	76/5 76/6 76/18 77/19 77/19
58/10 101/14	discussions [2] 152/12 172/1	78/13 78/22 78/25 80/8 82/4
developers [7] 11/23 13/8 37/4	disparage [1] 102/6	83/23 83/25 84/6 86/3 87/9
54/7 59/16 73/21 75/24	display [2] 37/9 150/7	94/15 94/16 94/21 98/10 101/1
developing [3] 153/14 154/9	disrupt [2] 84/9 86/16	102/4 102/7 102/25 103/22
155/20	disruption [1] 155/10	104/22 105/4 105/19 106/12
development [51] 1/16 1/18	distance [2] 78/10 102/17	108/9 111/2 118/7 119/1 119/18
4/10 5/3 5/4 5/17 6/9 6/10 7/3	distress [1] 148/12	122/8 122/16 125/13 125/23
7/14 8/18 10/1 10/4 11/9 12/21	district [1] 41/1	127/17 128/13 128/14 129/23
13/24 16/22 25/13 28/11 29/12	districting [1] 140/7	134/11 134/12 135/12 138/8
30/17 30/18 31/6 33/10 33/11	districts [2] 140/7 140/14	138/25 148/3 153/1 154/7 156/6
34/3 34/17 34/20 34/21 39/16	ditch [1] 94/12	158/10 160/10 160/11 160/13
39/20 39/25 40/6 40/23 40/24	do [123] 3/10 4/25 7/6 7/18	161/14 161/16 161/17 162/4
41/8 41/13 44/5 44/13 44/16	8/6 8/8 11/7 12/13 13/23 16/19	162/11 162/22 164/3 164/5
45/6 45/9 46/11 61/10 63/22	17/9 19/14 19/17 19/25 22/17	165/15 167/17 169/12 170/16
76/1 86/12 109/18 109/24 110/1	23/1 23/10 31/11 37/7 38/19	171/3
125/22	39/3 39/11 39/24 40/4 45/19	done [22] 7/11 13/13 19/23
developments [9] 7/9 7/13	45/19 45/20 45/23 47/6 47/16	29/11 46/8 67/22 73/24 74/25
19/23 22/24 23/3 36/14 36/14	47/25 49/3 50/1 52/4 54/24	76/13 78/1 112/20 120/1 125/2
37/13 140/23	55/3 55/4 56/12 56/18 57/19	127/14 127/15 134/20 134/22
dictate [2] 11/17 103/16	57/23 58/14 58/18 58/18 60/15	135/4 139/8 154/14 161/2
dictating [1] 13/10	61/17 61/18 65/17 66/21 68/15	165/22
did [39] 5/23 8/25 11/6 17/13	74/18 74/19 75/13 75/15 79/25	door [3] 52/4 94/12 155/11
24/8 38/14 38/23 41/14 48/10	80/10 81/23 81/23 84/6 84/8	doors [1] 116/15
56/7 67/6 68/17 68/23 77/23	85/7 85/9 85/23 91/8 92/12	dormant [1] 138/16
81/3 88/5 88/19 111/10 114/22	94/13 94/25 97/15 99/15 101/19	doubly [1] 151/5
115/4 115/9 127/19 129/8	101/20 102/11 102/12 103/17	doubt [2] 112/4 144/22
129/12 130/12 131/16 133/21	104/11 104/12 106/1 110/13	dovetail [1] 136/8
134/22 134/23 136/9 143/7	110/19 111/7 113/10 115/10	down [23] 9/11 16/4 30/7 31/6
145/9 150/15 153/3 157/6	116/4 116/19 117/4 120/4	44/2 47/22 49/23 54/23 84/10
158/20 161/15 163/22 169/6	120/23 121/14 122/5 122/13	96/11 99/12 107/13 115/24
	123/7 124/17 124/19 124/21	116/20 130/1 132/25 144/7
	125/12 127/17 129/4 132/14	146/1 148/21 159/22 167/24

D		
down... [2] 168/12 171/14	effectively [1] 28/10	120/12 122/19 126/18 129/23
download [1] 117/22	effects [1] 23/22	140/10 150/15 154/10 157/7
downstairs [1] 113/1	eight [12] 73/15 80/16 80/19	158/21 160/5 160/11 165/18
downtown [1] 140/15	80/23 81/17 83/17 86/13 137/12	167/18 168/24
Dr [3] 1/15 2/10 3/13	146/18 146/22 149/25 159/10	evening [9] 1/5 2/1 2/4 5/19
Dr. [11] 40/11 60/22 77/11	either [12] 4/14 37/16 43/22	6/17 6/24 7/16 23/8 24/7
89/17 90/19 93/10 109/7 110/8	56/14 63/10 92/11 153/24 154/1	event [1] 49/11
153/6 170/14 174/12	156/23 157/22 163/13 165/15	events [1] 156/19
Dr. Mockus [11] 40/11 60/22	elevation [2] 26/14 49/4	eventually [2] 15/4 154/23
77/11 89/17 90/19 93/10 109/7	else [25] 14/14 27/13 33/16	ever [4] 55/2 98/11 158/10
110/8 153/6 170/14 174/12	39/7 45/5 53/6 53/19 54/10	164/11
drafting [2] 138/23 140/15	60/12 64/3 73/18 86/3 95/12	every [14] 29/8 53/10 79/24
drainage [1] 28/24	108/21 109/24 110/1 122/23	101/17 106/11 112/6 112/25
dramatically [3] 96/2 96/22	135/7 145/18 165/17 165/25	114/16 119/18 146/22 155/9
98/6	168/22 169/4 169/16 170/17	158/11 159/11 174/9
draw [1] 129/4	else's [1] 49/6	everybody [16] 45/13 48/3
drawing [2] 6/15 97/5	email [4] 109/20 116/2 145/21	70/21 77/7 79/24 84/5 86/3
drink [1] 159/25	168/13	95/16 107/23 121/4 129/2 137/5
drive [5] 45/15 132/15 149/9	emergency [1] 42/6	139/20 141/1 169/20 170/18
150/22 150/25	emotions [1] 150/21	everyone [3] 19/11 77/2 148/23
driven [2] 6/10 125/16	empty [4] 111/6 111/8 112/15	everything [11] 41/17 55/5
drives [1] 7/23	112/21	57/16 58/7 81/11 91/5 114/13
driveway [2] 66/6 147/6	EMS [1] 42/6	117/24 143/19 157/11 167/25
driving [9] 6/3 6/13 12/21	enclosed [7] 5/9 16/9 16/11	everywhere [2] 55/12 100/3
12/22 54/2 149/8 150/1 150/23	17/2 17/11 61/15 66/3	evicted [1] 22/10
160/8	enclosures [3] 10/17 13/3	evidence [1] 4/6
droned [1] 77/15	83/18	evolving [1] 170/19
drop [2] 87/7 166/19	end [17] 4/25 10/9 11/11 25/6	exacerbate [1] 24/4
drugs [1] 159/25	38/1 48/6 55/10 56/20 59/13	exact [2] 52/8 100/6
dry [1] 111/5	64/11 74/24 78/8 104/23 136/3	exactly [8] 17/22 27/18 66/8
due [2] 20/12 21/8	173/4 173/5 173/7	82/21 97/3 103/23 112/7 118/15
dumpster [2] 10/17 83/18	ends [1] 107/1	example [5] 37/7 151/10 151/16
dunk [1] 107/13	energy [2] 13/5 37/11	153/13 171/10
dunks [1] 107/25	enforced [2] 64/14 111/3	examples [2] 25/1 71/17
duplex [1] 113/20	enforcement [2] 20/8 113/10	exceeds [2] 65/25 80/25
duplicate [2] 69/15 71/14	engineer [6] 30/19 31/14 59/8	excess [4] 7/2 23/23 24/21
durable [1] 37/11	82/13 126/9 138/15	25/2
during [8] 4/13 4/14 4/17 4/24	engineered [1] 33/12	executed [1] 144/17
129/10 140/2 149/18 172/21	engineering [1] 7/7	exemplar [1] 75/9
dwelling [6] 5/8 14/18 16/8	engineers [2] 32/3 81/1	exercise [2] 153/14 154/9
61/14 66/2 88/8	enjoy [2] 56/4 150/19	exhibit [1] 20/6
dwellings [3] 26/1 101/6 101/7	enjoyed [1] 100/18	exist [1] 76/23
	enjoying [1] 56/11	existing [5] 34/22 49/22 50/20
	enormous [2] 30/16 34/2	141/12 153/4
	enough [10] 10/12 26/8 34/15	expand [4] 27/6 27/7 27/15
	34/15 34/16 46/6 77/16 116/3	70/3
	135/4 160/2	expanded [5] 24/17 24/18 26/23
	ensure [1] 4/21	28/20 35/4
	enter [2] 3/24 17/24	expanding [1] 68/19
	entire [6] 11/1 29/8 29/10	expect [4] 66/21 70/2 96/15
	30/17 34/2 153/11	169/20
	entry [1] 72/4	expected [2] 31/25 66/22
	environment [2] 69/14 70/19	expensive [10] 13/11 24/1 25/8
	envision [1] 87/1	55/1 56/18 68/16 80/3 80/4
	envisioned [1] 141/10	159/5 159/7
	equally [1] 150/18	experience [9] 10/7 12/3 53/21
	equals [1] 61/13	55/11 74/1 84/4 149/17 150/6
	equates [1] 88/7	151/6
	escalate [1] 104/22	experienced [1] 126/21
	especially [2] 70/19 96/22	experiences [1] 149/18
	Esq [1] 1/17	expired [2] 129/14 131/3
	essentially [7] 26/18 28/13	expires [1] 175/13
	96/10 101/17 142/19 143/15	explain [4] 141/13 141/17
	143/20	142/16 143/19
	established [1] 15/19	explained [1] 137/14
	estimate [1] 73/2	explanation [2] 156/17 161/21
	et [3] 59/1 59/1 59/1	explicitly [1] 144/20
	eternity [1] 96/10	explore [3] 34/9 91/20 95/3
	evaluate [2] 94/25 95/4	exploring [4] 31/7 103/13
	even [33] 6/11 8/24 9/10 15/19	152/5 152/10
	22/17 52/25 54/25 55/1 56/2	exponentially [1] 6/13
	56/18 57/8 59/10 65/16 74/17	express [1] 105/2
	79/21 83/16 99/2 101/18 118/8	exquisite [1] 150/6
E		
each [15] 8/19 23/13 23/15		
43/17 55/7 65/23 71/22 71/23		
78/3 82/2 100/23 102/18 132/9		
149/24 151/1		
eager [1] 151/14		
Eagle [1] 100/25		
earlier [4] 35/14 82/7 103/21		
161/21		
early [1] 149/8		
earnings [1] 53/10		
earth [1] 32/25		
easements [1] 42/9		
east [7] 27/23 28/17 29/13		
35/11 45/21 46/22 51/4		
easy [5] 84/8 106/8 124/15		
124/16 138/23		
eat [1] 149/17		
economic [4] 6/9 6/10 12/21		
147/20		
economics [1] 68/9		
economy [1] 67/21		
Ed [1] 110/7		
educate [2] 75/4 75/7		
educating [1] 134/15		
effect [4] 24/21 74/15 74/15		
150/12		
effective [2] 144/2 144/18		

E	94/18 94/19 95/23 96/24 97/3 100/8 103/6 131/11 154/11 159/16 172/2 figured [2] 43/20 158/14 figuring [1] 100/21 file [1] 129/7 fill [6] 26/25 27/13 27/16 28/21 60/1 129/3 final [9] 33/8 42/13 43/11 43/15 110/20 116/6 121/7 121/9 136/10 finalizing [1] 136/17 finance [1] 70/10 financial [3] 18/19 148/12 159/9 financially [3] 6/16 18/24 47/15 find [14] 12/7 12/25 55/17 59/19 78/23 83/23 116/1 117/13 118/16 121/15 150/6 155/10 160/8 170/15 finding [1] 23/18 fine [7] 25/11 42/14 59/9 62/6 71/11 160/12 168/24 fines [1] 138/2 finish [2] 39/5 105/6 finished [2] 56/15 60/2 finishes [1] 25/6 finite [1] 140/24 Fink [4] 127/6 127/6 129/8 136/11 Fink's [1] 130/20 fire [1] 42/6 first [18] 5/2 8/6 17/23 39/6 43/3 61/9 62/17 68/14 72/3 72/6 73/3 113/1 113/3 115/22 121/4 125/6 137/2 146/15 firsthand [1] 108/8 Fiscal [1] 1/17 fit [8] 5/23 14/4 29/9 54/18 57/2 81/8 103/14 150/16 five [7] 136/22 136/23 136/23 136/25 137/12 148/18 148/18 fix [1] 121/13 fixed [3] 132/20 158/2 158/3 fixing [1] 147/3 flash [1] 49/11 flat [1] 138/2 flats [1] 71/22 flood [3] 24/19 49/11 55/15 floodplain [14] 18/14 18/17 18/18 19/6 19/8 26/13 55/14 55/15 55/18 55/21 55/25 126/3 126/10 126/14 floodplains [1] 126/21 floodwater [1] 24/4 floor [4] 30/15 72/3 72/6 72/9 fluctuation [1] 12/25 fly [2] 80/11 153/24 focus [1] 53/4 focused [2] 70/17 103/10 focusing [1] 100/13 folks [20] 12/15 20/8 36/19 46/9 48/4 49/18 50/3 56/6 75/17 75/19 76/15 78/5 86/24 87/9 100/5 100/13 148/17 154/11 165/1 174/1 follow [11] 14/6 16/3 46/15 119/20 119/25 121/16 126/15 141/24 169/19 169/20 171/16 follow-up [2] 14/6 141/24 followed [4] 125/25 127/1 169/18 169/19	following [2] 136/20 141/16 follows [2] 4/2 4/15 fondness [1] 151/21 food [1] 148/5 foot [7] 32/10 32/12 32/16 104/3 129/24 129/25 130/1 footage [1] 72/16 footprint [3] 15/1 100/14 151/18 force [1] 113/25 forced [5] 25/7 45/20 105/8 105/10 163/18 forcing [1] 34/20 forefront [2] 100/21 173/17 foregoing [1] 175/4 foreseeable [1] 11/19 forgot [2] 77/13 161/20 formal [1] 172/19 format [1] 37/9 forms [1] 133/22 forth [3] 19/21 67/21 107/17 forward [25] 35/9 41/8 42/13 67/15 70/2 78/24 79/3 80/20 80/21 81/4 91/9 91/21 95/14 108/22 124/13 133/15 138/10 139/4 141/4 142/7 144/14 156/3 156/10 160/23 167/8 forwarded [1] 143/3 found [6] 115/5 120/7 125/13 142/20 151/16 154/13 fountain [1] 32/17 four [9] 9/11 58/18 82/5 111/22 112/12 117/11 119/13 146/17 159/9 frame [4] 124/8 124/11 124/12 156/6 fresh [2] 125/6 140/3 friend [2] 110/11 159/23 friends [2] 14/15 80/6 front [8] 56/20 68/18 86/22 104/13 131/22 134/5 154/22 172/24 frontage [1] 101/13 full [7] 11/2 38/2 52/5 52/10 53/20 107/4 150/12 full-time [2] 38/2 52/5 fully [2] 33/12 85/10 funny [1] 130/9 furnishings [1] 150/8 further [11] 6/11 11/15 31/9 41/20 43/22 63/19 91/9 109/5 120/17 144/10 172/14 future [2] 8/13 139/7
F	G	
face [2] 160/12 160/12 face-to-face [1] 160/12 facilities [7] 20/21 20/22 21/3 21/6 21/8 21/12 79/7 facing [2] 13/24 164/18 fact [3] 52/6 120/13 130/10 facto [1] 103/25 factor [1] 73/7 factors [2] 86/20 149/20 fails [1] 44/4 failure [2] 56/13 56/20 fair [2] 42/10 56/21 fall [2] 112/22 146/7 familiar [2] 57/7 71/20 families [7] 22/5 22/7 22/15 50/2 100/7 105/11 105/12 family [15] 14/11 14/16 20/23 23/21 34/21 51/10 81/11 82/14 84/1 96/10 101/6 101/7 105/7 106/3 148/19 fantastic [2] 57/17 63/23 far [15] 10/2 10/5 22/4 31/16 38/12 50/2 69/9 74/23 80/25 83/11 88/17 94/17 101/10 152/20 155/18 farm [3] 46/23 47/1 137/19 farmland [3] 15/4 96/12 100/5 farther [2] 16/4 84/4 fashion [1] 159/13 fast [1] 137/4 favor [2] 132/15 153/10 fears [2] 83/6 146/16 feasible [1] 31/5 Federal [1] 153/21 feedback [4] 6/23 42/10 135/16 166/7 feel [12] 8/10 10/5 11/20 12/12 32/21 47/11 72/2 85/17 99/22 152/21 160/17 166/13 feels [3] 32/23 166/13 166/14 fees [1] 138/2 feet [13] 26/13 27/5 27/5 32/9 32/16 48/22 55/3 101/11 101/13 101/17 102/16 102/18 130/18 fell [1] 158/1 fellow [1] 108/2 felt [2] 157/7 157/9 FEMA [1] 55/22 fence [6] 7/21 8/19 125/24 126/4 126/18 158/10 fences [2] 8/16 103/21 fencing [2] 103/22 107/21 feral [1] 112/9 few [13] 11/22 14/6 55/19 95/19 100/16 105/21 108/10 123/8 125/17 145/20 146/25 148/21 149/12 fields [2] 46/23 47/2 Fifth [1] 115/24 fight [1] 8/21 figure [14] 18/5 75/15 76/9	game [1] 74/22 garage [33] 5/9 16/10 16/11 16/14 16/17 16/19 58/5 61/15 63/25 64/1 65/14 65/17 65/23 66/3 66/5 77/18 78/12 89/14 102/23 113/21 116/9 116/17 127/2 127/7 127/8 127/24 128/1 128/2 128/9 129/11 131/22 131/25 147/6 garages [6] 21/7 52/15 55/11 57/4 85/1 87/22 garden [4] 49/22 52/23 71/18 151/7 gathered [1] 149/4 GAUSE [3] 1/24 175/3 175/11 gave [2] 79/7 127/20 GC [3] 53/15 73/25 74/6 general [4] 24/22 25/4 74/7	

