



CALL TO ORDER

Chairman Deffendall called the July 9, 2026, City of Dardenne Prairie, Board of Adjustment meeting to order at 6:08 pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was said.

ROLL CALL

	Present	Absent
Chairman Gary Deffendall	X	
Vice Chair Vince Lobosco	X	
Member Ken Johnson	X	
Member Dan Becker	X	
Member Matt Turner	X	
Alternate John Smerek		X

ALSO PRESENT: City Administrator Kyle Michel, City Attorney John Young, Deputy City Clerk Brandi Kidd and City Clerk Deborah Ryan

ELECTION OF CHAIR – By Members for a Term of One (1) Year

Motioned by Member Turner, seconded by Member Becker to nominate Vince Lobosco as Chairman.

Roll call vote:

Member Turner – Aye
Chair Deffendall – Aye
Vice Chair Lobosco – Aye
Member Johnson – Aye
Member Becker – Aye

The vote on the motion being 5 ayes and 0 nays, motion carried.

* Chairman Lobosco took his place center chair on the dais and former Chair Deffendall took a seat on the dais.

ELECTION OF VICE CHAIR – By Members for a Term of One (1) Year

Motioned by Member Turner, seconded by Member Deffendall to nominate Dan Becker as Vice Chair

Roll call vote:

Member Becker – Aye
Member Deffendall – Aye
Chair Lobosco – Aye
Member Johnson – Aye
Member Turner – Aye

The vote on the motion being 5 ayes and 0 nays, motion carried.

PUBLIC HEARING

1. M & H Architects, Applicant For Property Owner Rawlings, Located At 1635 Technology Drive, Dardenne Prairie MO 63368 Is Seeking A Variance From Code Section 405.220.D.11.E To Allow

Installation Of Equipment Externally That Is Taller Than 8 Feet And Not Provide Screening.
Property Is Zoned I-1 Light Industrial.

Variance from the requirements of Section 405.220.D.11.e that "Major systems requiring large components (e.g., air-conditioning, storage tanks, etc.) should be located in mechanical rooms within the buildings. As an alternative, including those required to meet the mandated health and safety standards, might include an exterior location at or depressed below ground level as necessary to limit heights to a maximum of eight (8) feet above grade with decorative screening on all sides or be fully recessed into roof wells with allowance for future equipment"

Please see transcripts for the hearing by court reporter – Exhibit A.

Motioned by Member Becker, seconded by Member Johnson to close the public hearing.

All ayes, motion carried.

NEW BUSINESS

1. M & H Architects, Applicant For Property Owner Rawlings, located at 1635 Technology Drive, Dardenne Prairie MO 63368, A Variance Is Requested To Allow The Installation Of Exterior Ground Mounted Equipment (Approx. 20 Ft Tall) And Will Be Ducted Through The Wall/Interior. Applicant Is Seeking Relief To Have Equipment Larger Than 8 Feet Tall And Provide No Screening Due To In-Feasibility, Existing Conditions, And Industrial Setting/Use Group. Property Is Zoned I-1 Light Industrial.

Motioned by Member Becker, seconded by Member Johnson to approve the variance with the condition of the submittal of a fence permit to install a six-foot chain linked fence around the perimeter of the exterior ground mounted equipment.

All ayes, motion carried.

APPROVAL OF MINUTES

Approval of Minutes dated 01 09 2025

Motioned by Member Deffendall, seconded by Member Johnson to nominate approve the Board of Adjustment minutes dated 01 09 25.

All ayes, motion carried.

ADJOURNMENT

Motion by Member Johnson, seconded by Member Deffendall to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 6:45 pm.

Respectfully submitted:
Deborah Ryan, City Clerk

Dardenne Prairie Videotaped
Board of Adjustment Meeting

Moderated by Vince Lobosco
Thursday, July 9, 2026
6:08p.m.

City Of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

Reported by: Kimberly Bartlett
JOB NO: 8277512

Page 2

1 A P P E A R A N C E S

2 List of Attendees:

3 John Young, City Attorney

4 Matt Turner, Board Member

5 Kenneth Johnson, Board Member

6 Gary Deffendall, Board Member

7 Dan Becker, Committee Vice Chair

8 Vince Lobosco, Committee Chair

9 Kyle Michael, City Administrator

10 Bret Fendelman, Witness, M&H Architects

11 Jeff Amelong, City Building Official

12 Charlie Johnson, City Resident

13 Blake Campshure, Witness, Rawlings

14 Debbie Ryan, City Clerk

15 Laura Switalski, Veritext Videographer (by

16 videoconference)

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Page 3

1 P R O C E E D I N G S

2 THE VIDEOGRAPHER: Please, proceed.

3 THE REPORTER: Okay. Good evening. My

4 name is Kimberly Bartlett. I am the reporter assigned

5 by Veritext to take the record of this proceeding. We

6 are now on the record at 6:08 p.m.

7 This is the hearing of the Board of

8 Adjustment for the City of Dardenne Prairie on

9 Thursday, July 9th, 2026, at Dardenne Prairie City

10 Hall, 2032 Hanley Road, Dardenne Prairie, Missouri

11 63368. I am a notary authorized to take

12 acknowledgments and administer oaths in Missouri.

13 The parties do agree that I will swear

14 in the remote -- the witness remotely. At this time,

15 will everyone in attendance please identify yourself

16 for the record?

17 MR. MICHAEL: Kyle Michael, city

18 administrator.

19 MR. LOBOSCO: Vince Lobosco. I am

20 chair of this committee.

21 MR. BECKER: Dan Becker, vice chair.

22 MR. DEFFENDALL: Gary Deffendall, board

23 member.

24 MR. K. JOHNSON: Kenneth Johnson, board

25 member.

Page 4

1 MR. TURNER: Matt Turner, board member.

2 MR. YOUNG: John Young, city attorney.

3 MS. RYAN: Debbie Ryan, city clerk.

4 THE REPORTER: Okay. Thank you. At

5 this time, hearing no objections, I will go ahead and

6 swear in both of the witnesses because I imagine you

7 will be speaking interchangeably. So if you both

8 could raise your right hand.

9 Do you swear or affirm that the

10 testimony you give tonight will be the truth, the

11 whole truth, and nothing but the truth?

12 MR. CAMPSHURE: Yep.

13 MR. FENDELMAN: Yep.

14 THE REPORTER: Okay. Perfect.

15 Mr. Lobosco, I'll go ahead and turn the

16 hearing over to you. You may proceed.

17 MR. LOBOSCO: The first and only item

18 that we have on the agenda today is a public hearing

19 with M&H Architects, an application for the property

20 owner, Rawlings, located at 1635 Technology Drive. I

21 won't read all of this. I assume everybody has read

22 it.

23 MR. MICHAEL: Finish that, please.

24 MR. LOBOSCO: Finish that first

25 paragraph? Okay.

Page 5

1 They're seeking a variance from Code

2 Section 405.220.D.11.e [sic]. To allow installation

3 of equipment externally that is taller than eight feet

4 and not provide screening. Property is zoned

5 I-1 [sic] Light Industrial. You want --

6 MR. MICHAEL: No. You can do that.

7 You can either declare that the public hearing is open

8 or you can ask for a motion to open it, however you --

9 MR. LOBOSCO: Okay. Do we have a

10 motion to open the hearing?

11 MR. BECKER: Motion to open.

12 MR. K. JOHNSON: I second.

13 MR. LOBOSCO: All those in favor say

14 aye.

15 MULTIPLE SPEAKERS: Aye.

16 MR. LOBOSCO: All those opposed? Yes.

17 So we'll go ahead and open it. First, let me say this

18 as kind of an introduction to what we're doing. The

19 facility is a building that's been there for -- I

20 don't know how long it's been there. Sat empty for a

21 long time. Three years. Okay.

