



MINUTES
OYSTER POINT LIAISON
COMMITTEE

of
THE SAN MATEO COUNTY HARBOR DISTRICT
and
THE OYSTER POINT MARINA LIAISON
STANDING COMMITTEE

of
THE CITY OF SOUTH SAN FRANCISCO
serving as

THE OYSTER POINT MARINA JOINT POWERS
AUTHORITY AGREEMENT LIAISON GROUP
P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, California 94083

Meeting will be held at:

CITY HALL CONFERENCE ROOM
400 GRAND AVENUE
SOUTH SAN FRANCISCO, CA

THURSDAY, APRIL 28, 2016
3:30 p.m.

Court Reporter's Transcript (the "Transcript") of meeting attached and incorporated by reference into these Minutes.

- 1. Call to Order: 3:43 p.m.
- 2. Roll Call:
 - Present:
 - South San Francisco:
 - Councilmember Normandy and Mayor Addiego.
 - San Mateo County Harbor District:
 - Commissioner Brennan and President Mattusch.
 - Absent:
 - None.
- 3. Public Comments: Comments reflected in Transcript.

4. Discussion regarding Joint Powers Authority Agreement between the San Mateo County Harbor District and the City of South San Francisco.

No Action Taken.

Comments reflected in Transcript.

5. Discussion regarding Oyster Point Short-Term and Long-Term Flood Protection Plans Required by the San Francisco Bay Regional Water Quality Control Board.

No Action Taken.

Comments reflected in Transcript.

6. Discussion of Committee's Next Steps and setting of future meeting dates.

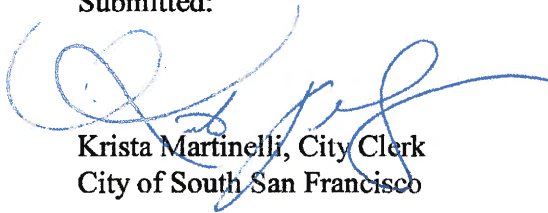
No Action Taken.

Comments reflected in Transcript.

7. Adjournment

Being no further business, the meeting was adjourned at 5:26 p.m.

Submitted:



Krista Martinelli, City Clerk
City of South San Francisco

Approved:

Mark Addiego, Mayor
City of South San Francisco

Tom Mattusch, President
San Mateo County Harbor District

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CITY OF SOUTH SAN FRANCISCO

REPORTER'S TRANSCRIPT OF MEETING PROCEEDINGS

HARBOR DISTRICT LIAISON SUBCOMMITTEE
OF THE CITY COUNCIL

Thursday April 28, 2016,
3:30 - 5:26 p.m.

City Hall, City Manager's Conference Room
400 Grand Avenue
South San Francisco, California

Reported by: Kellie A. Zollars, CSR, RPR, CRR
CSR License No. 5735

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1	I N D E X	
2		
3		PAGE
4	AGENDA ITEMS	
5		
6	1. Call to Order	3
7	2. Public Comment	
8	3. Discussion regarding Oyster Point	4
9	Short-Term and Long-Term Flood	
10	Protection Plans required by the	
11	San Francisco Bay Regional Water	
12	Quality Control Board. (Brian McMinn,	
13	Public Works Director/City Engineer	
14	and Steve McGrath, General Manager)	
15	4. Discussion regarding Joint Powers	48
16	Authority Agreements between the	
17	San Mateo County Harbor District and	
18	the City of South San Francisco	
19	5. Discussion of Committee's next steps	84
20	and setting of future meeting dates	
21		
22	PUBLIC SPEAKERS:	
23		
24	Mr. Ullom	66
25		

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PROCEEDINGS

APRIL 28, 2016

3:30 P.M.

-oOo-

MAYOR ADDIEGO: Tom, you were going to defer to me to open the meeting?

MR. MATTUSCH: That's correct.

MAYOR ADDIEGO: Okay. Thank you.

So we'll go ahead and call this special meeting of the liaison standing committee to order for this Thursday, April the 28th, and we'll have a roll call.

CITY CLERK: Mayor Addiego.

MAYOR ADDIEGO: Here.

CITY CLERK: Councilwoman Normandy.

MS. NORMANDY: Present.

CITY CLERK: Harbor Commissioner Mattusch.

MR. MATTUSCH: Here.

CITY CLERK: Harbor Commissioner Brennan.

MS. BRENNAN: Yes.

MAYOR ADDIEGO: And we do have a public comment portion to this public meeting. So if any member of the public who has assembled would like to address the subcommittee, now would be the time.

And if not, we'll move on to the first item of business.

1 CITY CLERK: Discussion regarding Oyster
2 Point Short-Term and Long-Term Flood Protection
3 Plans required by the San Francisco Bay Regional
4 Water Quality Control Board. Brian McMinn, Public
5 Works Director/City Engineer, and Steve McGrath,
6 General Manager.

7 MAYOR ADDIEGO: So, Brian, would you like to
8 begin?

9 MR. McMINN: Thank you. I'll take everybody
10 through. I put in front of you a booklet that says
11 Item 3 Attachments. And basically these are just
12 documents of record that I'll reference as I kind of
13 take you through the chronology of the State Water
14 Resources Control Board's order that was issued to
15 the City on December 9th and received by the City on
16 December 10th.

17 Based on reports of periods of ponding water
18 from a November 25th king tide, the Regional Board
19 issued an order, requirement for submittal of
20 technical reports. In that order they required that
21 the City submit a short-term flood protection
22 implementation schedule to address and correct
23 ponding and flooding at the landfill. And that plan
24 was due on January 30th, 2016.

25 The City subsequently applied for an

1 extension of that deadline. Although the board did
2 not grant that extension, they said they would
3 not -- that they would not pursue enforcement if the
4 City submitted a short-term plan by February 30th
5 that was suitable to the executive director.