G	55/19 56/15 67/13 74/10 79/6 80/12 80/18 81/9 81/10 82/23 82/24 84/3 86/23 89/8 94/14 97/20 106/11 107/4 116/2 117/2 121/4 121/8 121/14 121/15 123/12 125/20 125/25 131/19 131/24 132/5 133/3 140/12 152/18 153/20 158/18 166/22 gotcha [3] 102/20 104/9 108/1 gotten [2] 80/2 80/3 government [3] 73/16 74/24 84/21 grade [4] 26/17 28/4 28/22 148/4 gram [1] 129/18 grand [1] 58/20 grandchildren [3] 146/3 148/25 167/1 grandkids [1] 169/19 grandma [1] 86/10 grandpa [1] 86/9 Granville [4] 150/14 150/15 154/15 161/7 grass [16] 100/16 112/13 120/20 120/20 121/19 122/7 122/8 122/20 122/23 122/25 123/9 124/9 124/10 124/14 131/20 132/6 great [19] 8/9 8/21 34/3 52/12 54/3 57/17 57/19 57/20 71/12 72/5 73/1 80/18 133/21 133/25 134/9 134/24 154/8 165/22 167/22 greater [1] 6/11 green [1] 13/5 greenspace [17] 10/22 11/5 15/2 15/5 26/4 28/23 29/4 29/6 29/13 29/14 31/22 34/5 34/11 34/16 34/16 34/18 46/12 grew [1] 150/24 ground [1] 56/3 groundhogs [1] 123/21 group [1] 4/21 groups [1] 163/14 growing [1] 140/11 grown [1] 110/22 growth [1] 95/2 GT [3] 74/4 74/5 74/9 guarantee [1] 143/23 guess [12] 33/20 45/14 58/9 58/20 59/4 59/16 70/24 95/23 98/9 101/21 103/7 114/18 guessing [2] 49/24 78/7 guest [2] 149/5 158/11 guests [12] 144/11 146/18 146/22 147/10 148/9 148/18 149/3 151/10 159/19 160/11 166/6 168/4 guidance [1] 172/19 guy [2] 116/10 157/19 guys [6] 56/7 57/17 57/19 72/18 73/20 159/15	131/2 132/18 134/11 135/15 136/15 137/10 138/16 141/23 142/6 142/16 143/11 145/2 146/13 146/21 154/13 154/13 157/10 157/13 158/14 159/1 159/23 164/11 164/12 half [10] 47/19 53/10 72/2 74/13 74/16 99/15 99/22 116/9 116/12 132/25 half-acre [1] 99/22 halfway [1] 54/8 Hamilton [1] 125/24 hand [2] 72/17 175/8 handful [1] 7/4 handing [1] 134/2 handled [1] 123/10 handouts [1] 73/15 hands [2] 119/5 138/19 hanging [1] 91/12 happen [19] 21/4 21/7 46/3 46/9 54/11 54/11 57/5 60/8 70/19 70/25 73/18 77/1 96/14 96/15 106/11 111/6 111/17 141/18 164/10 happened [10] 50/5 98/11 119/11 120/15 132/18 156/19 157/3 161/5 165/20 168/23 happening [6] 15/23 22/19 32/11 46/9 119/18 120/11 happens [5] 22/19 22/20 70/13 120/12 168/11 happiness [1] 151/16 happy [9] 7/17 8/1 54/18 79/3 79/4 110/12 129/1 135/20 163/24 hard [4] 52/6 70/15 70/18 82/23 Hardie [1] 37/12 hardship [3] 11/12 55/13 55/17 Harrod [1] 45/8 has [67] 5/4 6/5 6/10 8/7 10/1 13/11 14/17 17/5 21/11 24/21 26/11 27/6 28/23 28/25 29/3 29/24 40/23 41/10 42/6 42/10 61/10 62/13 65/23 73/17 73/25 77/4 78/3 80/2 93/22 97/20 106/4 107/10 107/12 110/15 110/15 110/22 111/15 112/15 114/3 117/6 117/11 119/5 120/5 122/23 123/6 123/6 129/3 131/9 134/8 135/21 137/12 140/9 141/18 141/19 143/22 144/5 144/11 144/24 145/25 147/4 149/8 151/16 152/19 156/8 162/12 171/12 173/2 hasn't [2] 57/24 165/18 hate [1] 35/12 have [398] haven't [5] 47/22 67/11 136/20 139/5 152/9 having [20] 8/14 14/18 15/8 17/1 17/2 27/16 37/17 37/21 45/12 67/10 77/8 100/10 100/18 102/1 134/20 139/6 158/19 161/12 166/6 167/14 he [40] 36/7 72/22 72/23 79/7 97/18 97/19 102/10 102/11 102/11 103/3 104/11 104/12 106/4 107/16 107/18 107/25 110/12 110/14 110/15 112/8 114/12 117/15 126/2 126/2 126/3 126/4 126/9 126/10 127/19 127/21 127/22 131/4
general... [1] 134/3 generally [1] 87/10 generate [1] 167/13 Genie [1] 151/22 get [85] 16/4 18/23 24/11 26/13 32/8 33/9 41/14 43/10 44/2 44/18 44/22 45/16 47/20 48/9 52/6 54/12 59/20 59/23 70/10 73/1 73/14 74/25 76/9 80/16 80/23 81/7 82/4 85/5 85/7 85/14 88/21 89/2 89/3 94/17 95/4 95/24 99/16 99/20 102/8 102/9 104/17 105/1 111/16 113/3 113/9 115/16 115/17 116/1 116/4 116/20 118/2 118/5 118/6 118/17 120/1 121/17 121/17 121/20 122/15 124/10 124/13 130/12 131/16 132/17 132/20 134/20 134/22 135/1 135/4 144/19 147/4 154/6 155/9 160/7 160/11 160/25 163/20 164/22 165/24 166/7 168/22 169/10 170/7 170/17 171/8 gets [3] 44/4 81/17 172/3 getting [11] 23/20 60/6 69/8 74/11 75/21 83/15 94/6 105/8 119/13 147/16 157/25 giant [4] 28/7 28/17 30/8 100/25 give [15] 22/1 30/2 39/4 39/5 58/7 64/15 70/12 106/20 112/3 113/7 117/22 125/8 135/13 136/5 146/5 given [6] 10/5 14/18 42/3 76/2 143/22 157/3 gives [3] 14/9 31/22 83/14 giving [2] 104/24 145/19 glad [2] 150/18 167/8 go [48] 6/14 13/17 23/19 24/23 25/10 31/6 32/18 34/22 35/13 39/9 43/14 46/24 48/20 55/8 56/17 62/9 67/15 70/2 73/10 73/14 77/20 84/7 98/21 98/22 113/16 114/3 114/21 114/22 123/7 124/9 129/5 136/18 136/19 139/22 141/3 148/4 149/20 154/8 155/3 155/5 156/10 159/2 161/12 166/24 167/1 169/10 172/1 172/4 goal [1] 96/18 goals [1] 151/15 goes [10] 38/13 47/8 49/8 49/12 78/11 91/9 113/17 120/24 134/15 136/14 going [209] goings [1] 136/6 gold [2] 7/7 8/23 gone [6] 53/4 53/25 91/5 123/6 128/4 131/9 good [33] 2/4 8/15 8/17 23/12 25/9 35/3 43/12 48/2 49/14 60/11 67/13 83/12 87/9 88/4 103/14 105/23 134/8 135/15 135/18 136/7 137/6 138/17 138/21 139/14 142/6 143/1 156/17 156/18 160/2 160/15 171/19 172/9 173/24 goofy [1] 125/11 got [45] 14/12 15/3 32/17 46/3 49/17 49/20 49/21 49/23 53/19	H habit [1] 19/22 had [60] 6/14 6/19 9/5 9/12 14/23 15/19 20/7 24/17 27/19 37/8 52/22 53/15 53/17 57/23 59/7 65/20 67/11 68/13 70/1 76/23 79/1 84/10 86/6 88/14 96/8 107/3 108/8 109/3 110/9 116/22 119/10 120/14 121/6 123/21 124/1 124/7 128/15	

H	86/25 87/4 87/5 87/6 87/7 87/23 88/6 88/15 92/6 94/4 94/6 94/12 94/19 97/3 97/14 107/5 112/18 115/21 118/25 122/23 123/4 125/23 132/3 134/19 134/21 135/21 136/1 136/19 140/6 141/9 141/14 143/15 143/16 147/2 157/5 157/11 163/23 163/25 164/13 164/17 164/20 165/2 165/11 170/3 172/16 173/23	hoping [1] 59/14 horrible [1] 56/8 host [5] 147/10 148/13 149/15 149/20 168/3 hosts [1] 149/19 hotel [1] 160/9 hour [2] 74/12 74/16 hours [2] 147/3 149/25 house [30] 19/6 48/14 49/19 81/25 102/16 102/18 103/4 110/10 112/6 112/24 113/11 123/25 127/9 128/3 129/24 129/25 130/2 130/12 130/16 146/2 146/25 147/2 149/1 157/22 158/1 158/3 160/4 165/14 166/8 167/2 household [1] 15/10 households [2] 15/8 15/13 houses [17] 26/1 45/25 47/3 51/25 75/20 95/19 101/16 101/24 102/5 102/15 102/17 102/19 102/21 132/10 155/4 159/8 166/22 housing [18] 6/2 8/12 12/22 12/23 22/21 53/3 54/5 54/6 54/14 69/20 73/13 73/17 74/20 74/23 74/24 75/20 76/25 164/16 how [39] 9/3 9/22 11/7 13/10 18/5 19/25 20/9 21/2 21/14 22/1 23/12 23/14 36/6 36/11 38/11 48/1 49/1 53/12 80/8 81/21 84/6 87/12 96/24 97/23 98/10 99/14 100/8 102/25 103/12 128/14 131/11 143/6 146/5 147/19 156/8 159/20 161/18 162/7 168/17 How's [1] 95/16 however [5] 10/4 11/18 69/13 84/20 153/18 huge [1] 113/15 huh [7] 50/25 51/6 70/5 99/8 99/18 122/11 131/18 human [1] 116/16 hundred [3] 8/24 15/3 101/17 hundred acres [1] 15/3 hundreds [2] 53/16 96/21 Hunt [2] 117/22 118/1 hunter [1] 117/21 hurt [2] 47/13 53/22 husband [6] 110/4 110/13 112/7 149/8 150/11 151/5 husband's [1] 149/5
he... [8] 149/6 150/12 157/21 161/11 161/14 161/15 168/2 168/2 he'd [1] 99/1 he's [9] 35/16 82/15 103/4 116/21 126/2 126/17 126/20 127/12 131/24 head [6] 46/12 48/23 52/16 80/17 110/22 165/4 headed [1] 47/10 headlights [2] 47/8 49/19 health [2] 148/5 159/5 hear [18] 8/22 36/20 38/9 48/2 65/8 67/17 73/21 75/17 79/2 99/4 103/23 104/5 124/20 126/6 143/19 152/1 152/4 156/11 heard [15] 8/16 31/20 39/15 44/6 79/4 79/8 88/16 97/18 132/19 143/16 145/1 145/2 146/4 146/13 171/19 hearing [28] 1/3 3/24 4/16 4/18 5/3 5/19 12/4 33/14 39/9 39/12 39/21 39/22 40/2 40/5 40/22 42/1 42/20 44/23 60/14 60/16 62/2 62/9 62/11 87/8 125/7 129/11 171/15 172/20 hearings [8] 3/25 4/3 4/4 4/13 4/24 39/15 76/20 140/22 heartburn [1] 14/9 heating [1] 149/11 HEBRON [39] 1/1 1/9 8/7 8/10 9/6 9/25 12/4 15/13 19/7 35/12 35/14 57/20 64/7 64/8 64/11 75/25 76/3 76/16 76/18 76/24 82/8 91/16 94/19 95/2 102/5 111/4 119/2 125/17 147/2 147/17 150/18 154/6 155/7 157/11 160/24 163/23 164/13 164/17 169/15 height [1] 58/24 Hello [2] 110/6 149/4 help [13] 32/18 45/3 49/7 73/13 75/23 78/24 79/2 88/2 110/12 122/1 134/21 154/19 159/16 helpful [4] 103/18 133/18 139/13 163/18 helping [4] 75/4 75/7 105/11 165/23 helps [3] 55/4 165/10 165/11 her [42] 14/8 112/6 112/12 118/5 118/6 141/15 142/20 142/20 143/7 143/9 143/13 143/13 143/16 143/21 143/22 143/24 144/7 144/10 144/19 145/2 146/15 146/17 150/2 150/3 150/10 150/25 151/2 151/17 151/21 153/2 153/2 153/2 162/25 171/1 171/4 171/14 171/16 171/25 172/2 172/6 173/7 173/13 here [95] 5/16 8/18 9/12 15/15 17/18 17/20 20/6 20/11 21/9 21/9 23/21 30/1 35/25 38/16 39/16 45/15 46/10 47/21 48/3 50/22 51/25 54/2 54/13 56/6 57/7 57/8 58/5 58/19 59/9 59/13 59/25 67/20 69/9 69/18 70/6 75/14 76/17 76/19 77/25 78/23 80/6 80/6 80/11 80/15 83/20 83/21 83/22 84/10 86/23	here's [1] 81/18 hereby [1] 175/4 hereunto [1] 175/7 herself [1] 151/17 hey [3] 46/10 130/11 160/8 heyday [1] 159/1 Hi [2] 45/10 110/7 hiding [1] 2/21 high [15] 7/16 13/6 23/24 37/12 37/17 55/10 74/2 112/14 121/19 122/23 127/3 128/3 131/20 132/5 150/21 high-end [1] 55/10 higher [8] 11/8 23/9 25/6 52/25 75/21 75/22 83/10 83/16 highest [4] 8/7 94/18 95/4 165/2 highlighted [1] 139/23 highly [1] 151/15 Hill [1] 146/2 him [7] 31/18 82/14 97/18 110/12 110/13 117/2 127/20 hire [3] 122/9 122/10 122/13 hired [2] 38/1 121/25 his [14] 35/24 48/14 103/4 110/12 110/13 110/15 114/13 117/14 117/16 117/16 118/4 128/1 128/2 151/8 historic [3] 146/2 150/8 151/13 history [3] 150/7 150/12 150/13 hit [4] 36/4 54/9 85/3 142/23 hold [1] 32/5 hole [1] 28/7 home [21] 4/10 12/6 82/14 96/18 101/7 105/10 112/8 113/3 119/19 132/4 149/15 150/1 150/7 150/8 150/10 151/3 151/13 151/17 166/6 167/13 169/10 homeowners [2] 42/22 115/19 homes [12] 12/9 34/21 51/5 51/10 60/7 81/11 84/1 99/22 100/23 106/3 107/17 149/16 hometown [1] 151/1 honest [2] 59/15 76/5 honestly [3] 132/12 157/18 158/6 honor [1] 144/13 hoods [1] 116/14 hook [2] 47/14 50/8 hope [2] 92/1 167/11 hoped [1] 137/10 hopefully [3] 144/18 167/9 172/3 Hopewell [24] 38/10 50/6 59/24 60/10 64/24 65/3 65/11 65/13 65/15 65/23 66/17 68/3 68/6 68/8 68/13 68/19 68/21 69/15 72/1 72/4 72/15 78/3 86/6 92/16	I I'd [6] 9/19 45/16 48/12 57/14 137/16 140/18 I'll [33] 3/12 8/1 22/1 40/8 40/9 41/18 48/8 56/12 60/20 72/17 88/12 90/2 90/13 93/5 95/8 95/10 111/12 116/2 129/1 137/12 141/4 141/7 141/12 142/16 145/5 157/23 158/9 158/11 166/5 167/24 170/11 174/7 174/10 I'm [148] 5/3 5/16 7/17 8/3 8/3 8/6 8/12 19/13 20/13 20/16 20/19 20/21 21/25 27/10 31/19 31/24 33/18 33/20 33/22 33/25 34/1 37/24 37/24 39/2 44/16 46/1 46/4 46/4 47/14 49/24 51/17 52/16 52/19 57/7 58/8 58/9 63/8 63/9 64/15 64/17 66/4 67/22 69/8 69/9 70/2

I			item [9] 5/2 61/9 62/12 91/23 135/9 135/10 135/15 137/7 141/11 items [5] 43/25 44/22 44/24 61/8 142/1 its [9] 148/16 150/7 154/15 159/1 159/1 162/15 162/18 162/19 162/20 itself [1] 56/10
I'm... [103] 71/19 73/20 76/8 77/8 77/14 77/16 77/24 77/25 78/7 78/22 78/23 78/24 80/9 80/10 81/6 81/18 81/19 81/22 83/9 83/13 83/23 84/21 85/7 85/8 87/8 87/9 88/17 89/16 90/9 90/17 93/8 93/20 94/8 95/18 95/20 95/23 96/24 97/2 97/3 97/6 102/6 102/7 103/6 104/24 105/6 105/24 110/22 111/23 113/8 114/18 116/23 116/23 117/21 119/12 119/22 119/23 119/23 123/3 123/3 123/14 124/19 125/7 125/10 126/8 129/11 130/14 131/10 132/20 135/20 136/2 137/10 138/14 139/12 140/6 142/11 143/17 143/17 143/20 146/20 152/16 153/6 154/6 158/8 160/1 160/8 160/9 160/19 160/20 160/25 163/18 163/22 164/1 166/5 166/15 167/8 167/23 169/9 169/10 169/10 171/15 172/3 172/20 173/23 I've [23] 8/16 19/7 32/20 32/22 39/15 42/3 44/5 46/8 49/23 51/17 56/15 75/10 84/3 88/3 95/19 111/21 112/17 125/12 128/15 139/19 157/13 157/20 166/21 idea [17] 14/23 21/20 24/10 24/12 27/19 29/15 33/9 34/17 43/13 76/7 76/23 81/13 135/18 139/6 140/17 140/17 155/19 ideas [2] 81/6 140/5 iffy [1] 36/10 illegal [1] 160/3 imagine [2] 22/18 22/19 immediate [3] 48/4 152/23 153/5 immediately [6] 4/3 141/23 142/22 147/19 167/24 168/19 impact [2] 100/14 100/14 impervious [3] 10/21 24/3 25/2 important [5] 9/8 48/3 140/16 151/6 156/10 impose [1] 170/22 imposed [1] 170/16 imposition [1] 167/4 impression [1] 170/17 improve [1] 35/21 improvements [1] 147/7 inaudible [9] 48/18 48/21 48/23 48/24 48/25 49/5 52/17 130/4 130/17 include [2] 4/8 155/22 included [2] 7/10 141/1 includes [1] 151/2 income [2] 144/19 167/13 incorporate [2] 30/7 42/4 incorporated [7] 5/4 6/22 7/20 34/15 40/23 42/8 61/10 increase [1] 6/6 increased [3] 29/6 29/14 34/24 indefinitely [2] 66/25 84/16 indicates [2] 67/12 67/21 indicator [1] 68/4 individual [2] 8/19 23/13 individually [1] 94/22 individuals [3] 6/22 22/8 73/10	industry [3] 6/2 155/1 162/20 inevitable [1] 63/13 inflation [1] 53/25 information [15] 20/10 43/22 44/24 45/2 73/20 76/1 82/19 83/7 118/3 133/19 134/8 135/3 143/5 143/6 154/13 infrastructure [4] 153/15 154/2 154/3 156/12 initial [3] 6/19 10/25 27/19 initially [2] 10/25 141/21 inn [3] 137/20 142/21 150/15 inns [1] 144/22 input [3] 42/11 45/16 106/21 instance [1] 121/3 instead [1] 25/5 insurance [1] 55/16 integrity [1] 156/1 Intel [17] 6/9 54/2 54/2 54/3 70/14 72/25 73/4 75/20 76/22 82/9 100/15 105/4 105/10 105/13 105/16 105/23 140/12 Intel's [2] 72/22 73/1 intend [1] 21/13 intention [1] 69/3 intentional [1] 110/19 intentioned [1] 76/11 intentions [3] 104/20 129/5 129/6 interconnected [2] 24/20 43/10 interest [1] 21/9 interested [9] 8/13 9/19 21/25 33/18 33/18 78/10 87/12 108/3 108/5 interesting [3] 6/1 21/17 155/6 interests [1] 149/19 interior [1] 72/14 interrupt [1] 105/19 introduce [1] 101/15 introductory [1] 140/19 invented [1] 156/8 invest [5] 56/5 56/9 56/10 67/23 154/23 invested [1] 70/15 investigate [1] 61/19 investigated [1] 144/15 investment [1] 144/19 involved [7] 23/24 26/14 30/8 68/10 91/18 104/24 171/23 Iowa [1] 150/24 iPhone [1] 88/6 IRS [1] 84/23 is [479] island [1] 164/13 isn't [12] 10/12 24/3 25/2 25/9 34/14 41/5 70/21 98/8 128/8 131/11 132/21 161/11 isolated [1] 164/17 issue [25] 13/19 14/8 21/5 30/6 43/23 47/16 123/10 125/8 136/4 137/22 138/20 152/2 152/19 163/18 164/6 164/10 165/9 165/23 170/19 171/4 172/22 173/11 173/12 173/15 173/16 issues [14] 9/10 10/4 10/7 11/9 24/2 30/10 35/1 68/10 86/6 118/7 122/20 148/17 148/25 165/12 it [435] it's [221] ITE [1] 7/6	J Jacobs [14] 1/14 2/14 3/17 40/15 61/1 89/21 90/15 90/17 90/23 93/8 93/14 109/4 109/11 174/16 jam [1] 15/21 Jared [1] 170/20 Jerry [2] 94/8 110/4 Jessie [3] 114/10 114/22 117/10 Jet [1] 95/20 Jim [1] 1/14 job [7] 57/19 77/5 133/21 138/22 139/14 139/14 160/15 jobs [2] 54/4 70/14 Johnstown [1] 105/8 join [1] 2/6 joke [2] 105/12 105/13 Jordan [1] 95/17 JP [1] 157/18 jump [1] 8/4 jumped [1] 151/25 jumping [1] 97/2 June [10] 62/17 62/18 63/2 144/2 144/13 144/14 144/18 148/15 174/4 175/9 June 1 [4] 144/2 144/14 144/18 148/15 June 5 [2] 62/17 174/4 just [196]	K Karen [8] 141/14 143/17 149/4 149/5 152/25 172/15 173/13 173/16 Karen's [3] 150/1 151/3 151/10 keep [11] 16/23 53/7 61/25 64/8 79/10 81/22 111/1 111/1 125/18 144/6 152/20 kept [2] 112/13 128/17 Kevin [1] 114/7 kick [1] 168/15 kicked [1] 168/17 kid [1] 82/12 kids [2] 96/11 102/1 kind [51] 6/18 14/1 31/23 36/3 36/9 43/19 55/6 55/7 70/14 84/8 86/25 87/6 96/16 97/24 98/14 99/15 105/12 107/9 109/25 110/1 116/23 124/8 135/14 138/17 138/20 139/10 139/15 139/16 139/18 139/22 139/23 140/2 140/4 140/17 141/3 141/4 141/9 141/12 141/17 142/25 143/21 148/3 151/25 152/10 155/21 155/21 158/14 158/16 163/20 171/14 171/25 kinds [1] 19/22 Kirkpatrick [1] 110/4 kitchen [2] 148/4 159/5 knock [2] 136/18 136/18 know [243]