22 And now it's starting to get some

23 tenants. The tenant that's in there right now is

24 Rawlings and they have a batting facility, cage

25 facility in there, and they're wanting to add some

Page 6 1 manufacturing to what their operations would be there. 2 As I understand it, I met with a young lady today who 3 is the general manager. Her name is Amy Durree. 4 As I understand it, there are two 5 separate operations. One is an activities operation 6 based on people coming in. The other that they're 7 trying to add is moving into the manufacturing of 8 product there and storing a project [sic], receiving 9 project [sic], that type of thing. 10 I asked her where it was at. She only 11 told me that it was in the back of the building. I 12 didn't get anything beyond that. And she said it's 13 currently located in Washington, Missouri and the hope 14 is to move it. Am I correct? 15 MR. FENDELMAN: Correct. 16 MR. LOBOSCO: Okay. The building is a 17 new building for the most part. I don't think 18 anything else has ever been in where they're at right 19 now. It's -- it's brand-new operation. 20 MR. FENDELMAN: There's a -- there's 21 a -- Rawlings has half the building. The other half 22 is currently occupied by a mechanical contractor. 23 MR. LOBOSCO: Okay. The building is at 24 the corner. Let me see if it has it in here. 25 MR. MICHAEL: Weldon Spring Road and	Page 8 1 MR. LOBOSCO: Okay. All right. 2 Everybody understand where we're going and we're just 3 correcting that? At this point, I'd like to hear from 4 you folks to -- as to a little more foresight as to 5 what's going to happen. I did not drive to 6 Washington. I -- wouldn't bother me to drive. I have 7 friends down there. 8 But as a matter of fact, I probably 9 will drive down to see it -- some point in time, but 10 I'd like to hear what you have to say. 11 MR. FENDELMAN: Certainly. Thank you 12 for the time. I appreciate it. For clarity, Rawlings 13 has already occupied a majority of their suites, half 14 the building. They have offices, research and 15 development, and then a portion of it, which was 16 granted under conditional use approval for D-BAT, 17 which is the batting cage. 18 That's the public side that -- side 19 towards the residents. So what we're looking at is a 20 small portion that's already permitted for industrial 21 and manufacturing use, a couple thousand square feet 22 that we would be permitting after this to bring their 23 wood bat manufacturing process from Washington into 24 Dardenne Prairie. 25 So everything on the inside of the
Page 7 1 Technology Drive. 2 MR. LOBOSCO: Yeah. Weldon Spring Road 3 and Technology. Like I said, it is a brand-new 4 building, so it's not like it's something that -- I 5 don't think it has to be redesigned. 6 I think it needs to be altered a little 7 bit so that they can put the equipment in that they 8 need to do the manufacturing of the bats and equipment 9 that they're going to build there. Again, she did not 10 know where that was going to be and I'll leave that up 11 to you to show the rest of the committee here what's 12 going to happen. 13 MR. YOUNG: Mr. Chairmap, I'm sorry to 14 interject here, but if I may for a moment. In the 15 record, it was read that the request was for a 16 variance for 405.220.D.11.e. That unfortunately is a 17 typo in the agenda. The actual section they're 18 seeking a variance from is Section 405.200.D.11.e, 19 which is in the other text on the agenda. 20 And I just wanted to clarify that for 21 the record, sir. 22 MR. LOBOSCO: Okay. Thank you. Is 23 there any difference in the text other than the 24 number? 25 MR. YOUNG: Just that one number.	Page 9 1 building is client satisfactory with the exception of 2 their dust collector, which is a large piece of 3 equipment that I'm hoping everybody has the packet 4 that's been distributed. Okay. So there's pictures 5 of it, locations, everything like that. Relatively 6 new piece of equipment. 7 So from an aesthetic standpoint, looks 8 pretty good, but obviously doesn't comply with the 9 requirement for a piece of mechanical equipment. So 10 the request for relief is putting it on the dock side, 11 which is an industrial use screen from the residents 12 by the building itself. 13 And two screen walls on the -- west 14 side of the building -- existing, partially because of 15 a noise concern from a dock, industrial dock near 16 residential anyway. So it's being placed within 17 there. I know one of the concerns was to address any 18 sound levels that the dust collector may put out 19 during operation. 20 And Blake here, he can explain a little 21 bit more on the process and method of -- of affecting 22 the level, but so we did that diagram that kind of 23 shows it at 50 to 46 -- 24 THE REPORTER: I'm so sorry. 25 Mr. Fendelman, can you please step closer to the mic?

Page 10

1 I'm getting a little bit of in and out. I apologize.
 2 MR. FENDELMAN: Can you hear me a
 3 little better now?
 4 THE REPORTER: Yes. Very. Thank you.
 5 MR. FENDELMAN: Okay. So as far as the
 6 decibel level of the piece of equipment, when it's
 7 running, at 60 feet, it's at 58 decibels. And at
 8 400 feet, we were requested to review it there, is
 9 under 55 or actually averaged 53 decibels and only
 10 spiked when a car or a truck drove by.
 11 So to put it in perspective, the 58
 12 decibel is relatively larger than a conversation, but
 13 less than a busy street. Most idle trucks typically
 14 run at 75 to 85 decibels, so clearly much less than
 15 anything that's already permitted in the area. And I
 16 did double check as far as the standards that were on
 17 Dardenne Prairie's website.
 18 The objective noise standards, Section
 19 210.580 during -- for residentially zoned districts
 20 during the hours of 7:00 a.m. to 10:30 p.m., there was
 21 a list of maximum or allowable levels of decibels that
 22 this piece of equipment all fall under. So that was
 23 something I wanted to address. I know we had emailed
 24 back and forth about the actual operation of it.
 25 Rawlings does not operate outside of

Page 11

1 those hours, kind of standard seven to five. And this
 2 piece of equipment wouldn't -- would not be running
 3 outside of those hours either. That's about all I've
 4 got to say unless there's any questions or concerns,
 5 happy to address.
 6 MR. LOBOSCO: Let me ask a couple
 7 things.
 8 MR. FENDELMAN: Certainly.
 9 MR. LOBOSCO: One, you're certainly
 10 aware that you have an elementary school just right
 11 down the block; correct?
 12 MR. FENDELMAN: Understood.
 13 MR. LOBOSCO: Okay. I'm curious, how
 14 many employees would you have and how much work would
 15 be going early in the morning? I mean, they start
 16 school down there early.
 17 MR. FENDELMAN: Mm-hmm.
 18 MR. LOBOSCO: And I don't know. I
 19 mean, I don't see the noise being a problem, but
 20 certainly don't want to create a problem.
 21 MR. FENDELMAN: Yeah. I'm not aware of
 22 the distance between there as far as what that level
 23 of noise would be like outside of trucks and
 24 industrial buildings. And to keep in mind too, this
 25 building, which is a few years old, there is a twin

Page 12

1 duplicate planned adjacent to that.
 2 Which kind of covers the dock even more
 3 so because it's not a through street. They'd have to
 4 drive through Technology Drive and around the
 5 buildings. Does that answer your question?
 6 MR. LOBOSCO: To a point, yes. Do you
 7 have any idea when they'll be putting in the other
 8 building on the other side of that?
 9 MR. FENDELMAN: That -- I'm not sure
 10 from a development standpoint on when that gets green
 11 lit. We're not a part of that process, but I know a
 12 site plan submission through Stock & Associates
 13 was -- was approved a couple years ago. Yeah.
 14 MR. LOBOSCO: Okay. I just don't want
 15 to create another problem.
 16 MR. FENDELMAN: Totally understood.
 17 Yeah.
 18 MR. LOBOSCO: And personally, my only
 19 thing is, this is all wood as we're talking about?
 20 It's no other manufacturing material going through
 21 that?
 22 MR. FENDELMAN: No. So inside the
 23 building, they have two rooms that -- that basically
 24 they -- they manufacture actual Rawlings wood bats.
 25 So they come in on billets, you know, solid cylinders.

Page 13

1 There's one room that conditions them, and then they
 2 bring it into the turning room, which has a large
 3 lathe and spins them.
 4 And so the dust collector sits just
 5 outside of it. It's not feasible to put inside of the
 6 building for -- for various reasons, but so it sits
 7 just right outside the building and just has a duct
 8 that runs through a few feet from that.
 9 MR. LOBOSCO: When I was in there a
 10 while ago, I noticed, I think they're also -- are they
 11 also making helmets?
 12 MR. FENDELMAN: They do helmets,
 13 gloves, balls, and research testing and development
 14 through all of them.
 15 MR. LOBOSCO: And where is the debris
 16 from that going right now?
 17 MR. FENDELMAN: There is no debris.
 18 MR. LOBOSCO: There's no debris.
 19 MR. FENDELMAN: I mean, outside of a
 20 dumpster. Those all occur inside of the building.
 21 Yeah.
 22 MR. LOBOSCO: All right.
 23 Anybody else have any questions?
 24 MR. BECKER: So, yes. Dust collector,
 25 I'm familiar with how they operate. The hours are