6 The plan also -- the order also calls for a
7 long-term flood protection plan and implementation
8 schedule that documents and considers feasible
9 options for achieving protection of the landfill
10 from 100-year flood in the face of rising sea tides
11 and increased flood frequency and intensity. That
12 plan is scheduled and due for May 30th of 2016.

13 Subsequent to receipt of this order, staff
14 from the Commission and the City got together and
15 discussed bringing a proposal to the respective
16 governing boards to share in the cost of preparing
17 the plan to be submitted in response to this order.

18 The second document in the packet is a
19 resolution from the City of South San Francisco put
20 into effect on January 13th, 2016, to that effect
21 for the cost sharing.

22 And then we have in the documents as well a
23 February 17th letter from the board of harbor
24 commissioners. And that is the agreement for
25 funding the engineering studies at the Oyster Point

1 Marina. Basically the District's commitment as well
2 and the City. And although the document that's in
3 the packet is not fully executed, a fully executed
4 copy has been provided to the general manager; and
5 so both parties have agreed to those terms.

6 The City hired a consultant per the terms of
7 the agreement, and that consultant prepared a
8 topographic survey of Oyster Point to identify areas
9 that were low, areas potentially subject to ponding
10 during tides and rain events. And that became part
11 of the short-term plan. From that topo the
12 engineers identified those areas and called them out
13 on a set of plans submitted to the Regional Board.
14 And the plan calls for regrading those areas and
15 repaving areas in areas that have pavement. That
16 plan is shown on page 13 of the attachments here.

17 It also called for putting in some flat
18 valves in some of the low-lying storm drains that
19 drain to the bay area to prevent the tide waters
20 from backing up into those drains and into the
21 parking lots.

22 Along with that is a schedule to complete
23 the work to mitigate those before the next winter
24 storms. And the estimate for the cost of those
25 repairs is currently at \$285,000.

1 The last document in the packet is a
2 March 21st letter from the Regional Water Quality
3 Control Board stating that they concur with the
4 submittal of the short-term flood protection plan
5 and have accepted that.

6 Staff are currently working with the
7 consultant on the long-term plan to be submitted by
8 the end of March in accordance with the order. And
9 that -- the outline of that plan is being prepared
10 to put in front of the Regional Board for an initial
11 review and kind of an acceptance of the direction
12 that it's going in so that when the final report is
13 submitted, that it will be informed that they're
14 expecting, and that will be shared with the harbor
15 general master -- general manager before that plan
16 goes in, as well as opportunity for respective
17 bodies to get a review of that.

18 MAYOR ADDIEGO: Thank you, Brian.

19 So does anyone have a question of Brian
20 before we move on?

21 MS. BRENNAN: I do. Yeah.

22 So I just want to make sure I understand
23 correctly. So the engineering plan that has already
24 been completed, that's included in the information
25 you provided us, the cost for that was how much?

1 MR. McMINN: 285,000.

2 MS. BRENNAN: Just for this plan.

3 MR. McMINN: For the short-term
4 implementation --

5 MR. MATTUSCH: Implementation.

6 MAYOR ADDIEGO: She's asking for just the
7 documents.

8 MR. McMINN: Oh, the document itself.

9 MAYOR ADDIEGO: Yes.

10 MR. McMINN: The invoice that we received to
11 date was 17,000.

12 MS. BRENNAN: Okay.

13 MAYOR ADDIEGO: And the proposed short-term
14 fix in the amount of 285- is what's agreed to in
15 this final --

16 MR. McMINN: That's to implement the
17 short-term plan.

18 MS. BRENNAN: Thank you.

19 MAYOR ADDIEGO: Anyone else?

20 And so I guess the next natural step is to
21 look at that \$285,000 number and understand how we
22 will be approaching that so...

23 Did the Harbor District want to weigh in at
24 this point or --

25 MR. McGRATH: No, I think Brian's report was

1 pretty comprehensive. I do appreciate being brought
2 into the loop during the selection of the
3 consultant. And interested in seeing, actually, a
4 bit of a breakout to come at some point how that --
5 what comprises that 285-.

6 MAYOR ADDIEGO: Okay. So I think the last
7 time Tom and I met in this room with our respective
8 staffs, we knew that the city attorney was going to
9 be looking into past documents and to try to see
10 where responsibility might lie. And I guess he has
11 done enough of that where you're prepared to --

12 MR. ROSENBERG: Yes, I can speak briefly to
13 that. Thank you.

14 Hi. Jason Rosenberg, City Attorney.

15 So we last spoke -- I know your counsel may
16 have a different opinion as to responsibility of
17 allocation, but our position still remains the same,
18 and has been consistent all along, that the JPA
19 clearly states operation and maintenance of the park
20 and the appurtenant areas are the responsibility of
21 the Harbor District.

22 In my initial review of some of the
23 documents we were able to look at the Harbor
24 District seems to be consistent with that
25 understanding. It's historically been interpreted

1 that way by previous City staff, Harbor District
2 staff, kind of correspondence acknowledging, "yeah,
3 we'll do it." I think there's even been times where
4 the Harbor District has done feasibility studies --
5 I think 2007, 2014 -- addressing the deteriorating
6 parking lot, the need to address that issue. And
7 there's been, you know, some acknowledgment of, you
8 know, we -- I remember I think you and Matt saw
9 something, I can't remember now, that the OES gave
10 the Harbor District funding for addressing the sea
11 wall, the riprap, that the Harbor District ended up
12 using to do that.

13 So it kind of is consistent with the
14 position we've set forth before, that this is -- the
15 vast majority of this is the need to regrade this
16 parking lot that has been -- as far as we can tell,
17 has not been done in a really, really long time; and
18 it just needs to be done. And I think previous
19 Harbor District board or staff has said, you know,
20 this needs to be done, and where are we -- there's
21 money been budgeted, it's not been spent. And
22 there's times the money hasn't been budgeted. And
23 that's kind of from a high level, without, you know,
24 going through all the documents bit by bit.