K	let [8] 26/20 44/1 111/12 118/24 144/24 149/6 168/3 173/10	135/13 138/18 139/25 140/3 158/8
knowing [1] 43/20	let's [8] 18/5 79/12 88/21 98/3 107/15 113/7 115/25 140/10	live [29] 10/13 11/13 13/1 15/15 16/24 22/13 46/10 48/4 59/25 65/19 77/3 77/4 77/5 79/11 81/12 87/4 87/5 95/17 98/1 98/8 110/4 112/7 112/9 132/11 146/2 148/23 148/24 155/25 165/19
knowledge [1] 175/5	letter [18] 110/18 113/10 114/19 114/25 115/3 115/5 115/6 115/7 129/18 131/6 131/7 141/22 142/18 143/3 145/10 145/15 148/7 149/3	lived [3] 19/7 51/25 110/14 lives [5] 45/15 45/20 78/16 112/7 155/10
known [1] 146/16	letters [2] 114/5 137/2	living [11] 20/20 22/5 22/8 22/14 34/4 50/3 86/25 123/16 123/24 155/24 157/20
knows [7] 112/6 115/14 148/24 162/24 169/18 170/18 173/6	letting [1] 134/19	LLC [4] 93/21 114/21 117/11 117/20
Kopechek [3] 31/15 126/2 126/9	level [5] 7/16 12/23 100/12 138/11 147/17	load [1] 24/13
Kramaw [1] 151/22	leverage [1] 116/4	loan [1] 56/16
L	library [1] 136/17	local [3] 47/21 77/7 150/19
labor [1] 13/16	Licking [4] 6/7 74/14 100/4 105/21	locally [2] 147/16 149/17
laid [5] 58/21 58/23 171/12 173/2 173/2	lieu [1] 16/10	located [4] 22/25 41/1 91/25 93/23
lake [2] 30/8 150/19	life [7] 14/10 19/7 32/14 96/1 96/22 151/5 157/12	location [2] 19/24 149/15
land [5] 13/21 14/20 24/8 50/13 98/7	light [2] 36/18 150/2	lodging [1] 148/2
landowner [2] 18/21 108/4	like [112] 2/5 9/1 9/2 11/20 13/2 14/25 20/11 23/7 32/5 32/21 32/23 33/19 35/15 35/18 35/20 36/4 36/5 36/6 36/7 36/14 37/18 39/7 42/14 42/15 45/16 47/11 48/12 52/10 52/24 54/24 55/1 55/5 59/6 60/4 65/16 66/17 68/13 69/1 73/5 73/10 74/14 75/11 76/7 79/1 80/18 80/20 81/3 81/9 82/8 82/25 83/6 83/13 83/22 83/25 84/3 85/2 85/8 85/17 86/12 86/14 86/15 86/17 87/19 96/16 98/24 99/14 99/24 100/5 100/13 100/17 100/22 103/2 103/3 103/3 104/1 106/11 106/22 107/22 107/22 107/25 112/22 115/25 118/14 125/16 129/8 129/13 132/11 132/23 135/12 137/16 140/2 140/18 141/6 146/4 149/2 149/16 154/2 154/8 155/7 157/7 157/9 158/3 158/25 159/17 160/2 160/7 160/17 160/18 161/6 163/25 166/14 168/20	logically [1] 83/20
landscape [1] 58/24	likely [3] 104/14 151/4 151/14	long [33] 12/11 12/14 25/9 25/20 35/2 36/6 47/9 47/23 51/18 54/17 54/17 77/15 94/6 106/7 126/25 132/20 134/15 136/1 140/7 144/16 144/20 148/15 149/8 150/22 159/20 165/1 166/5 167/3 168/17 168/20 168/23 170/4 172/3
landscaping [3] 7/22 86/17 107/20	Linda [5] 115/20 116/2 120/9 138/19 146/7	long-term [8] 25/20 35/2 144/20 148/15 166/5 168/20 168/23 172/3
large [3] 14/24 32/1 113/20	line [6] 37/2 48/19 48/20 54/6 58/19 68/15	longer [3] 110/25 131/11 144/3
larger [6] 11/4 13/24 29/17 29/20 32/23 37/9	linear [1] 104/3	look [36] 14/21 15/8 19/14 22/16 23/11 23/20 23/21 25/9 34/1 36/5 36/5 36/7 38/21 48/10 48/12 53/15 56/22 57/8 72/18 80/24 82/17 103/1 103/6 113/2 117/18 125/7 132/23 134/18 138/25 139/2 139/24 140/10 140/11 140/13 156/8 158/11
last [25] 9/11 29/9 39/9 54/17 110/14 110/21 114/6 114/21 114/22 115/6 133/17 138/7 141/8 141/16 141/22 142/4 142/18 145/3 145/11 146/7 149/25 151/4 151/10 160/10 161/8	lines [3] 23/6 30/10 117/23	looked [7] 19/20 58/24 58/24 58/25 58/25 85/9 167/5
late [2] 145/24 148/11	lip [1] 132/21	looking [27] 12/9 13/3 16/23 19/2 19/10 20/13 30/15 37/4 45/3 55/22 63/8 63/9 64/9 65/18 67/23 70/17 82/24 87/13 87/22 91/21 97/6 117/25 124/9 125/18 140/15 158/24 171/21
later [6] 104/10 121/13 142/23 156/14 165/24 171/20	list [13] 56/23 59/25 70/8 118/5 128/6 128/12 131/10 132/7 135/17 137/13 137/19 138/24 139/18	looks [8] 14/25 56/8 63/23 66/18 100/17 112/22 112/24 133/25
lawsuits [1] 147/16	listed [4] 20/5 57/7 128/14 128/17	lose [1] 164/23
lawyers [1] 164/22	listened [1] 107/5	losing [2] 100/5 169/2
lay [1] 143/21	literal [1] 78/8	lot [74] 4/10 11/20 14/3 20/24 23/18 23/23 41/21 52/14 53/2 57/12 59/1 59/16 60/8 65/19 73/19 73/21 83/10 86/12 86/15 91/25 92/3 92/13 92/13 93/7 93/22 94/9 94/16 94/17 94/25 95/4 100/17 101/10 101/11 101/12 101/12 101/19 102/4 102/8 102/10 103/7 103/8 104/7 104/17 105/25 107/21 109/4 113/15 113/20 114/15 117/11 117/22 118/10 118/14 120/20 122/20 123/4 135/15 135/16
laying [1] 123/12	literally [4] 9/11 9/14 116/9 153/13	
layout [1] 59/14	literature [1] 81/20	
Layton [13] 1/14 2/16 3/19 40/17 61/3 89/16 89/23 90/14 90/17 90/25 93/16 109/13 174/18	little [22] 11/25 19/20 20/13 23/20 26/20 26/21 29/25 41/25 48/21 69/9 75/7 78/18 81/17 100/10 105/22 130/11 130/16	
lead [1] 37/10		
leaders [1] 100/13		
leads [1] 17/3		
learn [3] 21/17 21/25 60/8		
learned [2] 18/15 164/25		
learning [1] 151/9		
lease [11] 22/7 22/9 22/10 46/6 46/7 47/15 49/25 53/22 67/5 70/7 144/17		
leased [1] 67/7		
leasing [5] 10/11 37/21 55/12 86/21 86/22		
least [8] 14/11 55/24 100/9 102/11 137/2 138/25 139/1 139/5		
leave [4] 14/14 28/7 100/7 166/9		
leaving [3] 28/17 100/8 138/19		
led [1] 158/16		
left [2] 100/16 149/12		
legal [4] 148/8 161/15 170/13 170/23		
legislation [1] 143/8		
legislative [3] 137/18 142/3 171/24		
legislatively [2] 161/4 172/23		
lender [1] 55/17		
lens [1] 19/15		
less [5] 14/18 27/13 63/23 102/19 155/15		

L			
lot... [16] 135/16 135/19 138/21 139/25 140/14 140/21 141/19 147/4 147/7 153/15 162/24 167/17 170/23 171/7 171/7 171/19	map [2] 21/12 140/11 maps [2] 18/16 55/22 March [2] 145/20 168/23 March 7 [1] 145/20 marked [1] 63/9	73/1 78/7 85/14 100/16 112/5 146/18 149/20 155/2 156/8	82/23 82/25 83/2 83/4 83/17 84/17 85/21 86/4 86/19 97/18 97/22 98/3 100/2 100/16 100/22 102/4 103/16 105/19 119/5 119/18 123/15 129/2 130/17 132/9 133/1 134/9 142/12 152/17 153/8 154/10 157/13 158/24 159/8 159/13 159/19 163/1 167/23 167/25 168/16 168/25 171/1
lots [8] 23/25 47/7 49/21 93/25 104/11 104/12 106/1 134/8	market [19] 11/17 11/18 11/19 11/24 12/1 12/8 12/25 17/12 23/11 52/23 53/9 54/15 67/22 69/11 69/11 94/22 146/25 157/24 158/4		meaningful [1] 151/6
louder [1] 88/15	married [1] 82/5		means [1] 104/14
Louis [2] 149/7 150/25	Massillon [1] 74/13		meant [1] 71/8
love [9] 78/1 78/1 78/2 97/17 97/24 147/2 150/10 158/1 163/23	material [1] 9/23		mediating [1] 173/12
loved [1] 157/25	materials [7] 8/5 13/16 27/22 28/2 37/11 73/7 80/3		meet [9] 9/6 12/10 13/5 47/10 54/8 65/2 66/9 68/23 160/12
lovely [1] 151/7	math [3] 53/12 80/11 88/6		meeting [33] 2/5 2/19 2/22 3/9 3/24 4/2 4/14 25/25 62/13 62/15 62/17 62/20 62/23 63/14 78/25 79/2 106/12 107/23 125/4 125/24 129/10 133/17 138/15 140/20 141/6 141/16 141/23 142/5 146/15 170/5 174/3 174/4 174/22
loves [1] 167/4	mathematically [1] 8/23		meetings [4] 100/12 139/8 140/2 152/14
low [3] 94/3 98/13 99/13	matter [15] 10/20 12/20 13/22 18/20 18/23 22/14 22/20 26/15 30/5 30/8 30/14 32/6 35/4 42/12 52/6		meets [1] 13/1
low-density [2] 94/3 99/13	matters [1] 33/18		member [2] 173/18 174/9
lower [3] 74/14 83/8 100/11	maximize [1] 47/24		members [9] 11/24 45/7 63/21 136/2 139/21 141/1 152/1 152/4 171/8
lucky [1] 135/3	maximum [1] 101/12		menial [1] 77/5
luxury [1] 101/20	may [36] 1/6 2/2 4/8 8/2 9/2 16/10 18/4 23/3 32/23 44/15 57/22 62/13 62/21 71/17 78/8 82/7 94/20 100/15 107/18 107/19 125/5 144/5 144/9 144/12 148/9 148/13 151/10 151/10 155/15 157/1 167/24 168/4 168/8 171/24 173/11 175/13		mentally [1] 80/17
M	maybe [26] 12/5 14/18 33/21 48/22 56/24 56/25 79/9 79/10 84/9 86/12 86/13 88/15 97/2 97/4 99/25 101/16 103/13 137/21 139/6 139/9 140/18 142/11 154/5 154/6 154/8 162/25		mention [4] 102/15 138/8 156/20 157/5
M-1 [1] 92/5	Mayor [5] 1/14 17/21 75/23 122/6 130/9		mentioned [8] 26/22 30/5 31/20 57/21 76/15 125/5 152/24 161/20
ma'am [2] 111/20 133/16	McFarland [13] 1/13 2/12 3/15 40/13 60/24 89/15 89/19 90/21 93/8 93/12 109/5 109/9 174/14		mentioning [2] 9/25 27/21
made [20] 31/21 35/21 54/1 57/3 88/3 89/15 90/14 90/17 93/7 109/4 113/8 137/4 137/5 138/21 143/15 144/8 144/12 146/15 163/21 163/24	McMickle [1] 5/15		messenger [1] 165/21
mail [3] 106/17 107/24 131/7	me [64] 2/6 9/8 11/25 14/9 19/25 26/20 34/8 34/9 36/10 38/9 38/24 44/1 51/25 52/6 56/17 67/11 67/15 70/18 75/8 75/12 75/23 76/2 83/14 84/8 88/2 97/15 102/25 105/24 115/13 115/17 116/19 118/24 120/14 121/5 125/6 127/24 130/12 131/9 137/3 139/10 141/25 143/3 145/4 145/18 145/19 145/21 146/12 147/24 149/6 151/2 151/24 153/6 154/12 154/19 157/23 158/4 159/20 159/21 160/12 165/4 168/2 168/15 168/24 173/10		met [3] 6/20 6/21 66/13
mailboxes [1] 7/22	mean [89] 15/3 29/10 30/16 44/12 45/14 45/16 45/22 46/3 46/21 47/3 47/6 47/16 47/20 49/1 49/22 49/23 50/7 53/12 53/15 54/12 54/22 56/19 57/4 58/9 59/7 59/15 62/19 68/15 69/2 70/15 71/8 71/25 72/1 72/22 72/25 73/2 73/13 73/19 73/21 74/20 80/12 80/15 80/20 81/18 82/15 82/18 82/20 82/23		methodology [1] 78/14
main [6] 1/8 9/14 35/12 93/23 95/17 131/9			mic [1] 88/18
mainly [1] 134/4			microphone [1] 38/8
maintain [3] 24/2 25/8 160/16			middle [4] 85/13 96/1 98/8 98/11
maintained [1] 143/12			Midwest [2] 23/17 46/4
maintenance [3] 23/24 110/20 122/2			might [9] 45/19 48/21 65/6 66/5 83/21 104/23 106/21 150/21 155/17
make [51] 8/17 9/12 12/13 13/14 19/10 31/1 31/1 36/13 39/4 44/9 44/23 45/1 54/17 58/1 61/19 63/11 63/20 64/21 65/21 69/22 70/23 78/15 80/5 80/6 85/25 87/19 89/1 89/5 90/2 95/8 97/22 103/21 106/12 107/7 116/19 118/25 121/14 122/5 138/2 138/10 138/22 147/1 149/13 158/11 158/20 159/8 166/20 168/1 172/16 172/16 173/6			Mike [9] 1/13 19/17 39/3 107/8 157/14 159/16 166/2 172/12 173/20
makes [2] 62/7 161/22			milestones [1] 150/21
making [16] 8/11 18/7 29/25 30/1 78/7 78/14 102/7 132/22 133/2 136/15 139/16 144/10 145/22 146/25 148/10 152/25			Miller [1] 1/16
malls [1] 23/22			mind [12] 9/5 10/15 11/21 24/20 46/18 61/25 78/11 96/18 97/22 98/15 100/21 158/21
manage [4] 36/8 36/9 36/11 50/10			minimum [2] 14/13 102/18
managed [1] 35/20			minor [5] 137/21 137/23 138/9 138/11 152/25
management [9] 25/21 27/2 36/8 36/12 37/25 38/13 38/15 52/5 76/8			minority [1] 155/18
manager [7] 25/13 25/15 37/23 37/24 38/2 49/25 50/4			minute [7] 31/20 66/15 119/12 140/24 158/3 160/10 164/20
manages [1] 25/15			minutes [5] 2/19 2/22 3/9 142/23 145/20
mantle [1] 138/18			misnomer [2] 166/17 167/7
manual [2] 134/17 134/17			miss [2] 106/12 166/5
manufacturing [2] 77/7 92/5			mistake [4] 113/8 121/10 131/14 163/21
many [18] 9/3 11/20 18/6 21/2 38/11 47/24 57/23 65/18 65/18			mistakes [1] 60/9
			Mixed [1] 142/15
			Mockus [14] 1/15 2/10 3/13

M	124/9 124/11 mowed [2] 110/13 111/2 mowing [2] 120/20 124/14 Mr [9] 2/12 2/14 2/16 2/18 3/15 3/17 3/19 3/21 5/1 Mr. [43] 17/17 40/13 40/15 40/17 40/19 60/24 61/1 61/3 61/5 61/22 88/2 89/15 89/16 89/19 89/21 89/23 89/25 90/14 90/17 90/17 90/21 90/23 90/25 91/2 93/8 93/8 93/12 93/14 93/16 93/18 107/16 109/4 109/5 109/9 109/11 109/13 109/15 114/19 124/2 174/14 174/16 174/18 174/20 Mr. Bush [1] 107/16 Mr. Jacobs [10] 40/15 61/1 89/21 90/17 90/23 93/8 93/14 109/4 109/11 174/16 Mr. Layton [10] 40/17 61/3 89/16 89/23 90/14 90/17 90/25 93/16 109/13 174/18 Mr. McFarland [10] 40/13 60/24 89/15 89/19 90/21 93/8 93/12 109/5 109/9 174/14 Mr. Moser [3] 61/22 88/2 124/2 Mr. Ours [1] 114/19 Mr. Stoner [8] 17/17 40/19 61/5 89/25 91/2 93/18 109/15 174/20 Ms. [18] 135/21 135/23 141/22 141/24 142/8 142/11 142/18 142/24 145/1 145/5 145/17 151/24 154/4 154/12 156/15 171/1 171/12 173/2 Ms. Annett [1] 135/23 Ms. Bailey [16] 135/21 141/22 141/24 142/11 142/18 142/24 145/1 145/5 145/17 151/24 154/4 154/12 156/15 171/1 171/12 173/2 Ms. Bailey's [1] 142/8 much [32] 11/3 11/4 11/8 12/17 13/21 13/22 13/23 29/12 29/17 34/18 52/1 52/24 52/24 53/4 53/9 54/18 56/5 59/20 70/15 71/4 72/19 83/8 83/13 91/21 101/4 103/10 105/11 108/12 143/17 146/19 153/10 170/24 multifamily [6] 5/22 7/3 7/9 28/12 40/25 92/4 multiple [5] 7/8 22/4 26/12 48/18 101/24 multiple acres [1] 26/12 Municipal [2] 1/7 136/19 municipalities [1] 23/18 municipality [1] 22/24 music [1] 159/24 must [4] 4/18 4/24 53/24 145/21 my [124] 3/1 5/14 5/15 8/25 9/5 9/18 11/21 12/18 18/4 19/6 19/7 19/21 21/9 26/3 33/20 34/7 35/24 36/3 38/18 44/10 47/16 48/23 49/15 52/16 56/16 57/22 58/20 59/4 60/8 64/2 64/16 68/6 73/10 78/11 80/10 86/2 88/6 95/14 95/17 98/6 98/15 101/21 101/24 102/1 105/2 105/7 105/15 105/16 110/3 110/4 110/13 110/21 112/5 112/7 112/24 113/18 123/15 123/15 123/25 123/25	125/17 129/18 129/21 136/3 136/3 137/7 137/7 137/19 138/13 138/22 139/18 141/8 142/22 143/14 145/22 146/1 146/3 146/4 146/5 146/10 146/25 147/2 147/9 148/7 148/9 148/18 148/23 148/24 149/1 149/3 149/5 149/8 150/10 150/11 150/14 150/25 151/4 151/5 151/10 152/24 153/9 155/17 157/11 157/12 157/18 158/17 158/17 159/19 159/23 160/4 160/11 161/19 166/6 166/25 167/2 169/19 170/25 171/9 171/14 172/21 175/5 175/8 175/8 175/13 myself [5] 56/13 73/11 75/6 110/23 170/20
	N	
Mockus... [11] 40/11 60/22 77/11 89/17 90/19 93/10 109/7 110/8 153/6 170/14 174/12 model [1] 147/19 modifications [2] 98/24 99/10 modify [1] 43/1 moment [1] 94/16 Monday [3] 1/5 2/1 62/17 money [14] 13/4 17/4 37/17 54/4 56/5 71/4 74/25 80/5 80/7 122/15 147/8 157/19 157/22 166/20 month [9] 37/3 53/10 54/14 60/1 92/12 139/9 144/8 173/4 173/5 Monthly [1] 36/13 months [6] 9/11 112/16 140/9 140/10 146/24 146/25 moratoriums [1] 170/16 more [54] 9/5 9/10 10/21 10/22 13/22 14/19 14/19 15/8 15/22 18/9 20/13 21/17 22/1 24/8 27/7 28/20 29/13 29/22 30/7 31/22 31/22 34/11 34/12 35/20 39/19 44/24 48/21 53/6 56/18 59/11 63/15 63/18 63/24 64/2 67/16 80/7 81/17 85/18 85/19 87/12 91/15 102/19 110/11 111/15 116/3 118/8 122/3 125/17 135/20 136/25 140/3 149/12 154/5 159/18 Morgan [2] 1/17 157/19 morning [4] 113/2 150/5 169/11 170/7 Moser [4] 1/17 61/22 88/2 124/2 most [15] 14/10 16/17 35/18 48/22 53/20 77/4 78/9 82/4 85/13 86/24 100/19 104/14 121/22 149/3 149/13 mother [1] 150/25 motion [38] 3/22 18/7 39/4 39/11 39/22 40/4 40/20 44/23 60/15 61/6 61/17 61/20 63/11 63/20 87/19 88/3 88/5 88/10 89/6 89/12 90/1 90/2 90/14 90/15 91/3 93/4 93/7 93/19 95/8 108/23 108/25 109/1 109/2 109/3 109/16 172/16 174/5 174/22 motions [2] 43/25 140/20 mounding [1] 26/16 mountain [1] 26/9 move [26] 3/6 3/8 10/17 10/18 26/5 28/3 39/20 39/24 40/2 40/21 41/6 42/13 51/2 61/7 78/24 79/3 80/20 80/21 81/4 84/1 108/22 118/20 124/13 133/13 135/8 167/8 moved [9] 3/11 29/11 40/7 60/17 96/9 123/13 142/7 174/6 174/8 movement [2] 141/18 141/20 moves [2] 79/5 156/3 movie [1] 103/3 moving [14] 22/15 25/24 26/3 26/17 51/3 51/3 84/9 98/2 138/10 139/3 141/4 144/14 148/20 154/16 mow [9] 120/25 121/2 122/7 122/8 122/20 122/25 124/9	name [11] 5/13 5/14 35/9 41/9 95/14 95/17 110/3 117/13 133/16 162/12 169/22 nasty [2] 129/18 136/17 nasty-gram [1] 129/18 nation [1] 155/2 natural [1] 28/16 naturally [1] 23/9 nature [5] 7/23 37/12 125/14 150/9 155/3 naughty [1] 131/10 nay [1] 156/23 near [3] 83/18 111/6 150/13 nearer [1] 171/20 nearer rather [1] 171/20 neat [3] 111/1 123/18 123/19 necessarily [10] 14/4 15/15 18/20 25/3 25/9 30/4 44/13 70/12 104/8 104/24 necessary [3] 23/2 24/4 33/9 need [46] 2/23 9/6 12/21 19/14 23/9 47/12 49/17 53/3 53/5 54/5 54/9 55/6 62/14 64/2 80/25 81/1 83/11 83/13 83/16 87/21 88/15 116/18 117/5 117/13 118/16 120/18 121/14 121/20 128/14 128/22 142/3 143/8 149/9 149/13 150/5 150/20 151/19 153/25 154/21 157/15 157/22 158/5 163/12 169/4 172/18 173/17 needed [5] 25/3 59/11 157/17 158/1 166/3 needle [1] 79/5 needs [14] 7/5 12/10 23/14 32/24 53/5 57/3 63/24 72/25 85/17 111/17 118/7 121/21 147/5 162/16 neighbor [2] 131/17 157/8 neighbor's [1] 123/25 neighborhood [4] 45/21 103/24 146/19 160/1 neighborhoods [1] 156/2 neighbors [18] 8/15 8/17 8/21 60/11 100/22 103/17 103/22 107/2 107/2 110/8 110/24 123/19 145/2 146/10 155/5 155/8 155/8 158/10 never [10] 19/8 74/2 86/6 100/7 119/9 128/15 145/23 146/13 156/23 164/12 nevertheless [2] 21/3 167/4 new [28] 36/14 40/23 44/25	