Page 14 1 seven to five. It won't be running that entire time; 2 correct? 3 MR. FENDELMAN: No. No, sir. 4 Do you want to -- do you want to 5 explain a little bit, Blake, on -- on when you 6 actually run? I know -- I know we gave some 7 information on, you know, when -- when they physically 8 empty it and things like that but, I mean, it's not 9 going to be running -- day. 10 MR. CAMPSHURE: That's correct. It's 11 not going to be running the whole day. The plan is to 12 make our operating hours 7:00 to 3:30, right, for 13 production purposes. And bats are really only made on 14 a per order basis; right? The bats that we're making 15 there are explicitly for pros and they're all kind of 16 custom-made for them. 17 And the -- the volume of orders and 18 bats that are needed to make for that don't require us 19 to turn all day, all the time, throughout the whole 20 entire year. So short answer, no, it won't be running 21 that whole time every single day. No. 22 MR. K. JOHNSON: I have a question, 23 Kenneth Johnson. I'm less familiar with how dust 24 collectors work, although I saw pictures. It's 25 outside. There -- is there any dust that is allowed	Page 16 1 MR. FENDELMAN: So that was one of 2 the -- the requests of relief. I understand 3 mechanical screening, certainly on rooftops and things 4 like that, which is relatively manufactured for those 5 types of purposes. But for a piece of equipment 6 that's 20 feet tall, we're considering that to be 7 pretty infeasible. 8 So I -- I say that it's being screened 9 by the building on the north side and the dock walls 10 on the east and west side. Right. So -- so just on 11 the other side of that concrete dock apron is -- is 12 really -- right now, it's being used as through 13 traffic to get to the -- 14 MR. LOBOSCO: Right. 15 MR. FENDELMAN: -- adjacent church and 16 maybe gymnasium or workout gym. But ultimately that 17 that shouldn't be, especially once a second building 18 is built there. 19 MR. LOBOSCO: There shouldn't be any 20 traffic there other than trucks. 21 MR. FENDELMAN: Correct. 22 MR. LOBOSCO: I know there's a lot of 23 extra traffic there. That facility, gymnastics 24 facility, has tournaments and things and parking and 25 everything goes crazy over there on those days.
Page 15 1 into the atmosphere? 2 MR. FENDELMAN: No, sir. 3 MR. K. JOHNSON: Okay. 4 MR. FENDELMAN: There's -- and there's 5 filters on both the input and output side of it. 6 MR. K. JOHNSON: Right. And in terms 7 of safety? 8 MR. FENDELMAN: Safety is based on 9 Rawlings -- based on how Rawlings runs the operation. 10 They also do have a maintenance program on the piece 11 of equipment to make sure that it's running smoothly 12 as well. 13 I think there was even some safety 14 features on the piece of equipment itself to where, 15 just in case they do not happen to empty the drum, 16 below there's like a 55-gallon drum. They -- they 17 empty it when it's two-thirds full. 18 And if it gets to that level, there's a 19 safety feature that kind of shuts it off and kind of 20 breathes -- breathes the air back out to make sure 21 that that it's sitting right there into the duct work. 22 MR. K. JOHNSON: I understand. Thank 23 you. 24 MR. LOBOSCO: Can you elaborate on the 25 so-called screening of it?	Page 17 1 MR. FENDELMAN: Yes, sir. 2 MR. LOBOSCO: And it's been there for a 3 while and it's a very, very established organization. 4 I don't know what you would do to -- in the evenings 5 to stop them from getting in there or whatever but -- 6 MR. FENDELMAN: Right. 7 MR. LOBOSCO: -- it -- it is something 8 that has been a problem. I've actually attended meets 9 up there and stuff like that, it's been a mess. 10 It's -- I got two different things here. I've got one 11 that's -- it says "Relocated dust collector on the 12 ring slab." Okay? I'm looking at this picture right 13 here. 14 MR. FENDELMAN: Yes, sir. 15 MR. LOBOSCO: Okay? And then I'm 16 looking at this one, which kind of defines where it's 17 at, I think. 18 On your facility in Washington right 19 now, are there anything -- kind of protection or 20 anything closer on both sides of this -- I assume this 21 is the piece right here -- on each side of it so 22 nobody can see it or even walk into it or even get 23 into it or anything? 24 MR. FENDELMAN: No, sir. 25 Does the campus have a perimeter fence?

5 (Pages 14 - 17)

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Page 18

1 MR. CAMPSHURE: No. It's kind of just
 2 open -- in the open. If you look in the corner of the
 3 building, you can see it. You can kind of see it
 4 standing in all its glory.
 5 MR. LOBOSCO: The only reason I've
 6 asked the question is because you got residential area
 7 close to it. And when you have residential area
 8 close, you have kids and you have other people that
 9 are nosy and get into everybody else's business. And
 10 I don't want some kid going up there and doing
 11 something crazy.
 12 I don't know how they could get hurt
 13 from this piece of equipment or anything, but the
 14 point is that I want to keep them out, period.
 15 MR. FENDELMAN: Understood. Yeah.
 16 MR. LOBOSCO: Is that something that we
 17 could consider?
 18 MR. FENDELMAN: Out of this area?
 19 MR. LOBOSCO: No. Out of that machine,
 20 period. Nobody can touch it other than your people.
 21 MR. FENDELMAN: I mean, other -- I
 22 mean, from a -- from a safety standpoint, that sounds
 23 feasible, maybe a chain-link fence around it that can
 24 be locked. Obviously, they can go up to the remainder
 25 of the building and any other equipment that's sitting

Page 19

1 outside our condensing units.
 2 So it wouldn't be any different than
 3 what's there now, but I would understand that.
 4 MR. LOBOSCO: Another barrier or
 5 another piece that we could add to it that we could --
 6 you can't guarantee anything because the little
 7 monsters will jump the fence. They'll do everything.
 8 MR. FENDELMAN: It -- it's about
 9 perceived security and -- and safety. I understand.
 10 MR. LOBOSCO: Yeah. Yeah. And I
 11 just -- it doesn't look that -- like it's that
 12 complicated piece of -- I mean, but I just don't want
 13 anybody in there, period.
 14 MR. FENDELMAN: Understood.
 15 MR. LOBOSCO: So I don't know if that's
 16 something that we would consider.
 17 MR. FENDELMAN: Yeah. I -- I mean,
 18 I -- I think -- and I -- I can't speak on total behalf
 19 of -- of Rawlings as an owner because it's ultimately
 20 their equipment, their building, their money.
 21 But from an architectural and civil
 22 standpoint, I think that a small chain-link -- whether
 23 it's a chain-link fence or something built around
 24 there, you know, four or six feet tall -- probably six
 25 is kind of a standard; right? That could be placed

Page 20

1 around it.
 2 It'd have to be a little bit larger
 3 than the unit to make sure that they have the
 4 appropriate operation clearances. But -- but I think
 5 that that would satisfy that concern.
 6 MR. LOBOSCO: I think it -- it has the
 7 potential of doing that.
 8 MR. FENDELMAN: Mm-hmm.
 9 MR. LOBOSCO: And, again, I'd like to
 10 explore it.
 11 MR. FENDELMAN: Certainly.
 12 MR. LOBOSCO: When it says keep out,
 13 they don't keep out. Okay? Were all kids at one time
 14 and did stupid things.
 15 MR. FENDELMAN: Right. You don't want
 16 to show them the red button to press; right?
 17 MR. LOBOSCO: Yeah, exactly.
 18 Does anybody else have any other
 19 questions or concerns?
 20 MR. BECKER: I don't.
 21 MR. TURNER: No.
 22 MR. LOBOSCO: Nobody else does? Okay.
 23 Anybody in the audience who would like
 24 to step up? I would ask that you step up and -- well,
 25 you would need to say your name. And if you guys will

Page 21

1 just stay right there because if he's got a question.
 2 MR. C. JOHNSON: All right. I'm fine.
 3 I'm getting old.
 4 MR. LOBOSCO: Yeah. Well, I am too.
 5 MR. C. JOHNSON: Hey, my name is
 6 Charlie Johnson. I live right on the corner of Weldon
 7 Spring and Broad. Is that bat thing going up the
 8 Weldon Spring side or the side with the doors and all
 9 that stuff?
 10 MR. LOBOSCO: Do you have a picture
 11 with you? I have this that --
 12 MR. FENDELMAN: That -- that's what the
 13 exhibit is.
 14 MR. MICHAEL: The short answer to
 15 your -- the short answer to your question, sir, is
 16 that it's going on the backside in the loading dock,
 17 not on the Weldon side.
 18 MR. C. JOHNSON: Weldon side?
 19 MR. MICHAEL: Yeah.
 20 MR. C. JOHNSON: Well, that's fine. I
 21 mean, no noise or anything. We got residents right
 22 there; you know?
 23 MR. FENDELMAN: Yeah.
 24 MR. C. JOHNSON: So all that stuff. We
 25 get plenty of trucks going down to Ferguson and stuff

Page 22 1 like that. So that's why I wonder if it was that much 2 noise or anything else; you know? I don't get up 3 early. So, you know? 4 MR. LOBOSCO: At some point in time, 5 there's another lot right next door. There will be 6 another building there, I hope, that it doesn't just 7 sit there. 8 MR. C. JOHNSON: Well, there's supposed 9 to be two up there. 10 MR. LOBOSCO: Right. 11 MR. C. JOHNSON: Back-to-back you 12 had -- there were trucks and first they had them going 13 to work, Weldon Spring. I said, oh, wait a minute 14 here. 15 MR. LOBOSCO: Yeah. Yeah. No, I 16 understand totally. 17 MR. C. JOHNSON: And one thing, people 18 from out of state that come up here and leave your 19 truck that's running all night; you know? All right. 20 As long as it's going on the other side. Yeah. 21 MR. LOBOSCO: Anybody else that has any 22 questions in the audience? 23 Any staff people that have any 24 questions or anything? 25 MR. FENDELMAN: I don't have anything	Page 24 1 the record. I was answering her question. 2 THE REPORTER: Thank you. 3 MR. MICHAEL: -- agenda where you all 4 can deliberate on this item. 5 MR. LOBOSCO: Isn't there anything else 6 that we need to do? We just have a motion to take a 7 break. But he doesn't want to take a break. Have you 8 got something else that you need to -- 9 MR. YOUNG: No. I've got nothing to 10 add. As the city administrator mentioned, now is the 11 time where you may deliberate on this amongst 12 yourselves. And then a motion to approve, deny, or 13 approve with conditions would be appropriate. 14 MR. LOBOSCO: -- ask him? 15 MR. MICHAEL: No. All right here. 16 MR. LOBOSCO: Anybody want to make a 17 motion to -- 18 MR. TURNER: I'll motion that we begin 19 deliberations with any comment from any board member. 20 MR. MICHAEL: You don't -- you don't 21 need to take a motion on that if you'd like to rescind 22 that motion. 23 MR. TURNER: I'll rescind. 24 MR. MICHAEL: That's just -- yeah. 25 That's just the next item on the agenda is for
Page 23 1 to add. You have my report in your packet. Yeah. 2 MR. LOBOSCO: This is something that we 3 would basically -- 4 MR. MICHAEL: No further public comment 5 and you can -- 6 MR. LOBOSCO: Okay. Does anybody else 7 have any questions over here? 8 Nobody out there? You guys would -- 9 MR. DEFFENDALL: Motion to close. 10 MR. K. JOHNSON: I second. 11 MR. LOBOSCO: Got a motion to close and 12 a second. All those in favor? 13 MULTIPLE SPEAKERS: Aye. 14 MR. LOBOSCO: All those opposed? We 15 don't have -- 16 THE REPORTER: Okay. Are we ready to 17 go off the record? 18 MR. YOUNG: No, not yet. 19 MR. LOBOSCO: I don't think -- 20 THE REPORTER: Okay. Thank you. 21 MR. LOBOSCO: I didn't hear what she 22 said. 23 MR. TURNER: We're -- we're not off 24 record. 25 MR. YOUNG: We are not ready to go off	Page 25 1 deliberation by the board and possible action on the 2 application. 3 MR. LOBOSCO: Does anybody have 4 anything else they need to say or wish to say or ask? 5 MR. YOUNG: Nope. None for me. 6 MR. K. JOHNSON: None for me. 7 MR. LOBOSCO: We can vote on it, 8 wouldn't you say? 9 MR. MICHAEL: Request a motion be made. 10 MR. LOBOSCO: Someone want to make a 11 motion? 12 MR. BECKER: A motion to vote. 13 MR. TURNER: Second to approve. 14 MR. LOBOSCO: We got a motion to 15 approve it and a second to that motion. 16 MR. TURNER: I do have a question. Are 17 we voting to approve or are we going to approve with 18 conditions? 19 MR. MICHAEL: That is up to the person 20 making the motion on how they want to word their 21 motion. 22 MR. TURNER: Okay. Are we looking to 23 just approve or are we looking to approve with 24 conditions? 25 MR. BECKER: I will make the motion to