25 And, you know, I'm happy to share what I do

1 have -- not with me now, but the documents with
2 counsel or staff -- if you want to kind of see where
3 I'm going with that.

4 MS. BRENNAN: I have a question. Could you
5 provide us with that information, like, on a cloud
6 server or something so we can download it?

7 MR. ROSENBERG: Sure. Yeah. I mean --

8 MR. FUTRELL: Let me first make clear I
9 believe the documents you're referring to were
10 obtained from the Harbor District as a result of the
11 public records request. So they're already
12 documents that we got from you guys. The city
13 attorney has gone through those and, as I appreciate
14 it, has pulled out a history of the Harbor District
15 taking responsibility for this issue over a long
16 period of time is documented in those documents. So
17 I think you already have those documents.

18 MS. BRENNAN: Well, just to clarify, I think
19 that the PRA request was for many --

20 MR. FUTRELL: Yes.

21 MS. BRENNAN: -- thousands of documents.
22 And so instead of -- you know, I have a day job. So
23 instead of looking for a needle in a haystack, it
24 would be really helpful if we could see the specific
25 documents that relate --

1 MR. FUTRELL: Sure. Absolutely.

2 MS. BRENNAN: -- to what we're talking
3 about.

4 MR. ROSENBERG: Absolutely. No problem.

5 MAYOR ADDIEGO: and I can't imagine why we
6 wouldn't do that.

7 MR. FUTRELL: As to the technical, we will
8 attempt to navigate the cloud. If not, we'll
9 provide them to --

10 MS. BRENNAN: Whatever works.

11 MR. McGRATH: I think we have a record of
12 that as well. Of the specific documents that you
13 requested copies of. I mean, we accumulated a large
14 number of documents.

15 MR. ROSENBERG: Yeah.

16 MR. McGRATH: I think you only --

17 MR. ROSENBERG: I can share with you the
18 documents --

19 MR. McGRATH: -- pulled out the documents --

20 MR. ROSENBERG: -- that I think are the most
21 relevant.

22 MR. McGRATH: But that would be helpful.

23 MR. ROSENBERG: They're all public.

24 MR. McGRATH: Yeah.

25 MR. ROSENBERG: I mean, they're your

1 documents.

2 MR. McGRATH: All right. Yeah. Sure.

3 MR. FUTRELL: And it's not our intent to
4 create work or hide the ball.

5 MR. McGRATH: Understood.

6 MR. MILLER: Can I jump in?

7 MAYOR ADDIEGO: Please.

8 MS. BRENNAN: Could he sit up here so --

9 MR. McGRATH: You should if you can.

10 MR. MILLER: Sure.

11 I just wonder whether it wouldn't be helpful
12 if everybody, in addition to just providing some
13 documents, to provide an explanation what you think
14 those documents say.

15 When we met last time I think -- my
16 recollection is we had a discussion that your to-do
17 list, Jason, was going to be to put down in writing
18 why -- some support for the opinion you had then and
19 you continue to have now.

20 And we're open to hearing what you have to
21 say; but I think it would be helpful, rather than
22 just say "Look at Documents X, Y, and Z," to say
23 "And we think they say the following."

24 MR. FUTRELL: Okay.

25 Now, could we do so under the cloak of

1 settlement negotiations or something that would
2 preclude their use in subsequent proceedings?

3 MR. MILLER: So I'm happy to -- maybe Jason
4 and I need to talk offline about that. I mean, I
5 think --

6 MR. ROSENBERG: Well, why don't we just
7 start with the documents that are public, and then
8 maybe -- I mean, I think it looks like a sequel
9 exception that the Harbor District filed for
10 addressing, you know, flooding. So I think that
11 speaks for itself. So some stuff I think very much
12 speaks for itself, and I can provide it to you. And
13 then if you still want briefing on that, so to
14 speak.

15 MR. MILLER: It's not so much briefing. And
16 I do recall, I mean, having this conversation
17 because if -- we were wondering why we hadn't heard
18 from you after our last meeting. And if it's
19 because of your concern that they be made public, we
20 should address that concern.

21 Interesting I hadn't thought of this issue
22 as being part of a settlement discussion so I have
23 to think about that a little bit.

24 MR. FUTRELL: I'd be interested to hear
25 Jason's --

1 MS. BRENNAN: Could I ask a question?
2 Because I'm getting a little lost here. What does
3 that mean, be part of settlement proceedings? I'm
4 not an attorney so I don't understand what that
5 means.

6 MR. FUTRELL: From my perspective -- first,
7 to answer your earlier question, we had decided to
8 wait for this liaison committee to give the proper
9 officials the opportunity to work this out as
10 opposed to being a staff-to-staff discussion. At
11 some point it needs to be elevated to the proper
12 officials. The concern that I have is that if we
13 are unable to reach an accord on who is responsible
14 for payment, there is the potential for litigation.
15 And I don't think any of us want our discussions to
16 become part of evidence at some subsequent
17 litigation. So it allows the parties to more freely
18 discuss without fear that later in some deposition
19 something that you said in this meeting would be
20 used against you or against us.