N	notifying [1] 144/11	18/3 21/18 26/7 26/19 28/5
new... [25] 52/23 53/16 69/17	now [84] 3/23 4/25 6/1 10/24	33/4 33/15 33/24 33/24 35/7
100/22 100/25 101/15 111/23	12/1 12/6 12/8 14/10 15/15	39/17 39/18 40/1 40/4 41/7
113/7 113/8 114/25 115/1 115/3	15/21 19/6 22/19 23/7 29/11	45/5 51/1 52/12 63/10 67/8
115/4 123/13 131/10 134/3	29/20 32/1 32/14 35/1 36/5	69/13 72/12 77/24 79/19 80/18
135/10 143/8 147/5 147/18	36/7 38/12 40/21 41/23 46/1	83/7 83/13 84/25 87/3 89/9
148/10 153/5 153/11 161/11	49/2 49/7 49/11 49/18 49/20	89/12 90/10 91/11 92/8 92/18
171/11	50/12 52/8 54/20 55/17 55/23	93/3 94/10 95/6 97/13 97/15
Newark [1] 175/8	56/7 59/18 59/22 60/6 61/7	98/18 99/4 99/15 99/16 99/19
news [2] 105/24 137/6	61/20 63/18 67/3 69/6 70/25	105/20 106/19 109/23 110/2
newspaper [1] 100/3	70/25 75/8 76/15 76/24 79/25	115/8 116/18 118/20 119/15
next [32] 33/14 39/9 40/2	92/13 92/14 94/24 98/16 98/19	121/5 123/2 124/10 125/3
40/22 49/2 50/17 50/24 52/4	99/13 100/3 101/18 104/1 106/2	126/12 127/10 130/6 130/25
62/16 68/21 91/23 93/20 94/12	112/1 112/10 112/10 112/14	131/15 132/11 132/17 136/6
100/18 101/24 125/4 129/6	112/16 114/3 115/2 116/21	136/24 137/1 137/1 137/2
129/22 131/9 135/9 140/9 141/6	117/2 117/6 117/16 120/2	139/22 141/8 142/11 142/15
149/6 155/11 155/24 157/12	132/24 138/4 145/5 145/23	142/16 142/16 143/24 157/23
167/20 167/21 167/21 172/5	147/22 152/19 157/3 159/1	161/1 162/6 162/14 164/4 164/8
173/2 174/2	161/12 163/3 163/7 167/7	164/11 165/7 165/15 165/16
nice [7] 38/12 45/12 52/2	172/19	167/5 167/23 170/1 170/6
53/23 66/18 158/2 166/8	number [14] 15/17 16/1 17/18	172/25 174/1
nicely [1] 49/20	20/20 75/24 78/12 79/7 81/24	old [5] 36/14 123/12 128/2
nicer [1] 25/6	85/9 85/20 88/7 118/4 118/9	147/2 159/13
night [6] 113/3 146/22 149/11	144/4	on-goings [1] 136/6
149/25 150/4 160/8	numbers [14] 59/7 59/8 59/17	on-site [8] 36/11 36/12 37/23
nightmare [1] 98/3	67/24 74/1 74/2 79/6 79/14	38/3 49/25 50/4 52/5 76/8
no [76] 4/12 9/13 17/20 17/25	80/25 82/24 83/8 85/15 113/16	once [9] 94/17 95/3 115/13
20/25 21/1 21/20 22/3 22/20	117/11	119/1 119/4 137/17 140/13
28/18 29/5 31/13 35/12 41/7	numbers-wise [1] 79/14	158/24 163/23
49/9 51/20 54/22 55/23 57/22	O	one [100] 7/20 9/12 9/13 11/19
58/5 58/8 58/8 63/3 63/4 63/15	O'Neill [1] 131/17	11/22 14/9 16/9 18/11 20/15
71/9 71/9 71/9 71/9 71/16	oath [5] 4/18 4/21 4/23 41/4	20/22 21/2 21/24 24/6 28/20
74/11 76/23 78/17 86/11 88/16	41/6	29/7 30/9 34/23 36/1 36/23
91/10 92/25 97/22 107/25	objection [2] 146/16 173/18	41/7 41/24 50/5 52/14 56/24
109/21 112/19 123/20 126/8	observed [2] 6/6 11/10	57/7 64/17 65/20 66/2 68/9
128/10 128/10 133/10 136/14	obviously [11] 31/22 42/21	68/18 72/9 72/22 75/3 76/23
137/1 141/11 141/12 144/3	44/23 85/12 95/1 96/14 97/20	77/1 77/25 78/2 80/13 80/14
148/16 148/25 150/16 152/23	107/2 112/11 117/1 134/16	81/18 82/3 82/15 88/22 92/13
153/5 153/8 153/23 154/3	occasionally [1] 166/24	93/25 94/1 94/1 94/24 98/12
154/20 160/9 161/1 161/2 161/2	occupancy [1] 112/12	102/14 106/8 106/22 113/15
161/2 162/2 164/11 164/21	occupations [2] 4/11 101/7	113/19 114/15 115/24 118/4
166/3 169/1 169/1 171/11	occupied [3] 20/23 85/10	118/11 121/8 124/9 125/10
172/18 172/22 173/8 173/18	112/10	131/21 132/9 134/6 134/10
no-no [1] 169/1	occur [1] 4/1	134/22 137/16 140/18 140/19
nobody [3] 159/4 168/22 170/17	October [1] 144/13	141/5 143/15 144/12 145/7
noise [1] 49/19	odd [1] 164/3	146/17 147/10 147/12 149/3
none [1] 165/17	of dollars [1] 53/17	151/1 152/19 153/5 153/13
Nope [1] 62/10	off [29] 2/9 12/20 14/9 24/23	153/15 154/3 156/20 158/8
normal [1] 32/13	25/10 26/21 37/4 37/18 42/9	158/9 159/23 160/6 160/24
normally [1] 34/7	43/3 46/12 48/23 56/16 56/17	163/14 163/22 164/11 165/1
North [1] 92/1	87/7 92/15 97/19 113/25 131/13	165/13 167/6 167/14 167/20
not [189]	133/4 144/1 149/11 157/20	167/21 167/21 172/3
Notary [1] 175/11	157/23 158/4 168/14 168/15	one-bedroom [2] 36/23 82/3
note [6] 13/19 18/11 33/6	168/17 168/21	ones [3] 22/13 72/8 97/25
34/13 139/3 151/9	offer [6] 139/23 143/21 144/10	online [3] 31/15 59/24 159/2
noted [1] 150/16	148/5 157/25 171/2	only [23] 16/13 16/14 24/14
nothing [7] 2/23 3/7 31/9	offering [2] 69/17 145/21	32/7 46/21 49/15 59/3 64/17
54/10 54/11 162/12 172/24	offers [2] 78/18 167/6	74/20 80/14 80/19 88/5 107/8
notice [13] 110/20 114/3 121/5	office [4] 86/22 115/25 121/18	110/23 133/3 134/14 134/22
121/9 121/15 122/22 122/24	175/8	143/15 146/4 147/10 147/23
122/24 129/7 129/12 131/20	Officer [1] 1/17	149/12 152/19
136/10 142/19	offices [1] 146/8	onX [2] 117/22 118/1
noticed [4] 98/12 130/25 138/5	official [1] 4/23	open [6] 11/4 11/17 20/14 31/7
138/9	offs [4] 10/20 13/2 13/7 34/23	103/14 147/23
notices [7] 112/11 115/18	often [9] 8/16 21/7 36/11 80/7	opening [1] 172/22
116/5 120/24 123/6 136/10	125/12 125/14 125/15 149/24	operate [1] 48/1
136/18	155/4	operating [1] 139/17
notification [1] 106/6	oh [8] 59/9 71/7 74/8 80/18	operation [2] 144/7 159/2
notifications [1] 98/22	88/12 127/4 131/10 168/9	operations [2] 142/22 143/13
notified [5] 98/23 99/1 106/4	Ohio [8] 1/9 5/16 25/16 47/21	opinion [9] 18/2 18/4 64/17
106/16 107/24	72/25 105/15 175/9 175/12	86/3 105/15 105/16 105/18
notify [1] 106/9	okay [96] 2/20 3/5 8/4 8/8	105/20 161/16
		opportunity [10] 4/5 22/2

O	<p>100/8 100/21 103/6 104/21 105/8 105/10 113/2 114/13 115/4 115/5 115/7 116/1 116/1 116/4 118/16 120/7 121/15 121/18 121/20 123/15 123/15 124/13 126/6 129/3 131/11 132/13 134/2 134/13 135/2 136/9 136/10 137/3 141/21 141/22 142/13 143/10 143/21 148/14 148/18 154/11 155/10 155/14 156/18 157/19 157/21 158/5 158/8 158/15 158/15 159/16 166/6 166/19 171/12 172/2 173/2 173/2</p> <p>outline [1] 146/5 outside [2] 129/5 151/8 over [37] 11/1 14/15 14/16 15/18 23/19 24/9 24/9 27/7 28/3 29/10 45/15 46/10 47/4 59/25 64/13 68/3 87/5 88/6 102/4 102/5 106/23 110/21 112/22 113/21 118/5 122/23 123/14 141/3 147/3 151/22 155/12 159/14 160/24 163/22 167/1 167/5 167/17</p> <p>overall [1] 76/25 overflow [4] 9/14 9/17 86/14 86/15</p> <p>overhaul [1] 152/21 overlay [1] 140/13 overwhelm [1] 21/4 own [8] 8/25 58/12 76/19 104/19 162/15 162/18 162/19 162/20</p> <p>owned [5] 7/13 47/23 96/8 113/19 127/10</p> <p>owner [13] 11/12 18/13 25/20 46/4 54/7 66/18 66/22 84/13 101/20 111/9 114/5 114/5 114/6</p> <p>owners [5] 4/5 10/10 35/2 106/10 117/23</p> <p>owns [2] 118/17 121/15</p> <p>oxygen [1] 32/18</p>	<p>35/1 37/15 37/18 43/9 43/23 44/8 45/17 45/24 46/2 47/7 49/16 49/24 52/14 52/25 53/12 53/16 56/13 56/21 56/24 58/1 59/10 61/12 61/13 63/24 63/24 64/25 65/3 66/1 77/18 78/13 79/7 79/10 79/10 86/7 86/12 86/23 87/1 87/21 88/7 89/13 90/3 91/6 138/12 138/24</p> <p>Parkinson's [1] 149/9 parks [1] 158/13 part [32] 3/24 4/22 6/14 8/14 11/21 12/12 12/24 15/1 20/12 22/9 27/14 28/23 29/13 35/3 37/5 74/19 75/12 76/25 78/11 85/5 89/6 92/1 92/20 99/9 106/9 136/3 138/1 152/12 153/12 157/23 158/5 170/25</p> <p>participate [1] 4/21 participating [1] 91/15 particular [11] 6/8 10/1 10/4 11/9 13/21 16/22 17/10 22/25 70/12 121/3 123/5</p> <p>particularly [2] 23/17 173/16</p> <p>parties [2] 44/18 91/18</p> <p>parts [3] 116/10 116/13 116/14</p> <p>party [2] 25/15 166/22</p> <p>pass [6] 17/1 85/4 96/11 156/25 157/3 157/9</p> <p>passe [1] 159/12 passed [2] 43/13 110/15 past [8] 82/4 98/21 107/12 122/4 123/6 125/6 141/15 151/5</p> <p>path [1] 31/7 patience [5] 75/3 77/9 91/20 94/5 135/22</p> <p>patio [2] 87/25 126/22</p> <p>pay [4] 53/13 83/2 110/25 122/14</p> <p>paying [2] 74/25 111/9</p> <p>penalties [1] 129/19 pencil [1] 80/5 pending [1] 109/2</p> <p>Pennsylvania [2] 166/25 166/25</p> <p>people [65] 9/4 10/13 11/13 11/17 12/4 12/9 12/25 14/10 15/14 15/15 16/24 20/20 21/2 21/10 22/12 22/15 34/4 36/10 48/18 50/9 51/18 53/5 53/10 54/17 59/25 60/5 65/19 67/21 67/25 68/2 69/12 70/7 76/11 77/1 81/24 82/1 82/20 83/25 85/11 96/21 96/25 98/2 104/17 104/19 105/13 105/21 107/5 125/11 133/3 134/11 134/13 134/15 134/19 147/11 147/12 151/12 155/5 155/12 155/14 155/23 157/5 157/24 158/2 158/9 159/10</p> <p>Peoria [1] 150/23</p> <p>per [18] 5/7 15/10 16/8 21/25 41/18 61/13 66/2 80/13 80/19 80/23 83/9 86/5 88/7 96/15 127/13 127/21 144/10 145/14</p> <p>percent [7] 6/6 9/1 9/4 53/20 67/7 73/24 101/12</p> <p>percentage [1] 8/7 percentages [1] 8/24</p> <p>perfect [1] 90/5 perfectly [1] 170/14</p> <p>perhaps [4] 19/24 99/17 140/8 163/14</p> <p>period [1] 111/8</p>
P	<p>p.m [3] 1/6 174/4 174/23</p> <p>package [2] 137/11 137/16</p> <p>packet [3] 2/23 7/19 7/25</p> <p>packets [1] 142/9</p> <p>page [1] 132/25</p> <p>pages [1] 132/24</p> <p>paid [2] 56/16 132/16</p> <p>painting [1] 147/5</p> <p>pallets [1] 112/23</p> <p>pandemic [3] 6/5 54/2 157/21</p> <p>paperwork [1] 118/6</p> <p>parcel [4] 92/1 92/3 93/24 93/25</p> <p>parents [1] 150/17</p> <p>park [5] 10/16 14/17 87/5 103/25 150/3</p> <p>parked [1] 23/19</p> <p>Parkersburg [1] 21/18</p> <p>parking [94] 5/6 5/7 6/25 7/1 7/5 7/5 7/8 7/12 7/13 7/15 8/20 9/13 10/1 10/3 10/12 10/19 11/8 11/9 11/14 13/3 13/7 14/8 14/19 15/18 15/20 17/2 17/11 17/18 20/24 21/5 21/25 22/23 23/2 23/9 23/10 23/12 23/14 23/15 23/23 23/25 24/21 25/2 30/3 30/7 31/23 34/6 34/12 34/14 34/19 34/24</p>	<p>our [85] 3/3 3/24 8/8 8/12 9/6 11/23 12/12 20/17 21/4 22/23 25/15 27/19 29/6 31/14 36/14 37/8 42/21 53/7 53/15 55/12 55/15 57/25 58/19 60/5 64/7 68/14 73/2 73/3 73/23 73/23 76/19 77/6 77/16 78/2 79/5 84/17 87/6 87/13 96/1 96/18 96/19 96/22 96/22 96/25 101/22 102/2 110/8 110/9 110/11 110/25 111/1 111/1 113/9 116/19 116/21 121/11 122/15 123/7 125/4 126/2 126/9 129/6 129/10 131/20 132/6 132/10 133/5 135/17 136/17 139/21 140/12 141/16 141/23 150/14 151/1 151/6 151/17 153/13 154/23 155/7 155/8 155/10 155/13 164/9 167/1</p> <p>Ours [6] 113/19 114/7 114/10 114/19 114/22 117/10</p> <p>out [100] 7/21 9/18 13/14 18/5 18/18 20/4 21/14 25/25 26/5 27/1 44/10 44/23 48/8 50/6 50/7 51/2 52/11 54/1 55/4 55/15 55/20 55/24 56/6 58/21 58/23 61/13 72/22 75/15 75/24 76/9 77/8 80/5 80/10 81/6 82/12 83/1 83/4 83/19 87/17 94/18 94/20 95/23 96/24 97/3</p>

P	104/14 110/23 115/2 116/21 122/21 146/6 154/17 158/18 165/6 165/21	94/8 111/2 123/5 163/1 problems [1] 171/7 procedure [7] 41/18 61/21 61/25 119/21 121/17 126/14 140/20 procedures [1] 120/1 process [21] 20/2 20/12 22/6 106/7 106/9 106/9 106/15 107/18 111/13 113/5 115/14 115/14 118/19 121/25 122/1 123/9 137/14 137/18 145/22 161/13 171/22 processes [1] 116/20 product [9] 6/16 67/13 67/16 69/12 72/18 73/23 76/6 78/6 91/22 productive [3] 142/6 143/11 154/19 professor [1] 150/13 profit [1] 13/14 progress [5] 136/15 137/3 137/5 138/22 144/24 prohibiting [1] 34/14 prohibitive [1] 17/11 project [32] 5/23 7/6 10/10 10/11 11/12 18/23 22/25 23/13 23/15 24/22 25/10 25/21 31/17 35/3 38/3 47/14 47/22 56/9 56/15 59/13 66/19 66/23 67/14 68/4 68/6 69/3 69/8 70/10 70/16 74/11 84/15 91/9 projected [1] 30/1 projects [13] 6/12 8/13 9/9 10/15 23/7 37/8 37/10 46/4 56/24 71/17 71/18 73/2 81/2 promise [2] 133/7 159/25 promoting [1] 81/16 pronouncing [2] 93/21 124/4 properties [6] 25/16 36/5 94/22 96/4 100/17 105/9 property [77] 4/5 13/9 13/11 13/15 17/10 17/15 17/23 18/12 18/13 18/16 18/22 37/23 37/24 37/25 38/2 40/25 41/1 49/6 49/25 68/21 69/4 76/8 80/2 91/25 92/4 92/9 92/11 93/22 94/2 94/12 95/1 95/21 96/4 96/13 96/17 97/1 97/6 97/7 97/8 97/12 98/6 98/13 101/25 102/1 102/2 103/12 103/17 103/23 104/20 106/10 111/6 112/12 112/25 114/9 114/14 117/16 117/17 117/23 120/8 121/21 121/23 122/2 122/21 124/10 129/3 129/13 136/7 137/8 142/8 142/20 143/9 144/1 144/19 148/23 150/4 153/2 160/1 proposals [1] 147/17 proposed [11] 7/14 16/1 19/4 29/13 32/17 34/17 34/22 80/11 106/15 107/1 143/22 proposing [8] 10/2 13/20 23/8 24/7 50/1 56/21 68/4 72/9 prosecution [2] 131/12 132/7 prosecutor [5] 112/1 116/21 116/22 123/7 170/20 prosecutor's [1] 121/18 protect [1] 156/1 provide [5] 27/21 32/18 49/16 148/3 154/12 provided [9] 7/4 16/8 20/6 20/10 42/9 44/25 59/7 66/2
permanent [1] 155/5 permanently [1] 111/16 permission [1] 87/19 permit [9] 119/1 126/23 127/19 127/20 129/3 129/4 129/14 131/2 134/14 permits [3] 130/12 137/24 138/13 permitted [1] 130/5 person [5] 77/4 82/2 105/25 118/11 118/12 personal [2] 12/3 105/16 personally [3] 63/22 64/16 138/5 perspective [5] 9/16 31/16 99/11 146/5 170/13 petition [1] 145/3 Petrick [1] 110/10 phases [1] 28/12 Phillip [1] 91/24 phone [2] 142/24 159/17 phonetic [2] 110/10 151/22 photographs [1] 37/7 photos [1] 75/8 pick [3] 47/24 139/9 141/5 picture [3] 77/1 142/1 159/9 piece [2] 14/5 21/12 piggyback [1] 12/20 pike [1] 99/12 pipes [1] 49/13 pit [6] 24/11 26/23 27/1 27/12 27/14 28/21 place [8] 4/14 45/23 64/7 78/3 115/23 116/20 123/15 150/20 places [1] 155/2 plan [68] 5/21 6/18 6/23 7/19 7/22 10/9 10/18 10/25 14/21 17/15 19/4 24/7 24/8 27/2 27/19 29/7 29/14 29/17 30/16 33/7 33/8 33/13 39/15 39/16 39/20 41/8 41/22 42/1 42/4 42/5 42/24 43/2 43/5 43/6 43/8 43/11 43/11 43/14 43/23 44/5 44/7 44/25 46/13 57/24 68/14 69/1 80/21 81/4 81/13 83/24 83/25 84/6 85/20 89/1 89/9 90/16 91/6 94/13 94/14 99/12 105/9 108/10 127/13 127/21 127/23 129/17 147/10 173/1 planner [2] 161/6 161/11 planning [15] 1/2 1/12 3/25 5/9 5/19 6/21 16/12 29/22 40/24 61/15 134/5 137/9 145/25 146/14 147/25 plans [11] 4/10 73/23 73/23 94/15 97/18 97/20 97/22 107/18 140/23 144/8 153/5 plaque [1] 150/8 playground [1] 101/23 pleasant [1] 38/20 please [9] 2/6 5/12 35/8 41/5 41/8 95/13 125/19 133/15 141/6 pledge [2] 2/6 2/7 plenty [1] 83/14 plus [1] 37/3 podium [2] 5/12 41/9 point [33] 20/4 36/1 53/2 58/20 59/4 62/24 67/6 68/18 70/3 70/25 72/22 73/10 77/20 82/4 82/22 83/5 96/23 97/21 102/7 102/7 102/12 104/7 104/8	points [2] 35/25 36/23 police [2] 35/19 67/9 polishing [1] 153/3 polite [1] 108/20 pond [34] 7/21 14/24 24/17 24/18 26/24 26/24 27/6 27/15 27/16 28/9 28/15 28/20 28/24 29/16 29/20 29/25 30/11 30/16 30/20 31/21 31/24 32/1 32/5 32/9 32/10 32/21 32/22 32/23 33/19 33/23 34/2 34/9 34/14 84/10 ponds [1] 27/20 pool [1] 134/14 population [1] 23/2 porch [1] 150/1 portion [2] 14/25 61/8 position [5] 9/19 12/7 103/10 153/9 171/5 positive [2] 49/14 165/5 possible [4] 52/1 69/15 86/8 152/5 possibly [4] 44/25 47/25 54/19 59/20 possums [1] 123/15 post [1] 133/22 postage [1] 130/11 posted [1] 144/16 potential [2] 22/21 106/19 potentially [2] 171/21 172/5 pound [1] 170/21 pouring [1] 126/23 Power [1] 95/20 practical [1] 86/11 precedence [1] 171/9 precedent [2] 16/20 171/11 predict [2] 70/18 100/9 preliminary [9] 5/18 6/18 33/7 33/13 41/16 41/25 43/5 43/10 43/14 prepared [1] 163/13 present [3] 4/6 137/17 139/18 presented [3] 16/6 80/21 159/15 presenting [4] 85/16 139/10 141/10 152/10 preserve [2] 14/1 34/18 preserving [1] 15/2 president [2] 1/15 77/6 pressures [1] 76/23 pretty [4] 21/12 67/13 111/5 156/18 prevent [1] 15/22 previous [3] 24/8 25/25 125/24 previously [2] 27/19 143/6 price [4] 35/24 36/1 36/22 134/11 prices [1] 54/2 pricing [1] 5/23 print [1] 32/12 prior [1] 4/1 privacy [1] 158/10 private [1] 148/1 proactive [2] 154/1 155/20 probably [19] 38/9 46/25 50/3 78/6 78/9 85/19 93/21 98/5 100/19 103/25 112/13 126/8 142/23 154/21 155/16 155/17 156/13 158/6 158/7 problem [7] 48/6 80/2 94/7	