Page 26

1 approve with condition.
 2 MR. K. JOHNSON: I'll second.
 3 MR. LOBOSCO: Do we have any discussion
 4 on what those conditions --
 5 MR. TURNER: Based on the conversation,
 6 my understanding was possibly putting sub-parameters
 7 around -- a fence, a chain-link fence, the six-foot
 8 tall fence, to try and make it easier for anyone just
 9 to walk up and climb on it or -- so how would we --
 10 recommendations on how to word a condition?
 11 MR. LOBOSCO: Your wish is to attach
 12 that to the site plans that they would put a fence
 13 around the unit on the outside of the building.
 14 MR. BECKER: Outside the machinery.
 15 MR. LOBOSCO: Yeah. That's on the
 16 outside of the building.
 17 Is that what I'm hearing?
 18 MR. TURNER: That was my understanding
 19 from the discussion, yes.
 20 MR. LOBOSCO: Okay.
 21 MR. K. JOHNSON: Perhaps we could allow
 22 them to make a -- a proposal for that.
 23 MR. LOBOSCO: Okay.
 24 MR. K. JOHNSON: In other words,
 25 instead of us trying to define anything exactly --

Page 27

1 MR. LOBOSCO: I think what -- what
 2 they're asking, if you -- stop me if wrong -- I think
 3 what we're asking is what we discussed about the
 4 fencing. If you guys could put something together --
 5 MR. FENDELMAN: Certainly.
 6 MR. LOBOSCO: -- and submit it and then
 7 we can move it -- I -- I -- like I said, I'm just,
 8 when it comes to kids, I've coached, I've been all
 9 over the place, I don't trust. Okay?
 10 MR. FENDELMAN: I have my own.
 11 MR. LOBOSCO: I had three sons. I -- I
 12 just don't trust what they're going to do and not do.
 13 Okay? They always have minds that go different ways.
 14 So I think what they're asking is if we come up with a
 15 proposal to fence it in and that you present your
 16 proposal and if it's accepted and we move forward
 17 and -- yeah.
 18 MR. FENDELMAN: Does that -- from
 19 a -- this standpoint, is that an approval with a
 20 conditional use and then -- and then that would be
 21 part of it separate or does that postpone this and as
 22 far as the process for the City is concerned?
 23 MR. LOBOSCO: -- attached to it, it
 24 would postpone.
 25 MR. MICHAEL: It -- it really it comes

Page 28

1 down to how you want to state that motion and approve
 2 the motion. The next step for them would be a
 3 building permit. You can simply attach it as a
 4 requirement for the approval of that building permit.
 5 You can articulate it however you would like.
 6 If you would like to table it subject
 7 to them coming back with a fencing proposal --
 8 proposal, that could be the motion. Otherwise, you
 9 would simply state the explicit conditions that you
 10 would like met as part of that approval or denial of
 11 the variance application.
 12 MR. LOBOSCO: That -- that I would
 13 refer back to you. Do you guys want to require that
 14 that's a part of this, or do you want to require
 15 that's something submitted later?
 16 MR. DEFFENDALL: This is Gary
 17 Deffendall. I have a question and I guess I know the
 18 answer because I see how this conversation's going,
 19 but is this board allowed to add conditions?
 20 MR. MICHAEL: We are.
 21 MR. DEFFENDALL: Okay.
 22 MR. MICHAEL: So when they when they
 23 make an application for a variance, you have
 24 flexibility to go above or beyond or below, you know,
 25 you're looking for the smallest degree of variance

Page 29

1 from City code. So it's really up to you to interpret
 2 what that degree of variance is and make that
 3 recommendation.
 4 MR. DEFFENDALL: Thank you. I wasn't
 5 aware of that. Thanks.
 6 MR. LOBOSCO: Any other comments or
 7 questions?
 8 MR. TURNER: So would the approval then
 9 be approval contingent upon them getting proper
 10 building permits for a retaining fence? How do -- how
 11 would you word that?
 12 MR. LOBOSCO: Like you just said.
 13 MR. MICHAEL: I would say probably --
 14 MR. FENDELMAN: Not the word
 15 "retaining."
 16 MR. LOBOSCO: Pardon me?
 17 MR. FENDELMAN: Not the word
 18 "retaining."
 19 MR. MICHAEL: Yeah.
 20 MR. FENDELMAN: From a safety security
 21 standpoint.
 22 MR. LOBOSCO: Okay.
 23 MR. MICHAEL: You would -- you would be
 24 approving the variance with the condition that they
 25 install a fence of your choosing. If you want that to

Page 30 1 be a six-foot chain-link fence all the way around it. 2 Again, however you want to articulate that. If 3 there's a setback distance that you want off of that. 4 Or if you want to leave that to the 5 judgment of the building official, there's a myriad of 6 things that can be done here and we can sit here and 7 discuss and -- and come up with what that needs to be 8 to -- to satisfy the Board. 9 MR. LOBOSCO: Well, but right now -- 10 edge of that slab. 11 MR. BECKER: It's in Washington. 12 MR. FENDELMAN: Well, for -- correct. 13 For -- for reference, the slab is existing there. 14 It's a -- it's an eight-inch concrete thick dock slab 15 already. So we have flexibility on where to locate 16 that fence. 17 MR. K. JOHNSON: Why don't we 18 consider -- 19 MR. LOBOSCO: Go ahead. I'm sorry. 20 MR. K. JOHNSON: Why don't we consider 21 an approval at this point with the condition that they 22 turn in a plan that is subject to the acceptance of 23 the building -- of the -- 24 MR. LOBOSCO: Inspector? 25 MR. K. JOHNSON: -- inspector. And	Page 32 1 Building official, City of Dardenne Prairie. . 2 Yeah. Vince, I know exactly what you 3 want. I'm pretty sure you want a six-foot chain-link 4 barrier to keep out unauthorized people. And I will 5 make sure that that's part of their accepted plan. 6 MR. LOBOSCO: So they would have to 7 get -- get an application to do so. 8 MS. RYAN: Well, that -- that'll be 9 part of their application. I won't -- you know, 10 when -- when they submit it to me, that's what I'm 11 going to be looking for. 12 MR. LOBOSCO: Okay. Any other 13 questions? 14 MR. K. JOHNSON: None. 15 THE REPORTER: Excuse me, Jeff, sir. 16 How do you spell your last name, please? 17 MR. AMELONG: A-M-E-L-O-N-G. 18 THE REPORTER: Thank you so much. I 19 appreciate it. 20 MR. LOBOSCO: Are there any other 21 questions or anything that you would like to add to 22 that? 23 MR. MICHAEL: So just for clarity for 24 my sake, for the videographer, the court reporter, and 25 the city attorney's sake, we have a motion to approve
Page 31 1 that way their business with us would be done and then 2 the compliance for the actual structure would then be 3 covered under the code, the inspector. 4 MR. LOBOSCO: Any other -- 5 MR. MICHAEL: You would -- I would only 6 ask that you articulate the specifics that you're 7 wanting to achieve with the fence. 8 MR. K. JOHNSON: Safety? 9 MR. MICHAEL: Well, no. I'm -- I'm 10 talking -- 11 MR. BECKER: Put chain-link -- put 12 chain-link fence. 13 MR. MICHAEL: There you go. That's 14 what I -- that's what I need to do. 15 MR. K. JOHNSON: Okay. 16 MR. BECKER: -- mechanical device for 17 safety purposes. 18 MR. LOBOSCO: Can I get your opinion, 19 Jeff? 20 MR. AMELONG: Yeah. 21 MR. LOBOSCO: Please. 22 MR. MICHAEL: Jeff, approach the mic. 23 Jeff, approach the mic. Let the videographer know who 24 you are. 25 MR. AMELONG: Yeah. Jeff Amelong.	Page 33 1 with the condition being that they submit a building 2 permit application for the installation of this 3 equipment that is inclusive of a six-foot tall 4 chain-link fence around the perimeter of said 5 equipment subject to review and approval by the 6 building official, Jeff Amelong. 7 MR. LOBOSCO: I also want to add that 8 that is completed prior to them starting the 9 operation. 10 MR. MICHAEL: Correct. It would be a 11 requirement. It would be a requirement of the 12 building permit for the installation of the actual air 13 handler. So that application will include the 14 mechanical component of the installation as well as a 15 fence permit for the -- the fence. Is that the motion 16 that is on the table? 17 MR. K. JOHNSON: Yes. 18 MR. LOBOSCO: Everybody's on -- on the 19 same level? 20 MR. FENDELMAN: Yes. 21 MR. LOBOSCO: Okay. 22 MR. MICHAEL: You can go ahead and move 23 forward with a roll call. 24 MR. LOBOSCO: Somebody want to motion 25 to approve this based on the criteria that we've laid

Page 34

1 out?