21 MR. MILLER: Let me be clear. What I was
22 hoping for was not an offer that could be construed
23 as something that you wouldn't want to make public
24 in a settlement. I just want to understand. I've
25 heard you say now a bunch of times we think the

1 District is responsible, and you've heard us say a
2 bunch of times we don't understand why you think
3 we're responsible. So I just want to learn more.
4 May be that you'll write a great letter, and we'll
5 go, oh, we get it. But we're not getting it right
6 now. We need some help getting it. So that's what
7 I'm looking for. I don't think I'm looking for
8 anything that would be --

9 MR. ROSENBERG: Well, maybe we can have a
10 discussion off line --

11 MR. MILLER: That sounds great.

12 MR. ROSENBERG: I think that would be the
13 most fruitful solution.

14 MR. MILLER: Sounds good.

15 MR. ROSENBERG: Yeah.

16 MR. MATTUSCH: This is just a discussion of
17 operation and maintenance of the marina versus
18 maintenance of the land itself, that we don't own;
19 and I think that's what we have to kind of clear up
20 just a little bit.

21 MR. ROSENBERG: Well, the JPA deals with the
22 appurtenances as well. Park, pathways, appurtenant
23 improvements as well.

24 MR. McGRATH: An appurtenance is?

25 MR. ROSENBERG: Things attached to the area.

1 The land.

2 MR. McGRATH: Attached to the land?

3 MR. ROSENBERG: Yes.

4 MR. McGRATH: But if the land is sinking...

5 MR. ROSENBERG: It's still the land.

6 MR. MATTUSCH: I guess when some of us read
7 the JPA, though, we say the JPA is quite clear on
8 the land is the responsibility of the City and
9 maintaining the operation of a marina is the
10 responsibility of the Harbor District. Or at least
11 that's the way I was reading it. And I think that
12 we're looking at running a marina and trying to do
13 so in total favor of everyone here; but my
14 interpretation at this point is that sinking land
15 doesn't fall into a simple maintenance agreement.
16 Maintenance is cutting the grass, trimming a tree.
17 It's not raising the level of the land by two to
18 three feet.

19 MS. BRENNAN: So I was looking at this
20 document here, which I'm sure you all have a copy
21 of, the geotechnical investigation. Which is --
22 let's see what date. October 20th, 1976. And this
23 was produced for the City of South San Francisco.
24 And it talks in here about the landfill. I've
25 looked for this document because I was trying to

1 understand a little bit more about how the landfill
 2 was constructed. And it has a section on page 10
 3 which talks about settlement. And it says right
 4 here, the very first sentence, "surface settlements
 5 at this site" of as much -- "as much as 6 to 7 feet
 6 are anticipated under existing conditions."

7 So I take this to mean that the City knew
 8 that there was going to be a significant amount of
 9 subsidence over the years. Obviously we don't have
 10 any idea when that subsidence is going to stop. It
 11 could be continuing for the next few decades. And
 12 it's my understanding that the flooding that's been
 13 happening but -- over the last few decades, but been
 14 getting progressively worse as the subsidence
 15 increases and as sea level rises. So it's an
 16 unfortunate double-whammy situation where we've got
 17 subsidence compounded by sea level rise. And, you
 18 know, it's -- it's a landfill combined with Mother
 19 Nature, so that's kind of what's happening here.
 20 And I guess I'm having a hard time understanding how
 21 the Harbor District, which is responsible for
 22 managing the marina, could be responsible for the
 23 subsidence that was clearly anticipated when the
 24 landfill was constructed.

25 So those are questions that come up for me.

1 And it sounds like our counsel, the two counsels,
2 are going to have some off-line discussion; but I
3 hope that whatever comes out of that discussion
4 informs the City Council as well as the Harbor
5 Commission so that we're in the loop and we're
6 learning, you know. I think that there's a lot to
7 learn. I think, you know, this issue with the
8 subsidence and with sea level rise, it's been going
9 on for a really long time; but it just hasn't been
10 looked at because it didn't reach the tipping point
11 where people were coming to public meetings and
12 complaining about it.

13 And that's sort of how this all came up, is
14 we had a member of the public come and speak, and
15 his chief complaint was that the Harbor District
16 paid for a guest dock and the guest dock happens to
17 be located right near the harbor master's office.

18 And I don't remember how much we paid for
19 the guest dock; but, anyway, it's really a nice
20 facility. And the complaint that he was making is
21 that when you -- when you disembark from the docks,
22 if the tide is high, you step into water or you
23 can't get off the dock because it's flooded, and
24 that flooding is increasing over time. And so it's
25 starting to impact the infrastructure that the

1 District has put in place, like our floating docks
 2 and things like that, where, fortunately, the docks
 3 float so they're rising, but the land isn't. It's
 4 sinking. So when you step off the docks, you're in
 5 a flood. And so that is a problem, you know, that
 6 needs to get sorted out. And, fortunately, it's not
 7 the whole area, it's only certain sections of Oyster
 8 Point. So, fortunately, the subsidence hasn't
 9 impacted some of the higher ground. Although those
 10 areas have also experienced significant subsidence.
 11 You can feel that when you drive out. It's like a
 12 roller coaster. I mean, we've all driven out there.
 13 But it's -- but the landfill was high enough in
 14 those points where the subsidence isn't impacting --
 15 or flooding isn't occurring.

16 So, you know, it is an issue that I think
 17 needs to get resolved; and it would be in the
 18 public's best interest to find a solution.

19 But I guess my take on it is just that I see
 20 us as the sort of the managers of the marina, and I
 21 see South San Francisco as the owners of the land or
 22 the landlords and the beneficiaries of any future
 23 development that might happen out there, which I
 24 would think could be quite profitable down the road.
 25 And so it would seem that it would be most

1 beneficial for the City to maintain the landfill so
2 that that future development would -- there would be
3 more opportunity.

4 And, you know, being that the JPA expires in
5 10 years, it doesn't seem very logical for the
6 District to invest a lot of money into a property
7 that the District doesn't own and only has a 10 year
8 commitment left on. So that's -- I mean, that sort
9 of sums up my perspective on it.