<p>P</p> <p>provided... [1] 148/2 provides [1] 26/8 providing [1] 13/4 public [31] 1/3 3/24 3/25 4/4 4/13 4/15 4/18 5/3 6/20 39/8 39/12 39/14 39/21 39/22 40/2 40/5 40/22 46/17 60/14 60/16 62/2 70/24 73/16 136/2 140/22 141/2 145/2 152/1 152/4 153/18 175/11 PUD [1] 58/15 pulled [2] 83/1 160/24 pulling [1] 80/10 pulse [1] 152/21 purchased [1] 17/14 purchasing [1] 14/19 purposes [3] 41/22 133/24 147/25 pursue [1] 122/19 put [32] 9/12 14/3 17/9 17/15 25/7 28/13 44/1 49/5 64/1 76/10 76/11 78/4 79/10 79/16 79/17 87/16 107/20 122/14 122/25 127/21 131/21 134/5 134/13 134/16 146/25 148/25 156/2 157/24 158/6 158/9 163/22 167/19 puts [1] 18/18 putting [7] 13/4 23/23 23/25 25/5 37/17 135/5 171/5</p>	<p>raising [1] 18/18 rally [1] 107/2 ran [1] 59/8 range [1] 36/24 ranging [1] 36/25 rant [1] 25/10 rare [1] 150/5 rate [1] 52/23 rather [13] 14/2 24/18 26/22 27/12 28/21 37/16 43/14 51/24 156/13 164/6 165/5 171/20 171/20 rating [1] 148/18 ratio [18] 7/1 7/15 10/1 11/8 23/5 23/10 23/12 31/23 49/23 49/24 59/1 59/6 59/10 64/25 65/10 66/8 67/5 86/18 ratios [7] 7/12 7/13 22/23 23/15 56/21 81/21 86/19 reached [3] 20/4 55/20 145/25 read [11] 4/23 8/5 9/22 81/19 100/2 111/4 111/7 111/11 119/7 166/9 166/21 ready [5] 3/5 74/12 112/22 163/19 169/10 real [7] 23/22 74/15 74/16 78/17 82/25 98/4 170/11 realistic [2] 7/3 124/12 reality [3] 19/2 73/13 155/25 realize [4] 30/12 153/25 161/4 163/21 realizing [1] 154/1 really [39] 7/2 8/19 12/8 33/17 46/17 49/2 53/18 55/10 59/18 70/18 70/18 70/24 78/13 82/20 95/22 96/6 102/4 103/6 111/25 115/22 116/23 135/18 138/3 138/17 138/21 140/18 141/25 142/6 149/14 153/1 157/13 157/16 158/12 159/8 160/3 160/3 162/16 166/6 168/1 rear [1] 150/3 reason [10] 6/14 12/5 12/24 20/3 37/14 64/8 102/9 102/9 164/5 173/8 reasonable [4] 19/25 153/16 171/2 171/13 reasoning [1] 33/1 REBECCA [3] 1/24 175/3 175/11 recall [1] 103/22 receipt [2] 143/4 145/12 received [6] 5/21 5/23 29/7 42/1 110/18 145/23 receiving [1] 6/11 recent [2] 147/13 149/3 recently [4] 19/8 135/16 142/10 152/24 recognition [1] 147/14 recognize [2] 76/21 155/20 recommendations [3] 41/15 62/4 152/11 record [4] 4/23 70/24 89/10 169/23 recorded [1] 2/20 recording [1] 175/6 recovering [1] 19/19 recreational [2] 138/7 138/12 red [1] 54/6 redesign [8] 11/3 11/10 11/14 30/6 46/13 60/4 60/5 81/10 redid [1] 140/8 redo [1] 161/13 reduced [2] 29/4 58/19</p>	<p>reelligible [1] 171/25 referenced [1] 15/17 referring [1] 58/9 refill [2] 26/23 27/12 regarding [3] 4/7 5/11 152/6 regardless [1] 122/18 regards [2] 16/21 22/23 region [1] 150/12 registry [1] 132/4 regroup [1] 157/15 regular [2] 4/14 139/8 regularly [3] 4/2 152/14 174/3 regulate [1] 166/22 regulated [2] 147/19 166/23 regulation [2] 152/16 166/4 regulations [7] 137/20 142/21 143/7 144/21 148/5 152/21 171/22 rehash [1] 139/11 reintroduction [1] 139/19 reiterate [3] 56/12 104/6 170/25 reiterations [1] 42/3 related [2] 6/9 7/4 relates [1] 32/6 relatively [1] 57/8 relearning [1] 139/15 release [1] 49/13 reliances [1] 144/8 rely [1] 82/21 remain [5] 43/6 66/22 66/22 96/12 150/4 remaining [1] 52/13 remakes [1] 171/25 remarks [1] 172/22 remedy [2] 129/22 129/23 removal [1] 111/16 remove [4] 3/6 3/9 5/8 61/14 removed [6] 117/7 119/6 119/16 120/5 144/2 158/19 removes [1] 144/21 rent [11] 11/17 17/8 52/24 53/11 69/12 118/14 145/22 148/14 157/22 158/5 158/8 rental [18] 8/12 9/13 45/22 55/10 76/25 114/8 114/14 144/3 144/17 146/1 146/23 152/16 162/17 164/16 166/5 166/18 168/20 168/23 rentals [9] 8/7 35/13 35/14 35/25 67/19 75/18 142/2 168/8 172/6 rented [2] 20/22 116/8 renters [2] 11/20 12/2 renting [3] 12/6 15/16 143/9 rents [12] 16/23 16/25 17/4 36/23 37/2 37/3 37/6 37/16 37/17 53/8 84/17 117/16 reorientation [1] 139/24 repeating [1] 139/25 replace [1] 127/23 reply [1] 145/20 repointed [1] 147/6 report [10] 32/22 109/18 125/22 132/22 133/8 135/9 136/3 136/8 137/7 152/24 REPORTER [2] 1/24 175/3 represent [2] 76/16 76/19 representation [1] 156/19 reputation [1] 57/18 request [8] 4/7 20/3 34/7 43/21 141/6 146/22 151/21 159/23</p>
<p>Q</p> <p>qualified [1] 117/6 quality [9] 13/6 32/15 37/13 37/15 69/12 69/13 71/25 76/5 91/22 quarter [1] 100/23 question [28] 11/6 35/24 36/2 36/3 38/24 42/23 61/25 67/15 68/7 76/4 76/5 76/6 101/21 109/22 118/25 125/21 129/22 138/6 145/7 153/17 156/16 158/17 158/17 161/19 168/5 169/7 172/8 172/11 questioning [2] 153/15 160/14 questions [33] 7/18 8/2 12/18 14/7 19/18 31/15 31/17 35/8 41/22 42/16 42/21 42/22 42/25 44/12 64/19 92/19 95/6 95/24 97/16 103/7 108/10 109/19 133/8 133/11 140/1 142/4 145/4 146/12 151/24 151/24 154/22 159/21 171/8 quick [4] 118/24 152/3 156/15 172/11 quickly [3] 8/20 24/1 170/11 quiet [7] 146/19 150/4 150/20 151/13 151/18 158/12 160/4 quietly [1] 150/3 quite [3] 26/14 105/20 132/12 quoting [1] 35/16</p>	<p>really [39] 7/2 8/19 12/8 33/17 46/17 49/2 53/18 55/10 59/18 70/18 70/18 70/24 78/13 82/20 95/22 96/6 102/4 103/6 111/25 115/22 116/23 135/18 138/3 138/17 138/21 140/18 141/25 142/6 149/14 153/1 157/13 157/16 158/12 159/8 160/3 160/3 162/16 166/6 168/1 rear [1] 150/3 reason [10] 6/14 12/5 12/24 20/3 37/14 64/8 102/9 102/9 164/5 173/8 reasonable [4] 19/25 153/16 171/2 171/13 reasoning [1] 33/1 REBECCA [3] 1/24 175/3 175/11 recall [1] 103/22 receipt [2] 143/4 145/12 received [6] 5/21 5/23 29/7 42/1 110/18 145/23 receiving [1] 6/11 recent [2] 147/13 149/3 recently [4] 19/8 135/16 142/10 152/24 recognition [1] 147/14 recognize [2] 76/21 155/20 recommendations [3] 41/15 62/4 152/11 record [4] 4/23 70/24 89/10 169/23 recorded [1] 2/20 recording [1] 175/6 recovering [1] 19/19 recreational [2] 138/7 138/12 red [1] 54/6 redesign [8] 11/3 11/10 11/14 30/6 46/13 60/4 60/5 81/10 redid [1] 140/8 redo [1] 161/13 reduced [2] 29/4 58/19</p>	<p>remains [1] 144/8 rely [1] 82/21 remain [5] 43/6 66/22 66/22 96/12 150/4 remaining [1] 52/13 remakes [1] 171/25 remarks [1] 172/22 remedy [2] 129/22 129/23 removal [1] 111/16 remove [4] 3/6 3/9 5/8 61/14 removed [6] 117/7 119/6 119/16 120/5 144/2 158/19 removes [1] 144/21 rent [11] 11/17 17/8 52/24 53/11 69/12 118/14 145/22 148/14 157/22 158/5 158/8 rental [18] 8/12 9/13 45/22 55/10 76/25 114/8 114/14 144/3 144/17 146/1 146/23 152/16 162/17 164/16 166/5 166/18 168/20 168/23 rentals [9] 8/7 35/13 35/14 35/25 67/19 75/18 142/2 168/8 172/6 rented [2] 20/22 116/8 renters [2] 11/20 12/2 renting [3] 12/6 15/16 143/9 rents [12] 16/23 16/25 17/4 36/23 37/2 37/3 37/6 37/16 37/17 53/8 84/17 117/16 reorientation [1] 139/24 repeating [1] 139/25 replace [1] 127/23 reply [1] 145/20 repointed [1] 147/6 report [10] 32/22 109/18 125/22 132/22 133/8 135/9 136/3 136/8 137/7 152/24 REPORTER [2] 1/24 175/3 represent [2] 76/16 76/19 representation [1] 156/19 reputation [1] 57/18 request [8] 4/7 20/3 34/7 43/21 141/6 146/22 151/21 159/23</p>
<p>R</p> <p>R-1 [3] 94/2 102/13 107/16 R-5 [2] 40/25 92/4 raccoons [2] 123/14 123/20 radar [1] 140/12 railroad [1] 112/20 rains [1] 49/8 raise [5] 16/25 17/4 24/15 55/15 55/24 raised [1] 26/11</p>	<p>raising [1] 18/18 rally [1] 107/2 ran [1] 59/8 range [1] 36/24 ranging [1] 36/25 rant [1] 25/10 rare [1] 150/5 rate [1] 52/23 rather [13] 14/2 24/18 26/22 27/12 28/21 37/16 43/14 51/24 156/13 164/6 165/5 171/20 171/20 rating [1] 148/18 ratio [18] 7/1 7/15 10/1 11/8 23/5 23/10 23/12 31/23 49/23 49/24 59/1 59/6 59/10 64/25 65/10 66/8 67/5 86/18 ratios [7] 7/12 7/13 22/23 23/15 56/21 81/21 86/19 reached [3] 20/4 55/20 145/25 read [11] 4/23 8/5 9/22 81/19 100/2 111/4 111/7 111/11 119/7 166/9 166/21 ready [5] 3/5 74/12 112/22 163/19 169/10 real [7] 23/22 74/15 74/16 78/17 82/25 98/4 170/11 realistic [2] 7/3 124/12 reality [3] 19/2 73/13 155/25 realize [4] 30/12 153/25 161/4 163/21 realizing [1] 154/1 really [39] 7/2 8/19 12/8 33/17 46/17 49/2 53/18 55/10 59/18 70/18 70/18 70/24 78/13 82/20 95/22 96/6 102/4 103/6 111/25 115/22 116/23 135/18 138/3 138/17 138/21 140/18 141/25 142/6 149/14 153/1 157/13 157/16 158/12 159/8 160/3 160/3 162/16 166/6 168/1 rear [1] 150/3 reason [10] 6/14 12/5 12/24 20/3 37/14 64/8 102/9 102/9 164/5 173/8 reasonable [4] 19/25 153/16 171/2 171/13 reasoning [1] 33/1 REBECCA [3] 1/24 175/3 175/11 recall [1] 103/22 receipt [2] 143/4 145/12 received [6] 5/21 5/23 29/7 42/1 110/18 145/23 receiving [1] 6/11 recent [2] 147/13 149/3 recently [4] 19/8 135/16 142/10 152/24 recognition [1] 147/14 recognize [2] 76/21 155/20 recommendations [3] 41/15 62/4 152/11 record [4] 4/23 70/24 89/10 169/23 recorded [1] 2/20 recording [1] 175/6 recovering [1] 19/19 recreational [2] 138/7 138/12 red [1] 54/6 redesign [8] 11/3 11/10 11/14 30/6 46/13 60/4 60/5 81/10 redid [1] 140/8 redo [1] 161/13 reduced [2] 29/4 58/19</p>	<p>remains [1] 144/8 rely [1] 82/21 remain [5] 43/6 66/22 66/22 96/12 150/4 remaining [1] 52/13 remakes [1] 171/25 remarks [1] 172/22 remedy [2] 129/22 129/23 removal [1] 111/16 remove [4] 3/6 3/9 5/8 61/14 removed [6] 117/7 119/6 119/16 120/5 144/2 158/19 removes [1] 144/21 rent [11] 11/17 17/8 52/24 53/11 69/12 118/14 145/22 148/14 157/22 158/5 158/8 rental [18] 8/12 9/13 45/22 55/10 76/25 114/8 114/14 144/3 144/17 146/1 146/23 152/16 162/17 164/16 166/5 166/18 168/20 168/23 rentals [9] 8/7 35/13 35/14 35/25 67/19 75/18 142/2 168/8 172/6 rented [2] 20/22 116/8 renters [2] 11/20 12/2 renting [3] 12/6 15/16 143/9 rents [12] 16/23 16/25 17/4 36/23 37/2 37/3 37/6 37/16 37/17 53/8 84/17 117/16 reorientation [1] 139/24 repeating [1] 139/25 replace [1] 127/23 reply [1] 145/20 repointed [1] 147/6 report [10] 32/22 109/18 125/22 132/22 133/8 135/9 136/3 136/8 137/7 152/24 REPORTER [2] 1/24 175/3 represent [2] 76/16 76/19 representation [1] 156/19 reputation [1] 57/18 request [8] 4/7 20/3 34/7 43/21 141/6 146/22 151/21 159/23</p>

R	50/22 50/23 51/14 52/4 52/8 54/19 58/13 60/12 60/14 61/7 61/20 63/18 63/19 66/7 69/6 69/24 72/3 75/8 75/13 75/15 78/20 79/15 79/25 80/5 82/1 82/10 83/22 91/5 91/23 92/13 92/18 93/6 94/12 94/15 94/24 95/25 98/16 99/7 99/24 100/3 100/5 101/13 101/18 101/24 103/1 103/4 103/17 104/1 106/2 106/13 107/22 109/5 109/17 114/19 119/11 120/2 120/11 125/10 126/25 128/7 130/8 133/12 135/7 135/8 136/13 138/4 138/13 142/17 145/5 145/16 148/22 157/6 160/17 162/1 162/9 163/2 163/4 163/11 164/14 167/7 168/20 172/19 174/2 174/10 right-of-way [2] 101/13 138/13 risk [2] 10/10 22/10 road [9] 9/18 11/4 16/4 29/12 30/7 50/12 51/2 92/1 116/20 roads [1] 101/15 Robert's [1] 140/19 Robin [4] 127/6 129/8 130/20 136/10 rock [1] 108/15 ROI [1] 68/10 roll [10] 2/9 3/9 3/12 40/10 60/21 89/16 90/18 93/9 109/6 174/11 roof [1] 54/1 room [8] 14/14 30/3 83/15 107/4 139/15 145/21 158/9 169/5 Rose [1] 1/18 roughly [2] 7/25 61/13 round [1] 137/2 ruining [1] 105/12 rule [1] 17/14 rules [13] 19/12 46/15 64/12 127/1 140/19 149/22 169/14 169/14 169/18 169/18 169/19 169/20 169/20 run [10] 12/14 24/2 30/5 80/7 137/13 157/19 157/21 163/8 163/8 166/8 running [1] 11/11 runoff [4] 30/21 31/24 31/25 49/7	save [2] 31/5 82/13 saw [1] 132/22 say [53] 4/25 8/22 11/23 38/5 41/18 54/13 54/24 54/25 56/7 58/17 59/9 67/6 70/15 70/24 74/4 77/12 79/8 79/11 79/12 79/20 80/9 82/24 87/11 97/18 98/19 100/2 103/20 104/20 107/6 107/16 107/19 108/5 112/16 116/24 125/15 129/18 132/17 136/18 145/9 153/23 154/18 154/20 159/18 161/15 162/18 163/22 164/20 164/21 165/6 165/14 165/16 169/13 169/22 saying [25] 8/16 14/7 19/13 27/10 27/11 33/25 34/1 44/22 46/10 51/17 58/6 65/22 69/11 81/16 96/3 103/24 126/17 135/23 136/9 153/19 160/19 160/20 162/2 162/19 162/20 says [9] 16/7 16/8 64/13 66/1 81/15 83/7 117/19 147/11 161/25 says carport [1] 16/7 scale [1] 147/9 scenario [1] 155/6 schedule [1] 137/24 scheduled [4] 4/2 62/17 152/14 174/3 scheme [1] 58/20 school [2] 96/19 169/17 Scott [6] 1/14 19/17 31/11 45/8 45/10 133/9 scratch [1] 156/7 screaming [1] 170/22 screening [1] 28/14 screwed [1] 96/20 se [1] 96/15 seal [1] 175/8 Sean [4] 5/14 35/10 45/11 47/18 Sean's [1] 53/2 second [18] 3/10 28/12 39/21 40/8 60/18 60/19 88/11 88/12 88/13 88/19 90/12 90/13 93/5 95/10 122/24 137/7 154/15 174/7 seconded [8] 88/20 88/21 89/15 90/15 90/17 93/8 109/4 174/9 seconds [1] 140/20 secret [1] 35/12 Secretary [1] 1/14 Section [4] 5/10 40/24 61/16 73/14 see [34] 11/7 16/5 19/23 20/9 20/15 21/14 21/15 23/22 33/2 45/12 52/25 55/2 55/10 58/10 67/10 70/13 71/7 75/18 75/19 76/24 80/8 95/1 98/10 113/1 113/3 125/23 132/15 132/18 134/13 151/5 159/20 161/18 165/3 171/3 seeing [4] 12/24 17/12 100/3 119/22 seeking [1] 7/15 seem [1] 20/18 seems [1] 19/24 seen [5] 32/20 32/22 60/7 74/2 75/10 segment [1] 42/13 sell [2] 103/4 157/22 selling [1] 125/8
requested [1] 99/11 requesting [3] 5/6 61/11 94/9 requests [1] 135/16 require [5] 18/8 61/19 77/17 77/17 119/16 required [1] 7/1 requirement [4] 5/8 61/14 68/24 89/14 requirements [3] 5/6 61/12 101/11 requires [2] 27/3 27/4 requiring [2] 61/8 61/9 research [3] 67/23 154/14 170/15 reservation [1] 144/10 reservations [8] 144/4 144/6 144/9 144/12 148/21 160/10 168/21 169/1 residence [2] 67/18 148/2 resident [2] 75/13 134/2 residential [11] 34/21 41/1 86/24 92/5 94/3 99/6 99/7 99/14 101/5 102/22 155/4 residents [19] 10/12 17/1 25/5 42/22 55/1 56/3 56/10 76/16 76/18 78/9 78/16 85/3 86/21 98/22 108/3 133/19 134/7 160/23 165/11 resolved [1] 111/16 resources [2] 137/15 156/5 respect [2] 44/4 140/4 respected [1] 161/9 respectful [1] 158/12 respectfully [1] 144/5 respond [1] 15/7 responders [1] 9/4 response [4] 136/14 142/10 153/20 171/9 responsibility [1] 12/13 responsiveness [1] 142/25 rest [5] 56/25 76/17 92/15 110/23 132/10 result [1] 11/5 resurrecting [1] 138/20 retention [7] 14/24 26/24 27/15 27/16 28/24 29/16 29/25 rethink [1] 157/10 rethought [1] 157/11 retired [1] 148/12 retirement [1] 157/20 return [2] 143/14 150/14 reuping [1] 171/21 review [2] 159/19 159/20 reviewed [4] 32/3 41/10 42/6 42/7 reviewing [1] 6/24 revised [1] 44/7 rezoned [2] 92/10 92/14 rezones [1] 140/23 rezoning [2] 68/22 68/25 Rick [3] 1/13 79/8 86/9 ridiculous [3] 103/2 103/2 105/5 right [124] 2/8 2/22 3/2 3/8 3/23 6/1 12/1 12/8 13/12 14/9 15/11 15/21 18/25 21/6 21/13 21/21 24/24 25/13 27/10 29/18 29/20 29/23 30/21 30/22 31/3 34/25 35/7 39/10 40/9 45/18 46/1 47/1 47/5 47/17 49/7 49/11 49/20 50/15 50/17 50/19	right-of-way [2] 101/13 138/13 risk [2] 10/10 22/10 road [9] 9/18 11/4 16/4 29/12 30/7 50/12 51/2 92/1 116/20 roads [1] 101/15 Robert's [1] 140/19 Robin [4] 127/6 129/8 130/20 136/10 rock [1] 108/15 ROI [1] 68/10 roll [10] 2/9 3/9 3/12 40/10 60/21 89/16 90/18 93/9 109/6 174/11 roof [1] 54/1 room [8] 14/14 30/3 83/15 107/4 139/15 145/21 158/9 169/5 Rose [1] 1/18 roughly [2] 7/25 61/13 round [1] 137/2 ruining [1] 105/12 rule [1] 17/14 rules [13] 19/12 46/15 64/12 127/1 140/19 149/22 169/14 169/14 169/18 169/18 169/19 169/20 169/20 run [10] 12/14 24/2 30/5 80/7 137/13 157/19 157/21 163/8 163/8 166/8 running [1] 11/11 runoff [4] 30/21 31/24 31/25 49/7	
S		
safety [3] 6/20 30/9 96/20 said [45] 3/4 10/8 15/3 35/13 36/7 47/11 52/10 60/4 65/22 72/23 74/8 77/8 79/1 82/7 84/3 85/2 85/8 87/25 102/11 103/21 107/8 107/22 107/23 107/25 120/10 121/8 129/13 131/4 146/8 152/5 157/14 157/19 157/21 159/17 159/23 160/2 161/11 161/14 162/10 162/21 164/20 168/2 168/20 170/14 172/21 same [16] 10/7 13/25 41/3 41/19 43/6 45/11 51/3 58/1 65/12 76/21 83/5 100/6 127/25 129/9 147/14 150/20 Sands [2] 45/15 96/8 Sarah [3] 135/24 146/15 169/24 sat [1] 111/6 satisfied [1] 44/19		