2 MR. MICHAEL: Just -- just for

3 clarification, you already have a motion on the table.

4 We have simply had discussion to sort out those

5 conditions so you can ask for a roll call vote on

6 those conditions as stated.

7 MR. LOBOSCO: Okay. We'll have a roll

8 call vote on the motion that we laid out.

9 MR. K. JOHNSON: As stated.

10 MR. LOBOSCO: And it would be to pass

11 this moving forward with the requirements that they

12 would have to submit an application for the fence to

13 go around it. Jeff Amelong would be in charge of

14 that. And it's to be installed prior to operating it.

15 MR. DEFFENDALL: Mr. Chairman,

16 question, just wait. We'll need four votes to -- for

17 this to pass; is that correct?

18 MR. LOBOSCO: Sounds right.

19 MR. DEFFENDALL: That's all. Thank

20 you.

21 MR. LOBOSCO: Any further questions?

22 Call for a roll call vote.

23 Gary?

24 MR. DEFFENDALL: Yes.

25 MR. LOBOSCO: Ken?

Page 35

1 MR. K. JOHNSON: Yes.

2 MR. LOBOSCO: Dan?

3 MR. BECKER: Yes.

4 MR. LOBOSCO: Matt?

5 MR. TURNER: Yes.

6 MR. LOBOSCO: John? Oh -- and I vote

7 yes on it. So it would pass based on the things that

8 we have just laid out and Jeff will follow up with you

9 for that and take care of that. Personally, I'm

10 excited about it, very. I think it's a great

11 addition.

12 With everything that's going on in --

13 in this area, facilities like this, there's a good

14 punch in the arm and get us going. I'm a huge fan

15 of -- of anything to do with athletics. I see

16 everything down in Chesterfield Valley. I think they

17 said that they have got 25 million plus per year

18 revenues coming in from all the stuff they have.

19 Yeah, I like that. I like what we

20 started with. I like what we have now, and I'd love

21 to add it and -- and make it something that you can

22 take pride.

23 Anybody have anything else?

24 MR. TURNER: No.

25 MR. LOBOSCO: We have a motion to --

Page 36

1 MR. MICHAEL: You -- you still have

2 business items on the agenda. Turn it over, please.

3 You have an approval of minutes.

4 MR. LOBOSCO: Good thing you said

5 something.

6 Okay. Approval of minutes from the

7 meeting of January 9, 2025. It's been that long since

8 we've been here. Make a motion?

9 MR. DEFFENDALL: I'd like to make a

10 motion to approve.

11 MR. K. JOHNSON: I'll second.

12 MR. LOBOSCO: Okay. Have a motion to

13 approve the minutes --

14 All those in favor say aye.

15 MULTIPLE SPEAKERS: Aye.

16 MR. LOBOSCO: Anybody that disagrees?

17 Motion passed.

18 MR. MICHAEL: Anything else on your

19 end, John, before he calls for a motion?

20 MR. YOUNG: No, sir. Thank you.

21 MR. LOBOSCO: All right. I would call

22 for a motion to adjourn since we have no more

23 business.

24 MR. TURNER: I'll motion to adjourn.

25 MR. K. JOHNSON: I'll second that.

Page 37

1 MR. LOBOSCO: Those in favor say aye.

2 MULTIPLE SPEAKERS: Aye.

3 MR. LOBOSCO: Those opposed? It

4 passes. The meeting has been adjourned.

5 THE REPORTER: Okay. Is there anything

6 else you want on the record before we go off?

7 MR. LOBOSCO: Not that I am aware of.

8 MR. MICHAEL: We are good. We

9 appreciate you guys.

10 THE REPORTER: Okay. I'm going to go

11 ahead and take us off the record. Before you guys

12 scatter, I do have a couple of questions for you, so

13 please hang tight. We are off the record at 6:45 p.m.

14 (Whereupon, the meeting concluded at

15 6:45 p.m.)

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1 CERTIFICATE

2 I, KIMBERLY BARTLETT, the officer before
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 4 certify that any witness(es) in the foregoing
 5 proceedings, prior to testifying, were duly sworn;
 6 that the proceedings were recorded by me and
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 9 said proceedings are a true and accurate record to the
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 12 of the parties to the action in which this was taken;
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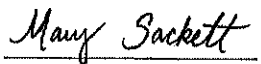
17 
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19 KIMBERLY BARTLETT

20 N otary Public in and for the
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 10 relative or employee of any counsel or attorney
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15 MARY SACKETT

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&	58 10:7,11	action 25:1	ago 12:13
& 12:12	6	38:12,16 39:8	13:10
1	60 10:7	39:12	agree 3:13
1-1 5:5	63368 1:10	activities 6:5	ahead 4:5,15
10:30 10:20	3:11	actual 7:17	5:17 30:19
1635 4:20	6:08 3:6	10:24 12:24	33:22 37:11
2	6:08p.m. 1:6	31:2 33:12	air 15:20 33:12
20 16:6	6:45 37:13,15	actually 10:9	allow 5:2 26:21
2025 36:7	7	14:6 17:8	allowable
2026 1:5 3:9	75 10:14	add 5:25 6:7	10:21
2032 1:9 3:10	7:00 10:20	19:5 23:1	allowed 14:25
210.580 10:19	14:12	24:10 28:19	28:19
25 35:17	8	32:21 33:7	altered 7:6
3	8277512 1:13	35:21	amelong 2:11
32649 39:14	85 10:14	addition 35:11	31:20,25,25
33771 38:18	9	address 9:17	32:17 33:6
3:30 14:12	9 1:5 36:7	10:23 11:5	34:13
4	9th 3:9	adjacent 12:1	amy 6:3
400 10:8	a	16:15	answer 12:5
405.200.d.11.e	a.m. 10:20	adjourn 36:22	14:20 21:14,15
7:18	ability 38:10	36:24	28:18
405.220.d.11.e	39:7	adjourned 37:4	answering 24:1
5:2	above 28:24	adjustment 1:2	anybody 13:23
405.220.d.11.e.	acceptance	3:8	19:13 20:18,23
7:16	30:22	administer	22:21 23:6
46 9:23	accepted 27:16	3:12	24:16 25:3
5	32:5	administrator	35:23 36:16
50 9:23	accurate 38:9	2:9 3:18 24:10	anyway 9:16
53 10:9	39:5	aesthetic 9:7	apologize 10:1
55 10:9 15:16	achieve 31:7	affecting 9:21	application
	acknowledg...	affirm 4:9	4:19 25:2
	3:12	agenda 4:18	28:11,23 32:7
		7:17,19 24:3	32:9 33:2,13
		24:25 36:2	34:12

appreciate 8:12 32:19 37:9	assigned 3:4	b	beyond 6:12 28:24
approach 31:22,23	associates 12:12	back 6:11 10:24 15:20 22:11,11 28:7 28:13	billets 12:25
appropriate 20:4 24:13	assume 4:21 17:20	backside 21:16	bit 7:7 9:21 10:1 14:5 20:2
approval 8:16 27:19 28:4,10 29:8,9 30:21 33:5 36:3,6	athletics 35:15	balls 13:13	blake 2:13 9:20 14:5
approve 24:12 24:13 25:13,15 25:17,17,23,23 26:1 28:1 32:25 33:25 36:10,13	atmosphere 15:1	barrier 19:4 32:4	block 11:11
approved 12:13	attach 26:11 28:3	bartlett 1:12 3:4 38:2,19	board 1:2 2:4,5 2:6 3:7,22,24 4:1 24:19 25:1 28:19 30:8
approving 29:24	attached 27:23	based 6:6 15:8 15:9 26:5 33:25 35:7	bother 8:6
apron 16:11	attendance 3:15	basically 12:23 23:3	brand 6:19 7:3
architects 2:10 4:19	attended 17:8	basis 14:14	break 24:7,7
architectural 19:21	attendeess 2:2	bat 8:16,23 21:7	breathes 15:20 15:20
area 10:15 18:6 18:7,18 35:13	attorney 2:3 4:2 38:14 39:10	bats 7:8 12:24 14:13,14,18	bret 2:10
arm 35:14	attorney's 32:25	batting 5:24 8:17	bring 8:22 13:2
articulate 28:5 30:2 31:6	audience 20:23 22:22	becker 2:7 3:21 3:21 5:11 13:24 20:20 25:12,25 26:14 30:11 31:11,16 35:3	broad 21:7
asked 6:10 18:6	audio 38:8 39:3	behalf 19:18	build 7:9
asking 27:2,3 27:14	authorized 3:11	best 38:10 39:6	building 2:11 5:19 6:11,16 6:17,21,23 7:4 8:14 9:1,12,14 11:25 12:8,23 13:6,7,20 16:9 16:17 18:3,25 19:20 22:6 26:13,16 28:3 28:4 29:10 30:5,23 32:1 33:1,6,12
	aware 11:10,21 29:5 37:7	better 10:3	
	aye 5:14,15 23:13 36:14,15 37:1,2		