10 But at the same time, you know, I think we
11 did -- we did offer to help with the cost of that
12 even though it's not that much compared to the cost
13 of the short-term project. We did offer to
14 contribute towards the engineering study. And I'm
15 very interested in hearing more about the long-term
16 plan and what that -- have we -- is there any
17 updates on what -- where that's headed?

18 MR. McMINN: The consultants put together a
19 draft. I haven't -- I just got it yesterday, but I
20 need to review it and then share it with --

21 MAYOR ADDIEGO: Is that the document that
22 has to be done by the end of May?

23 MR. McMINN: Yes. Yes.

24 MAYOR ADDIEGO: I think Commissioner Brennan
25 brings up a good point because we're dealing with --

1 we're dealing with ponding. So that ponding, as
2 shown on page 13, is, you know, sporadic throughout
3 the entire area. But I think of greater concern is
4 the observation that the relatively new guest dock,
5 that entire peninsula is impacted, is flooded in a
6 big way.

7 Our short-term fix, I guess, doesn't need to
8 address that because it was just a ponding issue;
9 but, you know, there is infrastructure that's in
10 harm's way and will continue to be. So it's a much
11 greater fix at some point.

12 MR. FUTRELL: I don't believe I have the
13 1976 study. Was that in the Harbor District
14 records?

15 MS. BRENNAN: Fabulous read. I highly
16 recommend it. Thankfully, it is double spaced.

17 MR. McGRATH: I didn't go through those
18 records personally. I would assume so. I believe
19 it's -- it's out there.

20 MAYOR ADDIEGO: Geotechnical --

21 MS. BRENNAN: I have a pdf I could provide.

22 MR. McGRATH: And it's on our website.

23 MR. FUTRELL: That would be excellent.

24 It's on your website? Okay.

25 (Simultaneous overlapping speakers.)

1 MR. FUTRELL: I can just grab that. Thank
2 you.

3 MAYOR ADDIEGO: And you haven't powered
4 through that yet, Mr. Rosenberg?

5 MR. ROSENBERG: I have not.

6 MR. FUTRELL: I'm only back to 1982 --

7 MR. McGRATH: I think we discovered it in
8 preparing the responses so it should be somewhere;
9 but if you don't have it --

10 MR. FUTRELL: Understand. Thank you very
11 much.

12 (Simultaneous overlapping speakers.)

13 THE REPORTER: I'm sorry. Can you try not
14 to talk all at the same time.

15 MR. FUTRELL: I apologize.

16 MAYOR ADDIEGO: We're government people,
17 we're prone to do that.

18 MS. BRENNAN: So just back to the long-term
19 plan for a sec. So that draft is out. And so we
20 might be able to see a draft of it soon?

21 MR. McMINN: The outline. Once I take a
22 look at it, see if that's something that we want to
23 be going in that direction. So I would say probably
24 by next week we'll probably be sharing that.

25 MS. BRENNAN: I did want to chime in, too,

1 and just mention that we had a site visit for the
 2 first time, I think, since I've been on the board,
 3 this week. It was a publicly noticed meeting at
 4 Oyster Point. And we had a little visit with Jim
 5 Merlo, who is our harbormaster there; and he gave us
 6 a tour. One of the things we looked at, since you
 7 mentioned the peninsula where the guest dock is, is
 8 we took a look at the harbormaster's office. And
 9 maybe you're all aware of this, but I'm going to
 10 mention it in case you're not. When you look at
 11 that building, there's a skirt around the bottom of
 12 the building and there's a ramp that goes up to the
 13 door. When the building was originally placed
 14 there, the ramp wasn't there and the skirt wasn't
 15 there because the land was at least 3 to 4 feet
 16 higher. And so what's happened is the land has
 17 compressed and subsided by 3 to 4 feet; and so now
 18 that structure is just kind of floating on piers.
 19 So if you walk around the side of the building, the
 20 skirt's open, and you can look underneath and see
 21 the piers there. And you can also see where we've
 22 had to add all kinds of flexible cabling and conduit
 23 to connect our, you know, sewer and water --

24 MAYOR ADDIEGO: Utilities.

25 MS. BRENNAN: -- and electrical.

1 So we've had to add these extensions to, you
2 know, accommodate the level of subsidence. So I
3 think that that building really best illustrates,
4 you know, the level of subsidence over the years.
5 And it's kind of shocking; but if you were just to
6 walk up, you wouldn't really know. I mean, you
7 would have no way of telling that that was going on.
8 So, you know, it's a lot of subsidence; but
9 according to this document it could have been
10 6 feet.

11 MAYOR ADDIEGO: It may not be done.

12 MS. BRENNAN: It may not be done. That's
13 true.

14 MAYOR ADDIEGO: It's interesting,
15 Commissioner Brennan, if you look two, three, or
16 four story office buildings and they're not on
17 landfill but it was maybe poorly compacted bay fill
18 and the same situation has occurred to that
19 building. So there has been some major reinvestment
20 to stabilize and keep track of the utilities. It's
21 the price you pay for that beautiful bay view.

22 MS. BRENNAN: And it is a beautiful view, no
23 doubt.

24 MAYOR ADDIEGO: So I'm in a little bit of a
25 quandry how to proceed. I think it might be

1 valuable to have a discussion between electeds.
2 Most often there's not a definitive answer,
3 especially when we're dealing with documents that go
4 back 40 years. Not necessarily definitive answer
5 that it's all on the City or all on the Harbor
6 District. We don't usually get there no matter how
7 much we position ourselves. So it might tend to be
8 more of a gray area. And maybe we should explore,
9 at least on this initial fix, if there's any sense
10 that there could be a partnership to some degree.

11 MR. MATTUSCH: Is there any --

12 MAYOR ADDIEGO: If it's purely a
13 tenant-landlord, then I do understand that position.
14 At the same time there's some other language that
15 led me to believe that there was some responsibility
16 too.