S	short [9] 142/2 144/3 146/1 146/23 150/15 152/16 162/17 166/18 172/6 short-term [8] 142/2 144/3 146/1 146/23 152/16 162/17 166/18 172/6 should [23] 7/24 9/20 20/14 20/19 35/1 35/22 39/24 77/3 77/3 77/5 87/13 100/20 113/12 120/13 128/16 132/6 136/23 142/8 161/5 162/21 162/25 163/15 172/15 shouldn't [1] 115/22 show [7] 6/23 14/14 53/18 83/4 83/6 97/13 134/6 showed [2] 82/21 157/24 showing [4] 29/20 46/18 49/2 113/15 shown [3] 60/10 64/5 75/8 shows [1] 117/8 shut [2] 146/1 148/8 side [9] 9/13 28/9 28/14 51/16 55/7 58/21 58/21 67/16 166/20 sides [2] 97/7 149/23 siding [1] 147/5 sign [2] 22/7 22/12 signals [2] 132/10 142/15 significance [1] 151/2 signs [2] 9/12 64/13 silver [1] 37/10 similar [5] 53/19 69/3 71/17 72/15 81/2 simply [7] 16/25 24/11 76/19 105/25 143/24 167/14 172/14 since [19] 3/7 5/20 5/22 6/5 17/7 18/15 19/3 27/22 61/24 62/2 110/10 110/15 112/17 113/23 120/5 121/25 135/18 141/18 160/23 sincere [1] 151/21 single [14] 5/21 34/21 51/10 70/23 71/2 73/23 81/11 82/14 84/1 101/6 101/7 106/3 159/11 167/6 single-family [8] 34/21 51/10 81/11 82/14 84/1 101/6 101/7 106/3 single-story [4] 5/21 70/23 71/2 73/23 sir [2] 105/19 124/2 sit [3] 54/22 75/13 76/19 site [86] 4/10 5/3 5/19 5/21 6/15 6/18 6/23 7/18 10/9 10/18 10/23 10/25 11/1 11/11 14/21 17/15 19/4 24/7 24/8 24/15 27/19 27/22 27/24 29/7 29/14 30/6 32/3 33/7 33/8 33/13 36/11 36/12 37/23 38/3 39/16 39/20 39/25 40/24 41/8 41/12 41/22 42/1 42/4 42/5 42/24 43/1 43/5 43/6 43/8 43/11 43/11 43/14 43/23 44/13 44/16 44/25 45/6 46/13 49/25 50/4 52/5 55/13 55/15 55/17 56/16 57/24 68/14 69/1 70/11 76/8 80/21 81/4 81/13 83/24 83/25 84/6 85/20 88/25 89/8 90/16 91/6 108/9 113/13 115/25 117/9 117/19 sitting [1] 77/25 situation [12] 17/10 53/25 98/15 99/15 100/6 104/22 105/3 105/13 110/9 110/22 144/20	153/2 situations [2] 104/18 107/4 six [4] 67/3 112/16 137/12 147/10 Sixth [1] 92/1 Sixth Street [1] 92/1 size [9] 30/17 30/20 30/23 33/19 34/3 48/24 72/16 102/16 128/2 skids [1] 123/12 slam [2] 107/13 107/25 sleeping [1] 85/12 slide [1] 125/14 slight [1] 7/20 slowly [2] 49/10 49/13 smack [1] 96/7 small [4] 35/19 55/8 57/13 130/16 smaller [7] 27/6 27/20 30/1 30/2 31/2 31/21 34/9 smoke [1] 159/25 sneak [1] 160/18 so [397] soak [1] 151/11 social [1] 147/20 societies [1] 164/9 society [3] 155/14 164/18 165/18 software [2] 113/9 121/11 soils [3] 24/12 24/13 24/14 sold [19] 12/6 63/23 95/22 110/16 113/23 114/1 114/12 117/6 117/10 117/10 117/15 119/1 119/5 119/19 119/19 120/5 120/8 120/8 120/9 solicitors [1] 170/21 solution [3] 172/10 173/19 173/24 some [74] 7/18 9/3 18/9 19/13 20/4 20/8 20/16 20/17 20/20 20/21 21/8 21/10 21/10 21/15 21/17 22/23 23/3 24/25 27/12 27/22 31/23 36/4 37/7 51/5 54/20 55/9 57/3 67/18 70/3 71/17 73/17 75/4 75/10 75/17 82/22 83/5 83/20 83/22 84/10 84/21 97/20 101/15 105/3 107/20 107/21 111/4 121/25 122/21 133/18 134/18 135/3 136/5 137/21 139/6 139/12 139/17 140/5 141/23 142/3 143/6 143/11 144/24 145/3 149/6 152/10 153/3 156/5 156/5 158/6 160/7 164/11 167/13 171/24 172/19 somebody [17] 18/6 47/21 52/9 53/13 54/13 78/4 78/16 86/10 99/21 114/23 122/23 127/17 128/15 164/21 165/13 165/16 165/25 somehow [1] 81/6 someone [5] 49/6 87/1 148/20 164/10 172/16 something [53] 12/7 16/24 17/9 22/11 22/16 23/6 33/21 38/4 38/20 46/5 47/13 52/3 54/16 57/19 58/3 59/19 68/17 77/12 79/8 79/23 80/20 81/3 85/2 86/16 99/7 99/16 99/20 100/25 102/3 103/25 106/12 106/23 109/24 110/1 113/16 114/23 115/21 118/14 125/12 125/22 129/17 134/19 135/11 138/25
sells [1] 114/23 send [11] 113/16 114/25 115/3 115/4 115/9 122/22 122/24 122/24 129/12 141/21 142/23 sending [1] 112/11 senior [2] 72/4 72/5 sense [5] 44/9 61/21 62/7 69/22 152/18 sensed [1] 61/24 sent [17] 7/25 37/6 114/4 114/19 114/20 115/6 131/12 132/6 136/9 136/10 136/21 141/22 142/10 142/13 142/18 145/9 157/23 separate [1] 123/9 separately [1] 39/24 September [4] 146/14 159/16 168/10 169/2 seriously [2] 22/12 23/1 serve [5] 158/25 159/6 161/25 162/3 166/14 served [1] 23/3 serves [1] 28/16 service [2] 132/21 165/22 services [2] 6/21 42/6 serving [1] 165/10 Session [2] 1/5 2/1 sessions [1] 139/7 set [8] 15/18 51/2 56/13 56/19 81/9 125/13 162/7 175/7 setback [6] 29/9 48/19 48/20 49/20 58/19 58/25 setbacks [1] 11/2 setting [1] 171/9 setup [1] 159/5 seven [5] 65/5 67/3 86/13 112/16 137/12 several [3] 20/5 52/7 140/9 sewer [1] 42/7 shadow [1] 166/20 shaking [1] 165/4 shall [4] 16/9 66/2 102/22 148/1 shallow [4] 27/7 28/20 29/22 30/11 shallower [3] 28/9 28/15 30/9 share [8] 14/5 59/16 99/17 100/11 149/2 149/6 149/18 149/19 shared [5] 54/23 59/17 67/11 82/19 105/20 sharing [2] 73/19 151/17 she [43] 37/20 96/8 96/10 102/14 112/5 112/6 115/14 118/7 120/9 120/14 129/14 133/23 135/21 143/2 143/4 143/5 143/18 143/22 143/25 144/4 144/5 144/6 144/6 144/8 144/10 144/13 144/18 145/13 146/8 151/3 151/15 154/13 154/13 159/23 162/21 167/4 169/18 172/2 172/3 172/4 173/6 173/7 173/8 she's [9] 97/14 118/6 118/18 143/16 144/9 144/15 169/17 169/18 171/19 shed [1] 112/22 sheets [3] 83/1 83/3 134/4 shift [2] 81/10 84/9 shining [1] 151/16 shop [1] 149/17		

S		
<p>something... [9] 141/5 154/1 154/24 163/3 163/16 165/17 167/19 167/20 171/10 sometimes [4] 44/9 104/21 137/4 140/2 somewhere [2] 17/5 27/13 son [5] 110/15 114/13 117/14 117/16 117/16 soon [3] 128/12 136/19 140/19 sooner [3] 156/13 165/24 171/20 sorry [25] 5/4 8/3 24/23 25/10 39/2 39/2 44/1 58/8 63/10 66/4 77/14 80/10 105/6 109/1 124/20 126/9 142/11 143/17 146/20 160/9 163/18 163/22 169/9 169/10 170/4 sort [9] 23/21 28/11 68/21 97/20 143/23 156/5 159/14 164/11 170/23 sorts [1] 6/9 sound [1] 164/2 sounded [1] 154/7 sounds [3] 9/2 125/16 154/2 south [8] 28/9 28/12 28/14 28/16 41/2 67/16 127/2 128/3 space [17] 12/1 14/8 21/25 25/4 26/8 27/5 27/5 30/5 31/22 34/11 34/12 49/24 52/1 59/6 66/5 66/6 100/10 spaces [51] 5/7 5/7 5/7 14/12 14/19 15/20 16/7 16/8 17/19 18/6 18/6 21/16 21/19 30/3 45/24 52/15 56/14 56/17 57/4 58/2 61/12 61/12 61/13 63/24 63/25 64/2 66/1 66/7 77/18 80/11 80/13 80/16 80/16 80/19 80/23 80/23 81/15 83/17 83/20 83/22 84/7 85/18 86/5 86/11 86/13 87/21 88/7 89/9 89/13 90/4 90/16 speak [33] 4/24 5/11 22/2 39/1 39/8 39/9 41/5 41/7 45/22 48/5 48/9 50/9 52/17 60/13 64/25 75/6 86/19 88/15 92/6 94/4 95/13 107/24 108/22 111/12 113/14 132/13 145/6 145/20 151/15 152/17 153/9 165/22 169/5 speaker [1] 36/20 SPEAKING [1] 48/18 spear [2] 165/7 165/21 special [7] 62/15 62/20 62/22 63/13 78/25 79/2 141/5 specializes [1] 37/25 specific [8] 22/6 41/22 64/9 97/16 102/16 102/17 119/24 163/3 specifically [5] 6/25 35/6 44/12 45/2 153/12 specification [1] 88/9 spectrum [1] 74/24 speculate [2] 124/2 124/8 spend [1] 53/10 spent [1] 147/2 Spire [16] 5/4 5/17 7/13 21/11 25/20 25/22 38/2 38/5 38/18 40/5 40/22 44/25 45/8 61/10 66/22 84/12 spit [1] 140/6 split [18] 91/25 92/2 92/13</p>	<p>92/14 93/7 93/22 93/25 94/9 94/16 94/17 94/25 97/19 97/22 101/19 102/10 104/8 105/25 109/4 splits [3] 4/10 95/4 102/8 spoke [1] 146/7 spoken [1] 112/5 spot [3] 79/16 79/18 79/21 spotlight [1] 6/8 spots [7] 46/6 65/16 65/23 78/12 83/21 91/6 149/10 sprawling [2] 11/1 29/10 Spring [1] 5/15 square [9] 9/25 15/17 72/16 101/11 102/15 129/24 129/25 130/1 130/18 squeeze [2] 80/22 81/5 St [2] 149/7 150/25 stack [2] 112/20 112/23 stacked [2] 71/22 101/24 staff [4] 37/21 139/4 141/1 141/24 stages [1] 149/8 sustainability [1] 9/15 stairs [1] 149/10 stamp [1] 130/12 stand [3] 4/20 4/25 41/5 standard [3] 7/7 8/23 77/20 standards [2] 13/5 37/11 standing [1] 112/15 standpoint [4] 53/21 55/11 72/17 74/23 stands [1] 111/8 stapled [1] 133/23 star [1] 108/15 start [17] 2/8 25/1 25/3 25/4 43/3 56/1 59/12 59/22 73/16 74/12 82/24 97/19 111/9 114/25 156/7 163/20 167/24 started [8] 38/13 115/15 131/1 148/15 152/9 154/10 161/5 161/10 starting [4] 44/2 52/22 144/14 148/15 state [7] 5/12 35/9 41/9 95/14 133/16 147/17 175/12 stated [1] 88/10 stay [19] 12/15 38/17 51/19 66/14 67/14 82/2 84/5 84/18 96/9 107/16 148/10 149/18 151/13 155/15 160/9 163/24 163/25 167/2 167/3 stayed [1] 148/17 staying [3] 39/13 149/24 157/11 stays [1] 148/24 step [11] 5/12 5/25 35/8 41/8 72/4 94/24 95/14 133/15 136/15 157/13 157/15 Stephen [3] 31/15 31/19 126/2 steps [4] 128/5 129/6 172/5 173/3 Steve [1] 126/9 stick [2] 35/23 141/2 sticks [1] 173/7 sticky [1] 171/6 still [20] 34/10 42/25 43/1 51/16 62/6 64/19 64/20 66/18 72/5 72/7 77/5 83/10 113/8 114/24 122/19 126/1 131/20 132/8 147/4 156/1 stone [1] 37/11 Stoner [12] 1/13 2/18 3/21 5/1</p>	<p>17/17 40/19 61/5 89/25 91/2 93/18 109/15 174/20 stop [9] 23/6 23/9 49/2 96/25 101/22 101/25 102/2 151/1 161/18 stopped [1] 144/11 stops [1] 11/22 storage [4] 32/7 32/10 35/15 115/23 store [1] 27/3 stored [1] 116/11 stories [4] 58/18 71/23 72/11 72/13 storm [1] 28/24 stormwater [16] 24/19 24/21 26/24 27/2 27/15 30/24 32/6 32/7 32/10 32/22 32/24 33/2 33/12 34/11 42/15 43/16 story [5] 5/21 70/23 71/2 73/23 113/7 straight [2] 43/15 82/12 street [24] 1/8 5/15 9/12 9/13 35/12 41/2 47/22 73/25 80/1 92/1 93/23 95/18 110/5 110/9 110/24 115/24 122/6 122/12 128/4 131/9 136/4 137/22 141/9 158/13 streets [1] 9/14 stress [1] 18/19 stretch [1] 107/14 strict [1] 149/22 strictly [1] 149/21 strip [2] 23/22 24/12 striving [1] 16/22 strong [2] 81/7 146/16 strongly [1] 47/11 structure [1] 5/22 structures [2] 101/6 102/22 struggle [2] 67/17 75/12 struggling [3] 81/19 81/22 85/8 stuck [1] 122/17 students [1] 150/18 studies [3] 23/10 82/19 95/1 study [2] 83/3 149/14 stuff [9] 21/13 39/5 47/8 49/20 50/8 79/25 123/12 123/21 153/3 style [2] 16/18 52/23 Subcontractors [1] 6/11 subject [1] 44/6 submitted [1] 127/21 subsidize [1] 53/14 subsidy [1] 73/15 suburb [1] 23/19 suburban [1] 52/23 successful [2] 35/2 161/9 such [8] 7/24 24/16 42/9 43/16 132/15 148/11 151/19 170/19 sudden [1] 80/17 sufficient [1] 11/14 sufficiently [1] 10/16 suggest [3] 43/23 43/24 89/4 suggested [1] 4/20 suggestion [1] 152/23 suitable [4] 24/12 24/14 27/13 28/2 Super [1] 124/16 supplied [3] 8/6 8/23 9/23 supply [1] 73/7 support [7] 14/7 17/4 98/16 149/16 151/14 155/19 156/13 supporting [2] 14/12 149/23</p>

S
 suppose [1] 11/7
 supposed [6] 42/19 111/5 111/9
 114/21 119/8 145/13
 sure [33] 8/11 12/13 19/10
 20/19 31/19 45/1 45/1 50/5
 52/19 52/20 57/10 64/22 65/21
 66/5 66/16 67/22 68/12 72/7
 73/20 75/5 79/18 84/21 106/12
 116/19 118/25 121/14 128/19
 130/14 139/16 148/22 158/11
 169/12 173/7
 surface [7] 10/21 24/3 25/2
 32/9 32/11 32/13 165/10
 surprised [1] 135/11
 surprises [1] 135/12
 surrounding [1] 96/5
 survey [2] 7/11 9/3
 suspect [1] 167/16
 sustainability [1] 8/14
 sustainable [3] 8/14 9/10 9/16
 swapping [1] 25/25
 switch [2] 168/19 168/22
 SWORN [1] 5/1
 symbiotic [1] 149/23
 system [3] 121/11 131/20 132/8
 systems [1] 113/9