buildings 11:24 12:5 built 16:18 19:23 business 18:9 31:1 36:2,23 busy 10:13 button 20:16	chain 18:23 19:22,23 26:7 30:1 31:11,12 32:3 33:4 chair 2:7,8 3:20 3:21 chairman 7:13 34:15 charge 34:13 charlie 2:12 21:6 check 10:16 chesterfield 35:16 choosing 29:25 church 16:15 city 1:8 2:3,9 2:11,12,14 3:8 3:9,17 4:2,3 24:10 27:22 29:1 32:1,25 civil 19:21 clarification 34:3 clarify 7:20 clarity 8:12 32:23 clearances 20:4 clearly 10:14 clerk 2:14 4:3 client 9:1 climb 26:9 close 18:7,8 23:9,11	closer 9:25 17:20 coached 27:8 code 5:1 29:1 31:3 collector 9:2,18 13:4,24 17:11 collectors 14:24 come 12:25 22:18 27:14 30:7 comes 27:8,25 coming 6:6 28:7 35:18 comment 23:4 24:19 comments 29:6 committee 2:7 2:8 3:20 7:11 completed 33:8 compliance 31:2 complicated 19:12 comply 9:8 component 33:14 concern 9:15 20:5 concerned 27:22 concerns 9:17 11:4 20:19	concluded 37:14 concrete 16:11 30:14 condensing 19:1 condition 26:1 26:10 29:24 30:21 33:1 conditional 8:16 27:20 conditions 13:1 24:13 25:18,24 26:4 28:9,19 34:5,6 consider 18:17 19:16 30:18,20 considering 16:6 contingent 29:9 contractor 6:22 conversation 10:12 26:5 conversation's 28:18 corner 6:24 18:2 21:6 correct 6:14,15 11:11 14:2,10 16:21 30:12 33:10 34:17 correcting 8:3 counsel 38:11 38:14 39:7,10
c			
c 2:1 3:1 21:2,5 21:18,20,24 22:8,11,17 cage 5:24 8:17 call 33:23 34:5 34:8,22,22 36:21 called 15:25 calls 36:19 campshure 2:13 4:12 14:10 18:1 campus 17:25 car 10:10 care 35:9 case 15:15 certainly 8:11 11:8,9,20 16:3 20:11 27:5 certificate 38:1 39:1 certify 38:4 39:2			

couple 8:21 11:6 12:13 37:12 court 32:24 covered 31:3 covers 12:2 crazy 16:25 18:11 create 11:20 12:15 criteria 33:25 curious 11:13 currently 6:13 6:22 custom 14:16 cylinders 12:25	declare 5:7 deffendall 2:6 3:22,22 23:9 28:16,17,21 29:4 34:15,19 34:24 36:9 define 26:25 defines 17:16 degree 28:25 29:2 deliberate 24:4 24:11 deliberation 25:1 deliberations 24:19 denial 28:10 deny 24:12 development 8:15 12:10 13:13 device 31:16 diagram 9:22 difference 7:23 different 17:10 19:2 27:13 digital 38:8 39:3 disagrees 36:16 discuss 30:7 discussed 27:3 discussion 26:3 26:19 34:4	distance 11:22 30:3 distributed 9:4 districts 10:19 dock 9:10,15 9:15 12:2 16:9 16:11 21:16 30:14 doing 5:18 18:10 20:7 door 22:5 doors 21:8 double 10:16 drive 4:20 7:1 8:5,6,9 12:4,4 drove 10:10 drum 15:15,16 duct 13:7 15:21 duly 38:5 dumpster 13:20 duplicate 12:1 durree 6:3 dust 9:2,18 13:4,24 14:23 14:25 17:11	east 16:10 edge 30:10 eight 5:3 30:14 either 5:7 11:3 elaborate 15:24 elementary 11:10 else's 18:9 emailed 10:23 employed 38:11,14 39:8 39:11 employee 38:13 39:10 employees 11:14 empty 5:20 14:8 15:15,17 entire 14:1,20 equipment 5:3 7:7,8 9:3,6,9 10:6,22 11:2 15:11,14 16:5 18:13,25 19:20 33:3,5 es 38:4 especially 16:17 established 17:3 evening 3:3 evenings 17:4 everybody 4:21 8:2 9:3 18:9
d	denial 28:10 deny 24:12 development 8:15 12:10 13:13 device 31:16 diagram 9:22 difference 7:23 different 17:10 19:2 27:13 digital 38:8 39:3 disagrees 36:16 discuss 30:7 discussed 27:3 discussion 26:3 26:19 34:4	e	east 16:10 edge 30:10 eight 5:3 30:14 either 5:7 11:3 elaborate 15:24 elementary 11:10 else's 18:9 emailed 10:23 employed 38:11,14 39:8 39:11 employee 38:13 39:10 employees 11:14 empty 5:20 14:8 15:15,17 entire 14:1,20 equipment 5:3 7:7,8 9:3,6,9 10:6,22 11:2 15:11,14 16:5 18:13,25 19:20 33:3,5 es 38:4 especially 16:17 established 17:3 evening 3:3 evenings 17:4 everybody 4:21 8:2 9:3 18:9
d 3:1 8:16 dan 2:7 3:21 35:2 dardenne 1:1,8 1:10 3:8,9,10 8:24 10:17 32:1 day 14:9,11,19 14:21 days 16:25 debbie 2:14 4:3 debris 13:15,17 13:18 decibel 10:6,12 decibels 10:7,9 10:14,21	denial 28:10 deny 24:12 development 8:15 12:10 13:13 device 31:16 diagram 9:22 difference 7:23 different 17:10 19:2 27:13 digital 38:8 39:3 disagrees 36:16 discuss 30:7 discussed 27:3 discussion 26:3 26:19 34:4	e 2:1,1 3:1,1 32:17 early 11:15,16 22:3 easier 26:8	east 16:10 edge 30:10 eight 5:3 30:14 either 5:7 11:3 elaborate 15:24 elementary 11:10 else's 18:9 emailed 10:23 employed 38:11,14 39:8 39:11 employee 38:13 39:10 employees 11:14 empty 5:20 14:8 15:15,17 entire 14:1,20 equipment 5:3 7:7,8 9:3,6,9 10:6,22 11:2 15:11,14 16:5 18:13,25 19:20 33:3,5 es 38:4 especially 16:17 established 17:3 evening 3:3 evenings 17:4 everybody 4:21 8:2 9:3 18:9

everybody's 33:18 exactly 20:17 26:25 32:2 exception 9:1 excited 35:10 excuse 32:15 exhibit 21:13 existing 9:14 30:13 explain 9:20 14:5 explicit 28:9 explicitly 14:15 explore 20:10 externally 5:3 extra 16:23	feasible 13:5 18:23 feature 15:19 features 15:14 feet 5:3 8:21 10:7,8 13:8 16:6 19:24 fence 17:25 18:23 19:7,23 26:7,7,8,12 27:15 29:10,25 30:1,16 31:7 31:12 33:4,15 33:15 34:12 fencing 27:4 28:7 fendelman 2:10 4:13 6:15,20 8:11 9:25 10:2 10:5 11:8,12 11:17,21 12:9 12:16,22 13:12 13:17,19 14:3 15:2,4,8 16:1 16:15,21 17:1 17:6,14,24 18:15,18,21 19:8,14,17 20:8,11,15 21:12,23 22:25 27:5,10,18 29:14,17,20 30:12 33:20	ferguson 21:25 filters 15:5 financially 38:15 39:11 fine 21:2,20 finish 4:23,24 first 4:17,24 5:17 22:12 five 11:1 14:1 flexibility 28:24 30:15 folks 8:4 follow 35:8 foot 26:7 30:1 32:3 33:3 foregoing 38:3 38:4 39:4 foresight 8:4 forth 10:24 forward 27:16 33:23 34:11 four 19:24 34:16 friends 8:7 full 15:17 further 23:4 34:21 38:13 39:9	general 6:3 getting 10:1 17:5 21:3 29:9 give 4:10 glory 18:4 gloves 13:13 go 4:5,15 5:17 18:24 23:17,25 27:13 28:24 30:19 31:13 33:22 34:13 37:6,10 goes 16:25 going 7:9,10,12 8:2,5 11:15 12:20 13:16 14:9,11 18:10 21:7,16,25 22:12,20 25:17 27:12 28:18 32:11 35:12,14 37:10 good 3:3 9:8 35:13 36:4 37:8 granted 8:16 great 35:10 green 12:10 guarantee 19:6 guess 28:17 guys 20:25 23:8 27:4 28:13 37:9,11
f			
facilities 35:13 facility 5:19,24 5:25 16:23,24 17:18 fact 8:8 fall 10:22 familiar 13:25 14:23 fan 35:14 far 10:5,16 11:22 27:22 favor 5:13 23:12 36:14 37:1			
		g	
		g 3:1 32:17 gallon 15:16 gary 2:6 3:22 28:16 34:23	