17 MR. MATTUSCH: Have we researched whether
18 scavenger had any reserves, funds, or protection
19 against this when the landfill was being built and
20 completed and the cap was originally installed?

21 MR. ROSENBERG: We didn't find anything in
22 our review about that issue. You mentioned, like, a
23 pot of money or something.

24 MR. MATTUSCH: There was some set aside
25 rumored.

1 MR. ROSENBERG: Unfortunately, not. We did
2 not find that. Yeah. And to date we have not
3 discovered that. I mean, there is a lot of records
4 and some of them are incomplete, and there's
5 something that tells a story that you don't get the
6 last chapter on some of these records and it's, you
7 know... But I have not found anything yet.

8 MS. BRENNAN: Well, you know, when you look
9 at this, this is pretty daunting. This is page 17
10 out of the --

11 MAYOR ADDIEGO: It's our future.

12 MS. BRENNAN: -- Terra Tech -- it says
13 potential inundation areas. And I thought this was
14 really interesting because I've been going to some
15 of the County sea level rise planning meetings, and
16 this area is actually not really documented
17 correctly now that I see this. I mean, this tells
18 sort of a different story than what we're seeing on
19 Our Coast Our Future, the website where you can go
20 through all the mapping and look at the sea level
21 rise projections.

22 You know, it's a complicated situation; and,
23 you know, I think at this point I would want to
24 evaluate more information.

25 And I'd be really interested to see what the

1 long-term plan looked like. I know with the JPA,
2 when I read it, it feels so outdated. You know,
3 it's so ancient. And it hardly seems relevant to
4 the current situation. I know I've asked our
5 counsel in the past wouldn't it make sense to just
6 toss this thing in the garbage and, like, start with
7 a new agreement of some sort because it just doesn't
8 seem relevant today. It talks about things like a
9 master plan, and no one can find the master plan. I
10 mean, it's just kind of absurd.

11 So it's really tough to grapple with this,
12 and, you know, figure out what to do about it. I
13 guess if I better understood our future engagement,
14 you know, if it -- if we're looking at a 10-year end
15 date to the -- or possibly earlier, depending on,
16 you know, I think what the City would want to do,
17 and I don't know what will happen with development
18 plans. But I guess if we had a more clear future
19 picture of what was going to happen there, it would
20 be easier to assess what would make sense as a
21 partnership.

22 MAYOR ADDIEGO: Sure.

23 MS. BRENNAN: And I think that's one of the
24 areas where this is just almost an impossible task
25 to sort out. So I guess -- you know, I could spend

1 hours, like, asking questions that are not on the
2 agenda so I'm not going to do that about, you know,
3 the EIR from -- what was it? 2011 or something?
4 And, you know, what the plans for development in the
5 area are. Is the landfill area ever going to be
6 developed? If not, you know, would the City want
7 the District to continue managing the marina long
8 term. You know, there are just so many questions.

9 So is there -- is there some clarity to any
10 of that that you guys have arrived at that maybe
11 we're not aware of? Some updates or something that
12 might help us better understand the relationship or
13 the potential future relationship.

14 MAYOR ADDIEGO: Long term, yeah.

15 Mike? Are you --

16 MR. FUTRELL: Well, certainly there's
17 10 years left on the JPA. And I think from the
18 City's perspective, we expect the Harbor District to
19 perform at 100 percent that entire 10-year period.
20 So the idea that because the end is in sight, the
21 Harbor District can somehow ratchet back its
22 responsibilities, we strongly disagree with that.
23 You have an obligation to operate until that very
24 last day at 100 percent capacity. And if that means
25 continuing to maintain, continuing to invest, that

1 is part of the arrangement. Because you will
2 continue to receive a revenue from that site until
3 that happens as well.

4 As to the future, I do agree with you that
5 it is murky; but there are a few factors out there
6 in play. As you know, there is a previously
7 approved development agreement with -- a combination
8 called Oyster Point Ventures made up of Shorenstein
9 Company and a firm called SKS. They are still
10 around. That is still alive. As I appreciate the
11 Shorenstein perspective, it has not moved forward
12 under their banner because they have not found a
13 tenant to occupy Phase 1, which is a 500,000 square
14 foot biotech building.

15 MS. BRENNAN: Would that be on the landfill
16 or just nearby?

17 MR. FUTRELL: Partially. No, it actually
18 would take part of the landfill --

19 MS. BRENNAN: Okay.

20 MR. FUTRELL: -- so, from our side, we
21 celebrate that as an ecological success because the
22 agreement requires them to dig up the landfill and
23 replace it with clean fill. And that is the kind of
24 good outcome you hope for landfills, that they are,
25 in fact, cleaned up and turned into useful land.

1 And so that's part of it. And I suspect -- well, I
2 believe that drives up the cost of it; and maybe
3 that plays into why it hasn't actually happened.
4 But they are still actively out there; and should a
5 deal come forward that works for Shorenstein, that
6 would happen.

7 Now, that has a deadline as well. 2019.
8 They have a one-year cure period. So even if they
9 were unable to move forward by some date I don't
10 recall in 2019, they have a year to cure that. So,
11 realistically, 2020. And then that deal is dead.
12 But if you take that possibility off the table --
13 well, let me go back.