T
 table [20] 8/25 18/8 20/3 20/6
 39/4 43/24 44/22 44/24 53/17
 55/7 61/20 62/5 62/8 63/10
 63/12 63/20 64/5 129/1 170/10
 170/21
 tables [1] 7/23
 tailored [1] 23/14
 take [26] 4/14 4/18 5/25 9/9
 22/11 22/24 27/1 41/4 41/6
 62/4 63/11 70/14 72/18 106/21
 106/22 107/6 108/4 116/5
 120/17 120/25 123/1 146/3
 160/10 168/12 171/24 172/24
 taken [3] 4/13 130/13 131/13
 takes [7] 10/21 14/25 34/4
 34/6 43/8 86/21 133/2
 taking [8] 10/22 11/2 25/3
 25/4 26/2 29/8 144/1 167/24
 talk [21] 21/10 33/10 39/16
 44/10 64/18 67/9 104/18 104/18
 104/19 116/2 128/25 129/10
 137/8 137/21 137/22 139/1
 139/18 141/6 141/25 146/12
 153/3
 talked [19] 14/22 25/23 25/24
 41/21 52/14 52/15 86/9 120/9
 120/20 125/23 133/18 137/23
 139/4 139/5 140/6 140/14 143/2
 164/15 164/16
 talking [20] 8/18 48/15 48/22
 78/6 79/15 80/16 81/22 99/5
 100/6 101/16 119/23 119/23
 120/2 127/5 130/15 130/19
 131/17 138/14 143/17 161/6
 talks [1] 141/15
 tangibly [1] 78/15
 target [1] 154/16
 taught [1] 169/19
 tax [1] 70/9
 taxes [4] 111/1 122/14 122/15
 122/25
 teacher [1] 169/17
 tear [1] 130/1

tell [10] 8/20 50/4 56/23
 94/13 115/13 122/6 130/1 141/7
 170/20 170/22
 telling [7] 46/1 83/9 97/14
 100/15 118/8 132/21 145/21
 tells [1] 84/22
 temperature [2] 152/20 172/20
 ten [2] 86/13 124/25
 tenable [1] 100/24
 tenant [4] 144/17 144/20
 167/14 172/3
 tend [1] 163/19
 tends [1] 21/4
 term [23] 25/9 25/20 35/2
 71/19 105/22 142/2 144/3
 144/16 144/20 146/1 146/23
 148/15 152/16 162/17 165/2
 166/5 166/17 166/18 167/7
 168/20 168/23 172/3 172/6
 terminating [1] 154/4
 terms [4] 143/21 145/14 153/5
 171/6
 testimony [1] 4/6
 tests [2] 163/8 163/9
 textbook [1] 171/10
 than [39] 6/12 11/8 14/3 15/8
 24/18 26/22 27/12 28/21 29/17
 29/22 30/1 30/11 30/17 32/23
 37/16 43/7 43/14 48/21 53/6
 59/11 80/8 83/10 83/16 85/22
 99/7 99/23 110/11 111/15 116/3
 122/3 125/17 127/9 135/20
 155/15 156/14 159/18 165/5
 171/20 171/20
 thank [44] 5/2 12/17 31/10
 33/4 35/10 36/15 36/17 36/21
 37/22 38/22 65/1 65/9 72/19
 77/8 77/20 91/14 91/15 91/19
 94/5 95/11 101/2 101/3 108/11
 108/13 108/17 118/22 134/24
 135/6 145/19 156/14 164/6
 165/6 169/6 169/8 169/15
 169/20 170/1 170/2 173/11
 173/13 173/15 173/20 173/21
 174/1
 thankful [1] 143/5
 thanks [7] 8/4 9/24 12/17
 45/12 72/20 91/12 134/20
 that [821]
 that's [162] 6/3 6/14 7/16 8/4
 9/18 11/7 12/11 12/24 13/2
 13/12 14/8 14/13 15/14 15/20
 18/2 19/1 20/3 20/12 21/17
 21/19 21/21 22/16 23/12 24/24
 25/11 26/14 29/15 29/23 30/21
 30/22 31/3 31/6 31/8 32/1
 32/10 32/11 32/25 33/25 34/7
 34/10 34/23 34/23 36/1 36/9
 37/5 37/14 38/20 39/17 39/22
 43/19 44/11 44/21 46/5 46/9
 46/17 47/10 47/15 48/1 49/1
 51/21 52/24 52/24 53/12 53/25
 54/15 54/16 54/17 54/18 55/1
 55/23 56/11 62/5 64/2 64/16
 66/8 67/2 68/15 68/21 69/6
 69/23 72/14 73/5 73/13 74/12
 76/20 78/11 78/21 79/11 79/15
 80/18 82/12 82/12 83/10 83/16
 85/12 85/20 86/2 90/5 92/7
 94/11 96/1 96/12 96/21 97/1
 97/22 98/14 101/7 102/3 105/15
 107/17 116/8 117/14 117/19
 118/18 119/7 119/15 119/18

120/1 120/14 121/11 122/23
 123/2 123/8 123/13 123/22
 125/14 125/15 127/10 128/6
 129/17 129/18 130/23 131/9
 133/7 134/10 134/17 134/24
 137/1 137/2 137/24 138/16
 139/22 144/23 145/13 147/11
 151/25 155/6 155/16 157/6
 157/14 160/2 160/22 161/19
 162/7 165/4 165/19 166/19
 167/22 170/6 171/15 172/9
 173/22
 their [48] 4/5 4/7 4/19 4/19
 12/5 12/10 13/1 22/10 34/5
 34/6 36/4 36/11 42/9 44/17
 49/19 53/10 53/11 54/9 54/23
 56/25 57/1 58/12 60/7 60/7
 78/4 91/25 93/22 96/19 97/7
 101/23 102/1 103/17 105/8
 105/10 113/11 118/13 122/14
 122/14 122/25 129/3 130/12
 131/2 133/4 146/15 154/15
 156/11 160/5 161/13
 them [58] 21/15 23/14 35/19
 36/8 36/9 37/9 42/2 42/3 43/22
 44/17 50/24 51/3 51/3 51/8
 51/9 51/13 51/19 52/7 55/12
 56/25 60/1 73/24 75/4 78/8
 100/18 101/25 106/8 107/19
 113/16 113/17 115/7 116/11
 118/17 121/1 121/3 122/10
 123/1 129/1 129/8 129/12
 129/18 130/1 133/22 133/23
 134/23 144/13 146/11 146/12
 146/13 149/16 155/9 159/22
 160/7 166/9 167/6 168/13
 168/14 168/22
 themselves [1] 56/6
 then [73] 10/12 10/21 13/24
 16/3 16/21 18/6 18/9 18/15
 20/23 23/10 24/2 24/14 24/22
 25/3 25/7 25/8 26/4 27/7 27/11
 27/22 28/22 31/21 34/11 34/19
 38/12 38/19 39/24 41/6 42/14
 42/25 44/3 44/22 47/15 49/4
 49/17 57/12 64/1 66/1 66/6
 66/6 70/14 94/17 94/25 95/3
 101/16 102/21 103/12 104/16
 113/21 116/6 118/11 121/16
 122/14 134/14 136/15 138/17
 138/24 140/16 140/18 150/24
 152/4 157/10 157/18 158/1
 158/4 159/10 160/23 161/17
 163/21 164/21 168/14 172/4
 172/17
 there [186]
 there's [11] 2/23 34/15 50/13
 72/23 72/24 73/12 74/22 115/23
 123/13 139/15 141/12
 thereby [2] 27/2 27/15
 Therefore [1] 69/17
 THEREUPON [1] 174/22
 these [36] 4/3 4/4 4/13 4/24
 9/8 19/22 21/3 21/7 21/11 46/3
 56/1 57/6 58/22 59/2 71/17
 72/5 72/10 72/10 72/13 76/15
 81/20 100/17 104/18 132/9
 133/21 134/12 134/22 140/1
 143/7 155/14 155/24 159/8
 164/17 165/1 165/12 165/14
 they [177]
 they'd [1] 59/9
 they'll [1] 123/1

T		
they're [11] 2/25 3/5 14/11 35/19 35/20 36/10 37/13 38/17 45/2 71/10 126/22	149/21 151/14 155/3 155/15 163/13 164/19 167/17 168/12 168/21 172/1	137/10 138/24 143/16 too [18] 25/13 47/4 47/18 54/10 68/16 71/4 88/17 89/2 90/11 101/3 104/24 118/17 122/23 123/21 143/17 145/24 146/18 146/18
they've [3] 32/16 89/8 123/12 thing [32] 8/21 17/21 19/25 29/10 41/25 49/14 49/14 56/20 69/10 74/15 74/16 75/13 75/15 81/10 83/5 87/11 88/5 88/22 98/12 99/6 102/14 103/20 104/16 105/4 113/1 113/3 129/9 130/18 140/24 141/8 153/17 156/20	thought [26] 14/4 29/25 43/21 44/3 71/8 74/8 83/12 83/12 87/6 88/14 97/21 100/7 134/4 134/6 135/17 139/22 142/16 147/13 154/19 156/17 157/25 158/5 158/14 164/11 165/18 165/18	took [4] 73/23 73/24 158/4 159/14 tools [1] 139/16 top [6] 6/7 38/17 48/23 71/22 71/22 113/21 topic [8] 26/22 60/13 92/6 94/5 95/13 108/22 139/9 141/10 topics [2] 139/10 140/4 total [2] 90/6 90/16 totally [3] 85/5 85/15 127/18 touch [1] 149/24 touched [1] 47/18 towards [3] 42/13 51/13 84/1 town [15] 19/12 35/17 35/18 58/10 64/13 67/16 67/19 78/8 148/8 148/19 151/21 159/24 160/8 165/13 167/17
things [58] 7/23 10/17 13/25 14/9 19/14 19/14 19/22 20/9 20/15 25/6 30/10 37/12 37/17 42/14 42/15 45/3 47/16 52/21 56/2 57/23 58/22 58/23 59/2 59/3 70/10 75/3 77/25 78/2 81/19 84/9 86/17 97/3 97/23 99/25 107/11 107/12 107/21 125/13 125/15 132/16 132/25 134/12 134/18 135/17 136/22 139/12 139/18 140/12 141/3 142/4 147/1 150/3 163/20 164/10 164/17 166/8 170/12 171/14	thoughtful [1] 91/17 thoughtfully [1] 19/11 thoughts [8] 8/5 22/4 49/15 52/14 76/20 149/7 155/23 156/12 thousands [1] 53/16 threaten [1] 129/19 three [12] 20/23 21/24 36/25 93/25 105/9 112/11 116/5 120/24 128/1 136/22 137/11 137/12 three-bedroom [2] 21/24 36/25 through [24] 19/15 54/1 65/17 73/22 78/11 98/14 111/4 121/25 122/2 137/13 137/17 146/24 148/4 153/14 154/9 157/17 157/20 160/8 161/4 161/12 167/23 168/4 168/10 169/2 throughout [5] 100/4 105/21 133/1 150/4 155/2 throw [1] 48/8 throwing [1] 81/6 tied [1] 6/18 ties [1] 112/21 tight [2] 12/2 12/8 time [51] 6/1 12/11 18/10 20/13 38/2 39/4 39/5 43/15 44/17 47/9 47/23 50/5 51/18 52/5 52/10 54/17 62/1 66/10 68/8 68/9 76/13 76/21 85/9 91/16 94/6 94/25 114/23 118/23 124/8 124/11 124/12 124/18 124/22 125/6 132/20 133/2 136/3 137/16 140/7 140/8 145/4 145/12 150/14 151/4 151/20 154/8 154/23 160/4 165/1 171/24 174/21	track [2] 41/17 42/18 trade [7] 10/20 13/2 13/7 34/23 37/4 37/18 139/16 trade-off [2] 37/4 37/18 trade-offs [4] 10/20 13/2 13/7 34/23 traffic [4] 7/7 59/8 82/18 83/2 trailer [15] 110/16 112/10 112/15 112/21 114/13 116/7 116/11 117/5 118/13 118/17 119/1 119/4 120/5 121/22 123/16 trailers [11] 111/17 113/22 113/25 118/11 119/2 119/24 120/9 121/20 125/5 125/7 125/9 trajectory [2] 43/6 141/17 transcribed [2] 2/20 3/1 transcription [1] 175/6 transcriptionist [1] 3/4 transition [1] 52/2 transportation [2] 23/4 23/5 trash [2] 123/20 131/22 travel [2] 149/7 149/12 travels [1] 125/17 treasured [1] 151/4 tremendous [2] 8/11 154/14 tried [2] 70/22 168/19 trigger [1] 77/23 trip [1] 151/1 trouble [1] 43/4 truck [2] 72/24 116/10 true [4] 12/11 102/9 107/8 175/5 truly [5] 9/9 12/10 12/14 72/21 106/25 trust [1] 60/9 truth [1] 73/22 try [10] 19/23 60/8 75/15 97/3 99/12 147/1 155/24 160/15 163/22 166/5
think [116] 2/25 9/1 9/2 9/15 11/18 11/19 12/11 14/10 14/22 18/1 21/2 32/15 32/17 33/19 35/22 37/19 37/20 39/24 41/19 41/20 47/13 47/18 48/2 48/3 49/16 52/19 52/20 53/22 55/8 56/20 57/2 57/17 59/6 59/11 60/9 63/22 63/24 64/1 64/11 65/13 66/18 70/12 71/12 71/16 72/9 72/22 76/19 77/4 77/11 78/5 78/23 80/25 81/1 81/7 82/6 82/7 82/15 83/5 83/9 83/10 83/16 83/25 84/5 84/7 85/23 85/25 86/4 99/9 100/20 103/9 103/13 103/13 104/1 104/22 105/18 105/20 116/3 117/14 120/12 126/13 128/16 134/10 134/12 134/14 136/21 138/6 139/4 139/13 140/25 142/22 144/15 150/17 154/5 154/16 154/23 155/13 155/16 155/19 155/22 156/4 156/6 156/24 157/14 157/17 160/13 160/24 160/24 163/15 163/17 166/18 167/18 168/24 171/1 172/9 174/1 174/8	timeline [2] 62/25 125/9 timelines [3] 140/20 140/21 140/25 times [10] 57/3 64/9 65/18 104/17 112/5 125/17 128/2 154/25 155/25 171/8 tiny [1] 165/14 to-do [1] 135/17 today [5] 3/6 4/16 63/5 80/22 82/8 today's [2] 69/13 71/15 together [10] 17/16 73/12 76/11 76/12 116/1 133/23 134/22 135/6 161/3 167/20 told [15] 55/22 95/22 96/9 102/14 111/21 115/20 120/14 127/24 133/19 135/2 143/24 146/11 152/25 157/14 170/25 tomorrow [3] 129/10 142/14 171/17 ton [3] 24/3 74/1 74/25 tonight [15] 5/16 17/18 18/8 42/24 45/12 59/17 73/20 75/3 79/5 103/21 108/9 132/18	transcriptionist [1] 3/4 transition [1] 52/2 transportation [2] 23/4 23/5 trash [2] 123/20 131/22 travel [2] 149/7 149/12 travels [1] 125/17 treasured [1] 151/4 tremendous [2] 8/11 154/14 tried [2] 70/22 168/19 trigger [1] 77/23 trip [1] 151/1 trouble [1] 43/4 truck [2] 72/24 116/10 true [4] 12/11 102/9 107/8 175/5 truly [5] 9/9 12/10 12/14 72/21 106/25 trust [1] 60/9 truth [1] 73/22 try [10] 19/23 60/8 75/15 97/3 99/12 147/1 155/24 160/15 163/22 166/5 trying [41] 12/7 14/1 15/22 18/23 34/18 44/16 46/11 47/16 52/16 53/7 53/8 54/16 56/4 59/19 64/8 69/9 75/13 76/2 76/8 78/22 78/23 79/24 83/6 83/23 91/17 95/23 96/24 100/8 102/6 103/6 103/14 107/14 112/3 118/6 123/3 131/11 154/11 156/1 159/16 160/18
thinking [6] 28/19 77/25 98/15 125/18 139/12 158/7 thinks [3] 64/3 77/2 86/3 thins [1] 12/10 third [1] 25/15 third-party [1] 25/15 this [233] thorough [2] 22/5 139/14 those [59] 6/12 10/7 13/7 21/22 23/6 24/25 28/3 30/10 36/18 50/3 50/13 50/14 51/5 51/16 51/25 56/24 59/2 59/8 64/6 65/19 75/10 77/1 78/3 81/5 83/3 83/8 83/20 96/4 99/25 100/9 100/23 104/11 104/12 106/1 110/21 116/4 119/23 124/13 125/11 136/21 138/2 139/17 140/24 141/3 144/5 144/6 144/9 149/4 149/15		

T	<p> until [6] 19/8 44/24 89/3 120/23 144/13 161/8 untrue [1] 166/14 up [82] 6/3 6/10 6/13 6/15 8/24 9/12 10/22 13/17 14/6 14/14 14/25 15/18 16/4 19/3 22/13 23/25 28/22 46/8 47/15 48/3 48/5 48/9 48/9 50/19 51/25 52/23 53/4 53/22 54/3 56/1 56/13 56/20 60/1 62/7 70/7 70/19 71/18 74/13 79/23 79/25 81/7 82/25 83/9 86/22 92/16 96/20 100/24 103/3 104/23 106/23 107/1 107/20 112/13 113/11 121/12 123/16 124/10 125/25 133/22 134/7 134/18 136/18 140/1 140/19 141/7 141/24 147/3 150/24 151/7 152/19 156/5 158/2 158/3 158/9 162/12 164/7 164/10 169/10 170/7 170/11 171/16 173/7 update [2] 135/18 138/2 updated [1] 18/16 updates [4] 136/5 137/9 137/21 147/6 updating [1] 137/23 upkeep [2] 110/17 111/10 upon [2] 100/10 151/9 upped [1] 59/10 ups [1] 53/19 upset [2] 49/18 60/6 upstairs [2] 148/24 148/24 us [56] 16/13 17/3 19/12 19/23 45/12 47/17 51/19 55/17 57/25 58/7 60/9 61/19 64/5 68/18 75/4 75/7 75/21 78/24 79/2 79/7 81/4 81/9 81/17 84/22 92/7 94/13 96/5 96/9 96/21 97/10 100/8 100/15 100/19 104/7 105/23 107/18 110/25 132/14 134/10 135/11 149/14 149/21 153/22 153/22 154/22 155/20 156/4 158/11 164/19 165/10 165/11 165/17 165/22 165/23 171/5 172/14 usable [2] 96/23 139/21 use [15] 25/14 27/14 28/21 37/11 38/7 46/2 82/20 82/22 94/18 95/5 137/15 143/9 154/8 165/2 167/12 used [11] 7/6 15/16 29/8 105/22 115/23 116/8 130/17 132/23 132/24 144/3 165/2 uses [3] 4/9 101/9 140/22 using [3] 56/11 78/6 101/22 usually [4] 46/8 102/8 159/7 167/2 utilities [2] 6/21 134/3 utility [2] 152/15 152/15 </p>	<p> 6/17 7/1 7/15 16/17 33/9 37/15 39/10 40/6 43/1 43/5 43/9 43/12 44/3 44/4 44/8 44/14 56/25 58/7 61/11 62/1 62/25 66/13 66/13 87/20 130/8 variances [5] 4/9 46/15 64/15 91/9 140/22 various [1] 106/1 vehicle [1] 138/12 vehicles [1] 138/8 verify [1] 117/5 versus [7] 13/3 13/4 13/6 37/18 53/5 64/25 100/24 very [58] 8/13 8/20 12/1 12/8 22/5 22/6 22/11 22/25 23/24 24/1 24/1 24/18 25/8 27/20 35/5 37/17 52/6 72/15 72/15 72/19 84/8 88/4 91/21 98/10 99/22 103/10 105/2 105/2 108/3 108/5 108/11 116/24 117/3 126/20 135/21 135/22 137/23 138/23 139/14 139/14 140/16 140/24 140/24 142/19 149/23 153/10 156/17 156/17 159/7 161/8 161/9 163/3 163/24 164/20 167/3 170/24 171/2 173/12 viable [1] 33/10 Vice [1] 1/13 Vice-Chairman [1] 1/13 view [3] 57/22 64/2 155/17 village [39] 1/1 1/17 6/20 6/22 7/2 7/12 9/25 15/9 15/13 15/17 16/18 16/20 18/14 31/16 32/4 38/14 55/4 55/21 57/13 69/18 76/16 76/18 94/19 115/18 117/7 120/6 120/21 137/15 138/15 143/12 146/8 147/21 148/7 153/13 155/7 163/23 170/21 172/15 173/14 villages [2] 54/9 73/11 violation [7] 22/9 52/7 110/20 114/25 129/12 142/19 142/21 violations [5] 52/8 65/19 136/7 136/21 137/8 Virginia [2] 21/18 149/7 visit [7] 14/15 14/16 18/10 86/10 149/22 150/14 167/1 visiting [2] 87/2 148/19 visitors [2] 86/20 151/12 visually [1] 37/9 volunteering [1] 148/19 vote [7] 2/22 64/17 88/21 88/22 89/1 107/9 172/17 voted [3] 107/11 107/13 156/23 vulnerability [1] 170/24 </p>
U	<p> Uh [7] 50/25 51/6 70/5 99/8 99/18 122/11 131/18 Uh-huh [7] 50/25 51/6 70/5 99/8 99/18 122/11 131/18 ultimately [5] 10/9 10/13 17/2 25/20 147/1 unable [2] 10/16 110/13 unassuming [1] 151/18 unchanged [1] 7/24 unclear [1] 143/5 under [11] 4/8 6/8 18/22 55/20 74/11 85/20 112/10 123/16 123/25 132/3 146/9 understand [23] 19/5 51/20 51/23 65/22 67/20 69/9 78/13 85/15 102/24 102/25 110/19 111/14 111/20 111/25 118/25 120/3 123/3 145/24 147/22 151/25 154/20 166/10 170/8 understanding [4] 3/1 26/3 87/12 113/19 understood [2] 27/9 27/11 unfortunate [1] 155/13 unfortunately [2] 79/22 84/24 Union [1] 6/12 unique [2] 16/21 17/9 unit [16] 5/8 8/19 16/9 21/25 22/5 22/8 22/13 50/3 61/14 66/2 80/13 80/19 80/24 83/9 86/5 99/24 units [29] 9/1 9/13 13/20 14/13 14/18 17/16 21/16 21/19 35/15 47/19 47/25 55/10 55/12 56/5 56/10 59/23 65/1 65/13 71/22 72/3 72/15 74/20 74/21 78/3 80/12 80/14 86/24 88/8 124/13 unless [6] 73/10 73/14 74/23 102/8 145/4 151/23 unmet [1] 6/2 unoccupied [1] 115/21 unpopular [1] 153/18 unsuitable [1] 24/13 </p>	<p> W wage [1] 6/12 wait [7] 59/23 59/24 89/3 119/12 120/23 158/3 160/21 waiting [4] 67/25 68/3 70/8 74/21 waive [6] 16/13 16/14 16/14 87/21 88/1 89/14 wake [2] 106/23 151/7 walk [6] 52/23 53/19 71/18 113/1 165/13 165/16 walk-up [2] 52/23 71/18 walk-ups [1] 53/19 walkable [1] 78/9 walking [1] 78/10 walks [1] 112/5 </p>
	V	
	<p> v3 [4] 42/2 54/23 126/9 138/14 vacant [1] 132/4 vacation [1] 148/21 Valerie [10] 1/15 14/7 33/15 35/13 112/4 133/11 161/2 162/23 162/24 164/20 Valerie and [1] 162/23 Valerie's [1] 104/7 value [1] 98/6 Vanessa [1] 96/8 variance [28] 5/5 5/12 5/18 </p>	