gym 16:16	huge 35:14	it'd 20:2	26:24 30:17,20
gymnasium 16:16	hurt 18:12	item 4:17 24:4	30:25 31:8,15
gymnastics 16:23	i	24:25	32:14 33:17
h	idea 12:7	items 36:2	34:9 35:1
half 6:21,21	identify 3:15	j	36:11,25
8:13	idle 10:13	january 36:7	keep 11:24
hall 3:10	imagine 4:6	jeff 2:11 31:19	18:14 20:12,13
hand 4:8	inch 30:14	31:22,23,25	32:4
handler 33:13	include 33:13	32:15 33:6	ken 34:25
hang 37:13	inclusive 33:3	34:13 35:8	kenneth 2:5
hanley 1:9 3:10	industrial 5:5	job 1:13	3:24 14:23
happen 7:12	8:20 9:11,15	john 2:3 4:2	kid 18:10
8:5 15:15	11:24	35:6 36:19	kids 18:8 20:13
happy 11:5	infeasible 16:7	johnson 2:5,12	27:8
hear 8:3,10	information 14:7	3:24,24 5:12	kimberly 1:12
10:2 23:21	input 15:5	14:22,23 15:3	3:4 38:2,19
hearing 3:7 4:5	inside 8:25	15:6,22 21:2,5	kind 5:18 9:22
4:16,18 5:7,10	12:22 13:5,20	21:6,18,20,24	11:1 12:2
26:17	inspector 30:24	22:8,11,17	14:15 15:19,19
helmets 13:11	30:25 31:3	23:10 25:6	17:16,19 18:1
13:12	install 29:25	26:2,21,24	18:3 19:25
hereto 38:15	installation 5:2	30:17,20,25	know 5:20 7:10
39:11	33:2,12,14	31:8,15 32:14	9:17 10:23
hey 21:5	installed 34:14	33:17 34:9	11:18 12:11,25
hmm 11:17	interchangea... 4:7	35:1 36:11,25	14:6,6,7 16:22
20:8	interested 38:15 39:12	judgment 30:5	17:4 18:12
hope 6:13 22:6	interject 7:14	july 1:5 3:9	19:15,24 21:22
hoping 9:3	interpret 29:1	jump 19:7	22:2,3,19
hours 10:20	introduction 5:18	k	28:17,24 31:23
11:1,3 13:25		k 3:24 5:12	32:2,9
14:12		14:22 15:3,6	knowledge 38:10 39:6
		15:22 23:10	kyle 2:9 3:17
		25:6 26:2,21	

l	7:2,22 8:1 11:6	locked 18:24	manufactured
l 32:17	11:9,13,18	long 5:20,21	16:4
lady 6:2	12:6,14,18	22:20 36:7	manufacturing
laid 33:25 34:8	13:9,15,18,22	look 18:2 19:11	6:1,7 7:8 8:21
35:8	15:24 16:14,19	looking 8:19	8:23 12:20
large 9:2 13:2	16:22 17:2,7	17:12,16 25:22	mary 39:2,15
larger 10:12	17:15 18:5,16	25:23 28:25	material 12:20
20:2	18:19 19:4,10	32:11	matt 2:4 4:1
lathe 13:3	19:15 20:6,9	looks 9:7	35:4
laura 2:15	20:12,17,22	lot 16:22 22:5	matter 8:8
leave 7:10	21:4,10 22:4	love 35:20	maximum
22:18 30:4	22:10,15,21	m	10:21
level 9:22 10:6	23:2,6,11,14,19	m 32:17	mean 11:15,19
11:22 15:18	23:21 24:5,14	m&h 2:10 4:19	13:19 14:8
33:19	24:16 25:3,7	machine 18:19	18:21,22 19:12
levels 9:18	25:10,14 26:3	machinery	19:17 21:21
10:21	26:11,15,20,23	26:14	mechanical
light 5:5	27:1,6,11,23	made 14:13,16	6:22 9:9 16:3
link 18:23	28:12 29:6,12	25:9	31:16 33:14
19:22,23 26:7	29:16,22 30:9	maintenance	meeting 1:2
30:1 31:11,12	30:19,24 31:4	15:10	36:7 37:4,14
32:3 33:4	31:18,21 32:6	majority 8:13	meets 17:8
list 2:2 10:21	32:12,20 33:7	make 14:12,18	member 2:4,5,6
lit 12:11	33:18,21,24	15:11,20 20:3	3:23,25 4:1
little 7:6 8:4	34:7,10,18,21	24:16 25:10,25	24:19
9:20 10:1,3	34:25 35:2,4,6	26:8,22 28:23	mentioned
14:5 19:6 20:2	35:25 36:4,12	29:2 32:5	24:10
live 21:6	36:16,21 37:1	35:21 36:8,9	mess 17:9
loading 21:16	37:3,7	making 13:11	met 6:2 28:10
lobosco 1:4 2:8	locate 30:15	14:14 25:20	method 9:21
3:19,19 4:15	located 4:20	manager 6:3	mic 9:25 31:22
4:17,24 5:9,13	6:13	manufacture	31:23
5:16 6:16,23	locations 9:5	12:24	michael 2:9
			3:17,17 4:23

5:6 6:25 21:14 21:19 23:4 24:3,15,20,24 25:9,19 27:25 28:20,22 29:13 29:19,23 31:5 31:9,13,22 32:23 33:10,22 34:2 36:1,18 37:8 million 35:17 mind 11:24 minds 27:13 minute 22:13 minutes 36:3,6 36:13 missouri 3:10 3:12 6:13 38:20 mm 11:17 20:8 mo 1:10 moderated 1:4 moment 7:14 money 19:20 monsters 19:7 morning 11:15 motion 5:8,10 5:11 23:9,11 24:6,12,17,18 24:21,22 25:9 25:11,12,14,15 25:20,21,25 28:1,2,8 32:25 33:15,24 34:3	34:8 35:25 36:8,10,12,17 36:19,22,24 move 6:14 27:7 27:16 33:22 moving 6:7 34:11 multiple 5:15 23:13 36:15 37:2 myriad 30:5 n n 2:1 3:1 32:17 38:19 name 3:4 6:3 20:25 21:5 32:16 near 9:15 need 7:8 20:25 24:6,8,21 25:4 31:14 34:16 needed 14:18 needs 7:6 30:7 neither 38:11 39:7 new 6:17,19 7:3 9:6 night 22:19 noise 9:15 10:18 11:19,23 21:21 22:2 nope 25:5	north 16:9 nosy 18:9 notary 3:11 noticed 13:10 number 7:24 7:25 o o 3:1 32:17 oaths 3:12 objections 4:5 objective 10:18 obviously 9:8 18:24 occupied 6:22 8:13 occur 13:20 officer 38:2 offices 8:14 official 2:11 30:5 32:1 33:6 oh 22:13 35:6 okay 3:3 4:4,14 4:25 5:9,21 6:16,23 7:22 8:1 9:4 10:5 11:13 12:14 15:3 17:12,15 20:13,22 23:6 23:16,20 25:22 26:20,23 27:9 27:13 28:21 29:22 31:15 32:12 33:21	34:7 36:6,12 37:5,10 old 11:25 21:3 once 16:17 open 5:7,8,10 5:11,17 18:2,2 operate 10:25 13:25 operating 14:12 34:14 operation 6:5 6:19 9:19 10:24 15:9 20:4 33:9 operations 6:1 6:5 opinion 31:18 opposed 5:16 23:14 37:3 order 14:14 orders 14:17 organization 17:3 otary 38:19 outcome 38:16 39:12 output 15:5 outside 10:25 11:3,23 13:5,7 13:19 14:25 19:1 26:13,14 26:16 own 27:10
---	--	--	--

owner 4:20 19:19	permit 28:3,4 33:2,12,15	plenty 21:25	process 8:23 9:21 12:11 27:22
p	permits 29:10	plus 35:17	product 6:8
p 2:1,1 3:1	permitted 8:20 10:15	point 8:3,9 12:6 18:14 22:4 30:21	production 14:13
p.m. 3:6 10:20 37:13,15	permitting 8:22	portion 8:15,20	program 15:10
packet 9:3 23:1	person 25:19	possible 25:1	project 6:8,9
paragraph 4:25	personally 12:18 35:9	possibly 26:6	proper 29:9
parameters 26:6	perspective 10:11	postpone 27:21 27:24	property 4:19 5:4
pardon 29:16	physically 14:7	potential 20:7	proposal 26:22 27:15,16 28:7 28:8
parking 16:24	picture 17:12 21:10	prairie 1:1,8,10 3:8,9,10 8:24 32:1	pros 14:15
part 6:17 12:11 27:21 28:10,14 32:5,9	pictures 9:4 14:24	prairie's 10:17	protection 17:19
partially 9:14	piece 9:2,6,9 10:6,22 11:2 15:10,14 16:5 17:21 18:13 19:5,12	prepared 39:3	provide 5:4
parties 3:13 38:12,14 39:8 39:11	place 27:9	press 20:16	public 4:18 5:7 8:18 23:4 38:19
pass 34:10,17 35:7	placed 9:16 19:25	pretty 9:8 16:7 32:3	punch 35:14
passed 36:17	plan 12:12 14:11 30:22 32:5	pride 35:22	purposes 14:13 16:5 31:17
passes 37:4	planned 12:1	prior 33:8 34:14 38:5	put 7:7 9:18 10:11 13:5 26:12 27:4 31:11,11
people 6:6 18:8 18:20 22:17,23 32:4	plans 26:12	probably 8:8 19:24 29:13	putting 9:10 12:7 26:6
perceived 19:9	please 3:2,15 4:23 9:25 31:21 32:16 36:2 37:13	problem 11:19 11:20 12:15 17:8	q
perfect 4:14		proceed 3:2 4:16	qualified 38:7
perimeter 17:25 33:4		proceeding 3:5 39:4	
period 18:14,20 19:13		proceedings 38:3,5,6,9 39:6	