14 If that happens and they move forward and
15 they break ground, the agreements between the City
16 and the Harbor District and Shorenstein call for a
17 land swap. At which time the City would regain the
18 rights over the land portion of Oyster Point Marina
19 and Park; and then the Harbor District would, of
20 course, continue to operate the marina portion of
21 that. So that's one aspect that would change --

22 MR. McGRATH: Did that extend all the way
23 down to the east end?

24 MR. FUTRELL: Jason, correct me. I believe
25 it's all the land portion. They'd swap that.

1 MR. McGRATH: Reservation for?

2 It's an operation --

3 MR. ROSENBERG: Wait. I'm sorry. What is
4 "it"? What is the question?

5 MR. FUTRELL: If the land swap were to occur
6 with Shorestein, and we just refer to it as the
7 land side --

8 MR. ROSENBERG: It doesn't go all the way to
9 the -- all the way to the east. It does not.

10 MR. McGRATH: Does not.

11 MR. FUTRELL: Okay. So I don't know if the
12 agreement has a map or if we --

13 MR. McGRATH: And the agreement is detailed
14 by parcel numbers or by A, B, C, D, E; and then
15 there's one that --

16 MAYOR ADDIEGO: There was a portion that was
17 outside of that.

18 MR. FUTRELL: So that is certainly one
19 possibility, but know that that's been hanging
20 around for five years.

21 MR. McGRATH: Uh-huh.

22 MR. FUTRELL: So if that does not move
23 forward, then we are where we are, in partnership
24 with the Harbor District for another 10 years. And
25 I -- at least I've heard, I think others have heard

1 as well, Commissioner Brennan, you've raised the
2 issue of a early termination of the JPA. And that
3 may be considered under agenda item 2 for today.

4 So our options moving forward, for clarity,
5 one, the status quo, we continue to work together
6 for the next 10 years as we have. Hopefully better.

7 Option 2, Shorenstein somehow finds a deal
8 that works for them and they execute the development
9 agreement and break ground, and that creates this
10 land swap. Which we still have a working
11 relationship with the JPA with the Harbor District,
12 it just changes automatically the scope of that.

13 Option 3 may be some discussion of
14 alteration or termination of the JPA earlier than
15 10 years. I'm sure others have come up with other
16 options. That's all I've got.

17 MS. BRENNAN: I have a question with regard
18 to the land swap deal, which because I have only
19 been on this board for less than four years, I don't
20 really know the history of that project. I've seen
21 a few drawings in some of the marketing material on
22 the Shorenstein and SKS websites over the years, and
23 it looks like a terrific project. What -- is there
24 any projected cost for the landfill cleanup? Was
25 that ever investigated so that their investors have

1 a sense of it?

2 I'm just curious.

3 MR. FUTRELL: I would have to believe
4 they've done their due diligence. I'm not privy to
5 their internal financials --

6 MS. BRENNAN: Okay. So we don't know.

7 And the City has never done a study to see
8 what it would cost to clean up the landfill?

9 MR. FUTRELL: Well, by clean up, if you mean
10 open the cap, dig it out, replace with clean fill, I
11 don't think we have done that --

12 MR. McMINN: No.

13 MR. FUTRELL: -- no.

14 MS. BRENNAN: And bringing it up to, like,
15 Title 27 standards, that hasn't been investigated by
16 the City?

17 MR. FUTRELL: I don't know enough about that
18 to comment.

19 MR. ROSENBERG: It was -- this plan predates
20 Title 27 so it doesn't have to be all the way up to
21 the code.

22 MS. BRENNAN: Unless some development's
23 done.

24 MR. ROSENBERG: Right. So where the
25 development would occur, it would come up to

1 standards; but it doesn't cause the east side.

2 MS. BRENNAN: The whole other area.

3 MR. ROSENBERG: Yeah. Exactly.

4 MS. BRENNAN: Okay. Gotcha.

5 MR. McGRATH: I would like to address this
6 particular graphic that you raised, Commissioner
7 Brennan. And this is one that Brian and I chatted
8 about, actually, when this first appeared because I
9 had questions about this. And I do think it's a
10 little misleading, especially if you look on the
11 south side of this, which is showing inundation, and
12 yet we know the revetment is steeper there and the
13 land elevation considerably higher.

14 And it turns out that, in fact, this shows
15 not so much the inundation of what we might
16 generally perceive of as the land area of the park,
17 but rather the difference between when they shot an
18 aerial topo and the sea level tide at that point and
19 what it would be at a king tide.

20 MR. McMINN: That is correct. So the inland
21 extent of what's showing for inundation, that
22 reflects what -- how far the water would reach
23 inland during an 8 foot king tide. And this was
24 flown at a lower tide. And what is not shown is the
25 mean high-water marker along the shore. So you see

1 there's a lot more blue over on the edge; but some
2 of that is subject to regular tidal action.

3 MR. McGRATH: Right. So, for example, on
4 the south side of the graphic, the inland side of
5 the blue is the high-water mark at king tide, the
6 outer line of the blue is not necessarily ever
7 beyond that.

8 MR. McMINN: That would have been where the
9 water was when it was flown.

10 MR. McGRATH: Right.

11 MS. BRENNAN: It seems like it actually
12 isn't quite picking up all of the flooding in the
13 parking lot near the traffic circle. The parking
14 lot -- well, the parking lot near Drake's Marine.
15 It doesn't indicate the full extent of the flooding,
16 which actually comes in quite a bit further than
17 what is being indicated here. So it just doesn't
18 look totally accurate to me.

19 MAYOR ADDIEGO: So that major entry point
20 where the boat ramp is?

21 MS. BRENNAN: So there's the boat -- yeah,
22 the boat launch ramp.

23 MAYOR ADDIEGO: Right.

24 MS. BRENNAN: This looks fairly accurate
25 here; but then this area, this actually comes up in

1 here.

2 MAYOR ADDIEGO: Uh-huh. It maybe gets close
3 to joining this area.

4 MS. BRENNAN: Yeah. So that's not getting
5 picked up. And then this area back here is where
6 the parking lot has actually been closed and is
7 blockaded off because of the damage to the asphalt
8 from the flooding.