W		
wander [1] 102/5	watching [3] 99/10 99/25 173/6	18/22 43/13 73/22 80/13 98/14
wanes [1] 11/25	water [9] 27/4 30/20 32/5 32/8	113/11 115/7 129/14 146/10
want [85] 10/13 11/13 11/23	32/11 32/13 32/15 42/7 49/12	146/24
12/4 19/9 21/17 32/15 35/2	Watts [1] 91/24	were [56] 9/2 10/22 11/1 11/1
35/3 35/13 35/20 36/13 39/3	wave [1] 75/21	20/10 27/21 29/8 29/10 29/22
44/12 44/17 45/19 46/10 48/10	waxes [1] 11/25	34/8 34/9 34/17 38/11 38/12
51/19 52/1 52/3 53/9 56/12	way [49] 10/24 11/22 20/19	38/16 42/13 42/24 43/10 50/6
56/13 56/19 57/25 58/2 58/4	21/1 22/16 34/25 35/5 37/8	50/7 55/22 59/13 59/14 65/2
58/6 58/11 58/11 58/14 58/17	44/18 45/17 46/11 46/16 46/21	66/9 68/18 69/7 71/6 73/24
58/18 58/19 59/12 59/22 59/23	46/25 47/17 48/6 51/8 51/13	74/1 74/13 74/17 76/23 77/12
59/25 60/11 60/13 61/18 64/1	54/10 64/9 69/10 76/6 76/9	88/12 101/14 103/9 110/11
64/11 67/17 67/19 74/18 75/14	79/3 83/24 84/1 95/3 97/12	110/21 120/8 120/9 130/5
75/18 75/19 83/25 95/24 97/16	97/14 97/15 101/13 102/8 102/9	133/19 134/4 135/3 139/16
98/8 103/4 105/15 106/1 106/21	102/10 102/13 105/4 107/10	140/13 140/14 142/4 150/2
107/15 108/22 118/25 125/7	127/8 129/5 130/4 134/15 138/3	150/5 150/16 154/11 161/3
125/12 128/20 128/25 137/15	138/13 156/23 158/15 163/2	161/3 163/9
138/9 138/22 140/13 141/2	165/5 167/13 168/9	weren't [2] 71/8 163/19
141/25 143/16 145/5 147/4	wayside [1] 159/13	Wes [1] 170/20
152/1 160/12 163/21 165/14	we [585]	west [6] 5/15 21/18 93/23
165/17 166/11 166/23 169/13	we'd [2] 54/24 101/16	93/23 95/17 166/25
170/10 170/16 171/16	we'll [22] 2/8 26/17 28/2 28/3	wet [1] 32/4
wanted [29] 38/5 38/18 41/24	28/7 44/23 51/12 94/25 95/3	what [180]
52/11 62/24 64/21 66/11 87/16	109/6 118/2 118/20 120/17	what's [25] 21/21 34/14 35/25
89/10 95/13 97/19 105/1 133/14	121/13 139/1 139/1 139/22	70/18 70/25 95/4 96/17 96/24
134/20 135/1 136/5 137/7	171/13 171/21 172/1 172/4	96/25 97/4 97/24 99/5 101/8
141/17 141/19 143/18 144/23	173/6	101/22 101/25 102/2 106/10
144/25 146/11 150/11 150/13	we're [82] 8/18 10/2 10/20	111/5 128/17 128/20 132/1
157/4 159/18 170/13 170/25	11/3 11/21 13/2 16/23 18/23	141/18 157/3 161/23 172/2
wants [17] 19/12 41/4 45/6	19/10 19/19 21/13 26/15 28/6	whatever [6] 12/5 35/23 104/12
46/17 48/9 53/5 54/9 82/13	33/18 34/19 35/1 35/15 44/14	107/1 120/17 121/16
92/2 93/24 107/16 107/16 129/2	45/24 46/1 46/11 46/14 46/14	wheel [1] 156/8
137/5 144/18 159/4 169/5	46/15 47/19 49/17 50/1 52/21	when [60] 8/5 13/13 14/22
ware [1] 27/4	53/7 53/8 53/20 53/24 53/24	18/12 19/22 25/1 34/1 49/8
warm [1] 150/2	54/14 54/16 54/19 54/25 55/22	52/20 54/22 55/19 56/14 60/1
was [133] 7/25 8/23 9/23 14/24	56/4 56/21 58/22 59/5 60/1	74/4 76/22 78/5 81/9 85/10
15/19 17/14 18/13 18/14 19/7	60/10 64/8 64/18 67/10 79/15	85/12 86/9 86/19 89/2 96/9
24/9 24/11 26/3 27/20 28/8	79/23 79/25 80/7 80/8 80/16	103/3 104/17 107/14 110/12
28/14 28/19 28/22 30/13 31/5	81/14 83/6 83/15 91/17 94/8	113/1 113/3 113/8 113/9 113/16
38/15 38/25 43/12 43/13 43/15	94/18 97/25 104/23 113/13	115/15 115/20 119/11 119/18
44/11 49/15 51/24 51/25 52/20	113/14 118/5 120/1 120/2	119/19 120/7 120/12 120/14
53/17 56/25 57/1 59/14 65/10	120/18 122/1 122/3 123/8	124/24 125/11 125/12 125/15
68/8 68/9 68/22 68/25 73/3	125/11 133/2 135/8 136/15	137/22 140/14 141/21 145/9
76/10 76/11 76/13 76/13 76/22	136/17 136/19 138/1 138/20	145/13 150/20 153/9 155/10
83/12 83/13 87/6 88/4 92/9	140/11 152/18 152/20 163/10	157/18 159/11 159/15 161/11
95/21 95/22 96/8 96/9 96/10	we've [22] 5/20 6/20 7/6 46/3	162/18 163/8 168/11 168/23
96/11 98/13 99/2 102/15 109/20	49/20 53/19 54/1 59/17 70/15	where [58] 2/21 7/22 10/9
110/11 110/12 110/18 110/19	74/2 74/10 81/9 86/6 86/23	10/18 11/9 11/20 13/2 14/16
111/7 113/10 114/20 114/22	107/3 110/9 116/2 121/15	19/9 21/11 26/1 26/1 26/10
115/11 115/20 115/20 115/21	121/25 134/7 137/23 140/12	27/1 28/8 32/5 37/6 42/19
115/25 116/8 117/9 118/8 119/8	website [2] 133/23 147/11	44/18 46/19 47/10 48/15 49/3
119/9 120/4 120/8 120/10	weeds [1] 110/21	49/21 50/14 52/21 53/19 53/25
121/10 125/1 127/23 129/21	week [11] 3/4 7/25 129/8	54/20 68/18 73/5 74/24 81/18
131/13 136/9 137/8 138/6	129/13 136/13 137/3 138/14	81/21 83/18 83/24 86/24 87/1
140/16 141/10 141/21 142/24	141/22 142/19 145/11 147/3	104/21 104/22 107/4 112/7
143/1 143/5 143/5 143/7 143/8	weekend [1] 110/17	112/7 113/4 117/10 123/22
143/12 145/13 147/13 147/14	Weekly [1] 36/13	130/17 134/13 136/14 146/2
149/5 149/5 150/13 150/14	weeks [2] 112/12 138/7	147/4 148/2 150/7 150/23
151/6 153/10 153/12 153/15	weigh [1] 104/15	154/22 155/4 155/7 158/18
153/16 153/20 154/19 156/17	weight [1] 24/15	WHEREOF [1] 175/7
156/18 156/21 157/8 157/12	welcome [1] 150/2	Wherever [1] 54/25
157/17 157/18 158/17 158/17	welfare [1] 147/21	whether [8] 11/17 17/22 27/10
158/24 158/24 159/16 160/18	well [44] 7/12 7/14 8/17 12/15	32/9 82/3 153/16 160/14 160/15
163/3 165/23 165/24 166/13	15/7 15/19 24/23 30/10 30/19	which [41] 4/2 6/2 7/7 10/2
168/2 174/8 174/22 174/23	31/17 32/2 35/20 65/6 73/6	15/1 16/9 18/17 23/10 26/25
Washing [1] 95/20	76/11 77/1 77/6 87/18 99/20	28/22 34/3 40/22 46/16 47/1
wasn't [9] 55/20 69/1 95/22	104/1 106/5 110/8 112/2 115/24	51/4 58/3 61/13 65/5 66/2
116/24 148/22 154/8 157/7	116/7 116/25 117/3 118/20	69/17 74/25 76/10 78/9 80/13
157/25 165/24	123/2 123/24 132/19 135/13	80/24 81/7 81/17 104/14 111/17
waste [1] 44/16	136/1 142/10 153/1 156/17	113/24 135/9 137/24 142/24
watch [2] 50/7 141/2	158/5 161/9 161/24 162/22	143/14 144/20 151/3 156/2
watched [1] 116/9	163/1 164/24 168/1 170/14	160/12 161/17 167/3 171/10
	well-intentioned [1] 76/11	while [7] 57/15 105/22 120/10
	went [13] 8/25 17/14 17/15	132/24 138/16 144/6 155/25

W			93/21 105/24 113/11 153/7 154/6 166/13 170/17 wrote [1] 44/1	
who [31] 12/4 12/5 12/15 15/14 20/20 47/21 59/8 75/19 77/2 77/4 78/5 100/9 115/9 118/17 121/15 122/13 130/21 131/8 134/2 148/17 149/19 151/12 151/16 155/15 155/15 155/23 161/22 162/12 166/6 172/20 172/25	wood [1] 123/17		Y	
whole [21] 17/21 19/7 30/18 31/4 69/10 81/10 85/8 105/4 106/15 107/4 111/13 117/11 121/21 121/23 123/13 134/17 134/17 159/9 166/16 167/6 167/17	word [3] 21/21 87/22 162/8		yard [10] 101/22 102/6 102/6 103/24 110/12 110/13 110/20 112/21 123/15 123/20	
wholly [1] 70/9	work [47] 6/12 6/16 8/11 11/22 12/15 18/24 53/8 54/21 56/22 58/11 59/14 59/21 70/23 71/1 71/12 72/6 73/11 78/1 78/8 81/12 82/14 83/24 84/6 86/1 94/19 97/23 98/11 100/9 102/25 104/21 112/19 113/9 115/25 128/15 134/21 139/6 141/7 147/1 147/5 148/24 150/9 156/6 158/15 159/9 161/3 173/11 173/14		yards [3] 60/7 111/1 111/1 yay [1] 156/23	
whose [1] 129/14	worked [2] 38/16 168/1		yeah [81] 8/1 9/24 12/16 12/19 13/18 15/6 15/24 16/16 22/3 22/22 25/19 25/19 26/10 26/15 28/6 28/25 29/2 29/14 29/19 29/23 31/3 34/13 39/23 46/20 62/16 65/7 65/8 66/4 66/4 68/12 68/20 68/20 69/6 70/22 71/3 71/5 72/20 77/10 77/13 79/20 82/6 84/17 85/6 85/21 85/25 86/18 88/20 91/7 92/17 92/22 101/21 104/3 106/24 107/25 108/11 112/24 114/11 114/15 116/4 120/22 123/22 126/16 126/21 127/4 127/4 127/12 129/2 129/7 130/22 131/19 136/24 145/8 152/8 163/6 164/24 165/8 165/8 167/15 168/9 168/24 172/12	
why [21] 6/14 15/20 20/13 31/6 32/1 37/14 43/13 44/11 56/7 68/6 68/7 68/10 76/20 96/12 111/2 125/15 132/13 135/14 151/25 153/19 162/1	workforce [1] 74/19		year [13] 18/17 59/13 71/3 92/10 110/21 114/21 114/22 116/9 116/11 140/10 147/3 156/4 161/8	
wicket [1] 171/7	working [19] 20/1 38/14 59/18 71/8 71/10 73/25 111/19 111/21 116/24 117/3 118/5 122/2 122/3 123/6 133/4 133/20 137/10 161/3 161/12		Yearly [1] 36/13	
widow [2] 148/12 151/16	works [12] 21/14 22/1 32/25 53/12 59/19 62/23 69/10 69/18 77/2 83/8 112/8 137/18		years [20] 36/7 38/11 55/19 56/7 65/5 65/6 67/3 67/9 70/13 73/4 84/18 110/14 111/7 111/9 111/22 149/12 150/10 150/11 154/7 157/13	
wife [1] 167/1	world [4] 54/19 96/20 125/19 165/19		yep [11] 51/12 58/16 65/24 67/4 68/1 71/13 84/23 89/11 124/6 126/24 145/17	
wife's [1] 105/7	worries [1] 22/3		yes [91] 2/11 2/13 2/15 2/17 2/18 3/14 3/16 3/18 3/20 3/21 27/25 31/4 37/22 40/12 40/14 40/16 40/18 40/19 41/12 41/13 45/4 50/21 51/4 51/11 54/25 56/14 60/23 60/25 61/2 61/4 61/5 61/24 62/23 66/20 66/24 67/1 69/21 69/23 84/14 88/24 89/4 89/7 89/18 89/20 89/22 89/24 89/25 90/5 90/20 90/22 90/24 91/1 91/2 93/2 93/11 93/13 93/15 93/17 93/18 97/9 98/25 99/3 106/5 106/18 109/8 109/10 109/12 109/14 109/15 112/19 114/2 114/17 114/22 119/9 119/17 124/3 127/25 130/23 131/3 135/25 145/15 166/1 168/6 169/6 169/8 173/6 174/13 174/15 174/17 174/19 174/20	
will [74] 3/23 4/1 4/12 4/14 4/22 4/23 10/16 11/14 11/17 12/9 13/19 18/16 18/16 18/17 20/3 23/4 23/9 23/13 23/16 28/8 32/17 40/21 41/6 51/5 55/14 55/23 56/22 57/19 57/20 73/9 73/12 76/4 84/12 84/12 89/5 100/2 100/11 103/20 116/1 117/22 127/16 128/11 128/13 128/15 129/18 129/19 133/5 136/21 138/22 139/10 141/4 142/13 144/1 144/2 144/3 148/12 148/25 150/23 151/4 154/18 154/23 155/23 156/2 159/25 165/7 167/12 168/13 168/14 168/15 169/2 170/15 170/21 172/4 173/8	worry [1] 138/9		yet [4] 3/1 32/21 32/22 44/15	
Williams [7] 114/21 115/11 115/12 117/11 117/14 117/19 121/16	worth [1] 139/25		you [627]	
willing [2] 55/4 78/25	would [137] 2/4 2/5 3/4 3/6 6/16 9/16 9/18 14/4 17/3 18/8 20/11 22/18 24/12 25/12 25/14 28/13 28/19 28/21 30/2 33/1 33/13 34/7 34/9 36/4 39/7 39/23 42/14 43/3 43/4 43/12 43/23 43/24 44/6 46/18 51/24 52/1 52/8 59/9 61/19 61/23 62/11 62/14 62/19 62/20 63/1 68/14 69/2 69/5 70/2 70/8 72/9 77/18 77/18 78/5 78/10 79/2 79/20 80/15 80/22 81/3 81/5 81/7 81/8 81/12 83/17 83/19 83/20 84/7 85/19 85/21 85/23 87/1 87/11 87/11 87/19 88/5 89/4 95/25 96/16 97/17 97/24 98/7 98/9 98/20 98/21 98/23 99/10 99/10 99/19 99/25 100/7 101/19 101/20 101/23 103/10 103/18 103/25 104/1 106/16 106/20 112/16 113/24 120/10 120/12 121/5 129/12 129/22 129/23 134/6 135/2 135/18 139/12 140/25 143/24 143/25 146/4 146/18 147/18 147/18 148/11 149/2 149/16 150/18 151/3 153/21 154/3 156/6 156/13 156/24 160/14 160/15 163/17 163/25 164/6 165/6 171/15 171/16	wouldn't [13] 28/11 33/11 47/12 59/16 63/2 67/23 81/8 81/9 98/16 98/20 106/6 157/3 157/9		you'd [1] 79/3
willingness [2] 91/20 173/14	would [137] 2/4 2/5 3/4 3/6 6/16 9/16 9/18 14/4 17/3 18/8 20/11 22/18 24/12 25/12 25/14 28/13 28/19 28/21 30/2 33/1 33/13 34/7 34/9 36/4 39/7 39/23 42/14 43/3 43/4 43/12 43/23 43/24 44/6 46/18 51/24 52/1 52/8 59/9 61/19 61/23 62/11 62/14 62/19 62/20 63/1 68/14 69/2 69/5 70/2 70/8 72/9 77/18 77/18 78/5 78/10 79/2 79/20 80/15 80/22 81/3 81/5 81/7 81/8 81/12 83/17 83/19 83/20 84/7 85/19 85/21 85/23 87/1 87/11 87/11 87/19 88/5 89/4 95/25 96/16 97/17 97/24 98/7 98/9 98/20 98/21 98/23 99/10 99/10 99/19 99/25 100/7 101/19 101/20 101/23 103/10 103/18 103/25 104/1 106/16 106/20 112/16 113/24 120/10 120/12 121/5 129/12 129/22 129/23 134/6 135/2 135/18 139/12 140/25 143/24 143/25 146/4 146/18 147/18 147/18 148/11 149/2 149/16 150/18 151/3 153/21 154/3 156/6 156/13 156/24 160/14 160/15 163/17 163/25 164/6 165/6 171/15 171/16	wrap [2] 52/16 170/11		you're [57] 13/13 15/16 16/12 21/6 25/25 26/2 27/14 29/21 32/8 39/22 43/18 48/22 50/12 50/17 51/3 51/3 51/4 51/7 51/8 52/11 58/6 63/13 63/17 65/22 69/17 72/4 72/5 72/6 78/6 80/6 80/6 81/15 81/16 82/11 85/14 87/5 90/8 90/10 92/23 94/22 96/3 97/21 100/6 100/24 103/23
wind [1] 171/14	writes [9] 58/11 147/18 151/9 153/19 154/1 163/15 166/4 166/8 167/19			
window [2] 113/2 151/8	writing [5] 153/11 154/15 163/2 163/14 171/17			
winds [1] 144/7	written [4] 49/23 52/20 76/22 163/9			
wise [2] 41/19 79/14	wrong [10] 27/10 63/9 63/9			
wisely [1] 137/16				
wish [1] 37/8				
wishes [3] 4/17 4/24 41/7				
wishful [1] 158/7				
wishing [1] 5/11				
withdraw [1] 157/7				
withdrew [3] 156/21 157/16 160/5				
within [24] 4/15 5/24 6/13 7/12 8/12 9/11 16/18 16/20 53/9 54/18 58/11 59/20 62/5 62/13 62/23 63/1 69/18 72/14 81/13 84/6 92/11 124/21 124/23 125/2				
without [4] 55/12 106/6 108/10 144/22				
witness [3] 4/18 4/21 175/7				
WITNESSES [1] 5/1				
won't [6] 10/6 19/13 28/17 55/16 144/14 166/13				

Y

you're... [12] 106/25 107/19
129/25 130/9 130/14 139/8
152/10 157/19 157/21 162/2
164/22 172/25
you've [8] 15/3 62/10 64/5
67/13 67/22 75/8 80/18 82/24
your [120] 4/22 5/12 7/19 11/6
14/15 14/16 14/25 15/1 15/7
15/7 18/2 19/20 25/7 25/12
25/17 29/17 32/10 35/9 35/9
38/7 39/5 41/9 43/25 45/25
58/21 58/23 59/1 61/22 62/1
67/5 67/22 67/24 69/2 69/17
74/19 75/2 76/6 77/9 80/17
80/18 81/19 85/9 85/20 86/16
87/18 91/16 91/19 91/20 94/5
94/13 95/14 95/19 97/6 97/7
98/15 99/11 100/21 102/7 103/9
103/16 103/23 103/24 104/20
105/18 105/20 107/2 108/2
109/21 118/22 129/4 129/5
131/17 133/16 135/19 137/15
138/1 138/11 138/15 138/23
139/7 139/8 140/8 140/15 141/3
141/11 142/9 143/3 143/19
149/18 149/19 150/19 151/11
151/14 151/15 151/20 151/21
152/13 152/14 152/17 153/4
156/17 156/21 157/22 158/19
158/21 160/1 160/25 161/20
161/24 164/3 165/4 165/5
167/13 168/3 169/3 169/7
169/22 170/20 170/20 173/11

Z

zero [1] 72/4
zero-step [1] 72/4
zoned [9] 13/21 40/25 47/19
92/4 94/2 102/13 103/12 106/3
107/10
zoning [59] 1/2 1/12 1/17 3/25
4/11 5/10 15/20 16/5 16/12
20/7 35/21 35/22 35/23 40/24
45/18 45/23 47/24 57/1 57/1
57/25 61/16 64/7 64/12 64/14
68/23 72/14 75/11 76/12 79/11
81/15 89/15 90/3 98/13 98/16
99/2 99/11 101/18 103/11
104/13 106/2 106/8 106/14
107/9 107/14 134/5 135/9
135/19 137/9 137/14 139/19
139/21 140/7 140/8 140/11
147/25 152/6 156/22 165/1
174/3
zoo [1] 123/13