question 12:5 14:22 18:6 21:1,15 24:1 25:16 28:17 34:16 questions 11:4 13:23 20:19 22:22,24 23:7 29:7 32:13,21 34:21 37:12	23:24 24:1 37:6,11,13 38:9 39:5 recorded 38:6 recording 38:8 39:4 red 20:16 redesigned 7:5 reduced 38:7 refer 28:13 reference 30:13 related 38:11 39:7 relative 38:13 39:10 relatively 9:5 10:12 16:4 relief 9:10 16:2 relocated 17:11 remainder 18:24 remote 3:14 remotely 3:14 report 23:1 reported 1:12 reporter 3:3,4 4:4,14 9:24 10:4 23:16,20 24:2 32:15,18 32:24 37:5,10 request 7:15 9:10 25:9 requested 10:8	requests 16:2 require 14:18 28:13,14 requirement 9:9 28:4 33:11 33:11 requirements 34:11 rescind 24:21 24:23 research 8:14 13:13 resident 2:12 residential 9:16 18:6,7 residentially 10:19 residents 8:19 9:11 21:21 rest 7:11 retaining 29:10 29:15,18 revenues 35:18 review 10:8 33:5 right 4:8 5:23 6:18 8:1 11:10 13:7,16,22 14:12,14 15:6 15:21 16:10,12 16:14 17:6,12 17:18,21 19:25 20:15,16 21:1 21:2,6,21 22:5	22:10,19 24:15 30:9 34:18 36:21 ring 17:12 road 1:9 3:10 6:25 7:2 roll 33:23 34:5 34:7,22 rooftops 16:3 room 13:1,2 rooms 12:23 run 10:14 14:6 running 10:7 11:2 14:1,9,11 14:20 15:11 22:19 runs 13:8 15:9 ryan 2:14 4:3,3 32:8
r			
r 2:1 3:1 raise 4:8 rawlings 2:13 4:20 5:24 6:21 8:12 10:25 12:24 15:9,9 19:19 read 4:21,21 7:15 ready 23:16,25 really 14:13 16:12 27:25 29:1 reason 18:5 reasons 13:6 receiving 6:8 recommendat... 29:3 recommendat... 26:10 record 3:5,6,16 7:15,21 23:17			
			s
			s 2:1 3:1 sackett 39:2,15 safety 15:7,8,13 15:19 18:22 19:9 29:20 31:8,17 sake 32:24,25 sat 5:20 satisfactory 9:1 satisfy 20:5 30:8 saw 14:24

says 17:11 20:12 scatter 37:12 school 11:10,16 screen 9:11,13 screened 16:8 screening 5:4 15:25 16:3 second 5:12 16:17 23:10,12 25:13,15 26:2 36:11,25 section 5:2 7:17 7:18 10:18 security 19:9 29:20 see 6:24 8:9 11:19 17:22 18:3,3 28:18 35:15 seeking 5:1 7:18 separate 6:5 27:21 setback 30:3 seven 11:1 14:1 short 14:20 21:14,15 show 7:11 20:16 shows 9:23 shuts 15:19 sic 5:2,5 6:8,9	side 8:18,18 9:10,14 12:8 15:5 16:9,10 16:11 17:21 21:8,8,17,18 22:20 sides 17:20 signature 38:18 39:14 simply 28:3,9 34:4 single 14:21 sir 7:21 14:3 15:2 17:1,14 17:24 21:15 32:15 36:20 sit 22:7 30:6 site 12:12 26:12 sits 13:4,6 sitting 15:21 18:25 six 19:24,24 26:7 30:1 32:3 33:3 skills 38:10 39:6 slab 17:12 30:10,13,14 small 8:20 19:22 smallest 28:25 smoothly 15:11 solid 12:25	somebody 33:24 sons 27:11 sorry 7:13 9:24 30:19 sort 34:4 sound 9:18 sounds 18:22 34:18 speak 19:18 speakers 5:15 23:13 36:15 37:2 speaking 4:7 specifics 31:6 spell 32:16 spiked 10:10 spins 13:3 spring 6:25 7:2 21:7,8 22:13 square 8:21 staff 22:23 standard 11:1 19:25 standards 10:16,18 standing 18:4 standpoint 9:7 12:10 18:22 19:22 27:19 29:21 start 11:15 started 35:20	starting 5:22 33:8 state 22:18 28:1,9 38:20 stated 34:6,9 stay 21:1 step 9:25 20:24 20:24 28:2 stock 12:12 stop 17:5 27:2 storing 6:8 street 10:13 12:3 structure 31:2 stuff 17:9 21:9 21:24,25 35:18 stupid 20:14 sub 26:6 subject 28:6 30:22 33:5 submission 12:12 submit 27:6 32:10 33:1 34:12 submitted 28:15 suites 8:13 supposed 22:8 sure 12:9 15:11 15:20 20:3 32:3,5 swear 3:13 4:6 4:9
--	---	---	--

switalski 2:15	thing 6:9 12:19	touch 18:20	twin 11:25
sworn 38:5	21:7 22:17	tournaments	two 6:4 9:13
t	36:4	16:24	12:23 15:17
table 28:6	things 11:7	towards 8:19	17:10 22:9
33:16 34:3	14:8 16:3,24	traffic 16:13,20	type 6:9
take 3:5,11	17:10 20:14	16:23	types 16:5
24:6,7,21 35:9	30:6 35:7	transcriber	typewriting
35:22 37:11	think 6:17 7:5	39:1	38:7
taken 38:3,12	7:6 13:10	transcript 39:3	typically 10:13
39:9	15:13 17:17	39:5	typo 7:17
talking 12:19	19:18,22 20:4	transcriptionist	u
31:10	20:6 23:19	38:8	ultimately
tall 16:6 19:24	27:1,2,14	truck 10:10	16:16 19:19
26:8 33:3	35:10,16	22:19	unauthorized
taller 5:3	thirds 15:17	trucks 10:13	32:4
technology	thousand 8:21	11:23 16:20	under 8:16
4:20 7:1,3 12:4	three 5:21	21:25 22:12	10:9,22 31:3
tenant 5:23	27:11	true 38:9 39:5	understand 6:2
tenants 5:23	thursday 1:5	trust 27:9,12	6:4 8:2 15:22
terms 15:6	3:9	truth 4:10,11	16:2 19:3,9
testifying 38:5	tight 37:13	4:11	22:16
testimony 4:10	time 3:14 4:5	try 26:8	understanding
testing 13:13	5:21 8:9,12	trying 6:7	26:6,18
text 7:19,23	14:1,19,21	26:25	understood
thank 4:4 7:22	20:13 22:4	turn 4:15 14:19	11:12 12:16
8:11 10:4	24:11	30:22 36:2	18:15 19:14
15:22 23:20	today 4:18 6:2	turner 2:4 4:1	unfortunately
24:2 29:4	together 27:4	4:1 20:21	7:16
32:18 34:19	told 6:11	23:23 24:18,23	unit 20:3 26:13
36:20	tonight 4:10	25:13,16,22	units 19:1
thanks 29:5	total 19:18	26:5,18 29:8	use 8:16,21
thick 30:14	totally 12:16	35:5,24 36:24	9:11 27:20
	22:16	turning 13:2	

used 16:12	20:15 24:7,16	22:13
v	25:10,20 28:1	workout 16:16
valley 35:16	28:13,14 29:25	wrong 27:2
variance 5:1	30:2,3,4 32:3,3	y
7:16,18 28:11	33:7,24 37:6	yeah 7:2 11:21
28:23,25 29:2	wanted 7:20	12:13,17 13:21
29:24	10:23	18:15 19:10,10
various 13:6	wanting 5:25	19:17 20:17
veritext 2:15	31:7	21:4,19,23
3:5	washington	22:15,15,20
vice 2:7 3:21	6:13 8:6,23	23:1 24:24
videoconfere...	17:18 30:11	26:15 27:17
2:16	way 30:1 31:1	29:19 31:20,25
videographer	ways 27:13	32:2 35:19
2:15 3:2 31:23	we've 33:25	year 14:20
32:24	36:8	35:17
videotaped 1:1	website 10:17	years 5:21
vince 1:4 2:8	weldon 6:25	11:25 12:13
3:19 32:2	7:2 21:6,8,17	yep 4:12,13
volume 14:17	21:18 22:13	young 2:3 4:2,2
vote 25:7,12	west 9:13 16:10	6:2 7:13,25
34:5,8,22 35:6	wish 25:4 26:11	23:18,25 24:9
votes 34:16	witness 2:10,13	25:5 36:20
voting 25:17	3:14 38:4	z
w	witnesses 4:6	zoned 5:4
wait 22:13	wonder 22:1	10:19
34:16	wood 8:23	
walk 17:22	12:19,24	
26:9	word 25:20	
walls 9:13 16:9	26:10 29:11,14	
want 5:5 11:20	29:17	
12:14 14:4,4	words 26:24	
18:10,14 19:12	work 11:14	
	14:24 15:21	