9 MAYOR ADDIEGO: That's in here?

10 MS. BRENNAN: Yeah. The area -- that little
11 blue spot right there is, like, a closed area of the
12 parking lot. But where you see that bathroom, which
13 is that little building right there --

14 MAYOR ADDIEGO: Here. Yeah.

15 MS. BRENNAN: -- the flooding actually comes
16 up into this area, and then there's another flood
17 spot that's up here. It's this weird little area
18 that floods really regularly. So you could actually
19 pick up that flooding on a Google map. If you look
20 at the Google aerial maps, you'll see the flooding
21 there in the Google maps.

22 MAYOR ADDIEGO: That's almost in the middle
23 of the entire peninsula.

24 MS. BRENNAN: Yeah. And it's much higher
25 ground. So it's just something weird going on in

1 that.

2 MAYOR ADDIEGO: Unless there are drains that
3 don't have the flaps in place and maybe --

4 MR. McGRATH: Exactly correct.

5 MAYOR ADDIEGO: You think that's what it is?

6 MS. BRENNAN: So it might be backing up in
7 there?

8 MR. McGRATH: Yeah.

9 MAYOR ADDIEGO: Yes.

10 MS. BRENNAN: Okay. I couldn't figure it
11 out.

12 MAYOR ADDIEGO: That would be a relatively
13 easy fix.

14 That's part of the 285-?

15 MR. McMINN: That's showing, you know, from
16 there. But the actual plan, the fix, they actually
17 looked at the areas from the topographic survey that
18 could potentially pond water. And they actually
19 went out there during a sub king tide to verify that
20 those areas got picked up. So you'll see in the
21 blue and green there those areas that have been
22 addressed in the long-term and the short-term plan
23 for it.

24 MS. BRENNAN: Page 13?

25 MR. McMINN: That's starting at 13, and then

1 14 and 15.

2 MS. BRENNAN: Yeah, I can see that. I think
3 they did pick up that spot on page 13 that's in that
4 upper parking lot.

5 MR. McMINN: Yes.

6 MR. McGRATH: This is the --

7 MS. BRENNAN: Oh, that's the close-up?

8 MR. McGRATH: This is this --

9 MS. BRENNAN: Okay.

10 MS. McGRATH: -- and this combined. It's
11 just larger scale.

12 MS. BRENNAN: It would be right there.
13 Yeah, you see it when you drive by.

14 So can you -- since you have a draft of the
15 long-term, can you just give us a little prior on
16 what that plan might include?

17 MR. McMINN: They've given us a copy of a
18 plan that was submitted by Hayward, and the general
19 gist of it was it laid out a planning process for
20 the planning to address sea level rise and the steps
21 that would be taken for that. It didn't get into
22 the specifics of plan level -- project plan level
23 documents or specific time lines. It talked about
24 forming a JPA, sources of funding, environmental
25 permitting, things that would have to be addressed

1 to get there. And it looked like it was similar to
2 the efforts that were taking place here in San Mateo
3 County on the planning front.

4 MS. BRENNAN: So it was an example from
5 another place?

6 MR. McMINN: Yes. It was from Hayward. And
7 we're using that to create an outline to put in
8 front of the Regional Board.

9 MS. BRENNAN: Okay. So at what point or
10 who -- would it be the same engineering firm that
11 would be coming up with the plan -- I'm assuming
12 it's probably going to be fill that's recommended.

13 Would that be coming --

14 MR. McMINN: That's coming from Tetra Tech.
15 They're working on it.

16 MS. BRENNAN: Tetra Tech. Okay.

17 Thank you.

18 MAYOR ADDIEGO: Well, I mean, certainly the
19 long range -- long-term protection is the big issue;
20 and, you know, how we put money into the Oyster
21 Point over the next 10 years. But can we pivot back
22 to the short-term?

23 We have a pretty modest fix that would get
24 us, you know, in compliance. And I know that -- I
25 understand the position that if you were solely to

1 look at it as a tenant-landlord position; but I
2 think that there certainly are other documents that
3 have come to light where it seemed that there was
4 some intent to address some of the deficiencies out
5 there. By maybe past commissions or past staff
6 certainly. Is there any room to negotiate a shared
7 arrangement on the immediate --

8 MS. BRENNAN: Well, I mean, I would think
9 that the next step would be to review those
10 documents so that we could all get on the same page.
11 Because I haven't seen them. I actually -- just to
12 back up a little bit, I did ask our management to
13 provide me -- and I was hoping the whole board --
14 with the documents that were procured in the PRA
15 request. But I knew that there were a lot of them
16 and I didn't want to, you know, try to rush the
17 staff because I think their effort was to get you
18 what you -- you know, what the City asked for. But
19 I did put in a request to see the documents, and I
20 haven't been provided with the documents yet --

21 MAYOR ADDIEGO: Okay.

22 MS. BRENNAN: -- so I haven't seen any of
23 that stuff. So I feel I'm not really working with a
24 full deck of information at this point.

25 MAYOR ADDIEGO: Okay.

1 MS. BRENNAN: I mean, I have reviewed the
2 JPA, obviously, and this report that I brought today
3 and some other things. And I think that the one
4 thing that comes up for me is in recognizing how
5 significant this subsidence issue could be over
6 time, I wouldn't want to see the Harbor District
7 take on liability for the landfill since we
8 didn't -- we didn't build or construct the landfill;
9 we weren't involved -- you know, we were not
10 affiliated with the City at that time. And
11 according to everything I've read, including the
12 judgment from the judge in San Francisco back in the
13 '70s, it's -- you know, this is the landfill the
14 City built.

15 And you're not alone. I mean, there are 38
16 landfills that ring the bay. So it's not -- I don't
17 want to sound like I'm blaming anybody for the
18 landfill; I mean, it's just something that we have
19 in the Bay Area. We have landfills. And a lot of
20 them are around the bay. So it's a reality for a
21 number of different agencies. But our little agency
22 is, you know, struggling. And I think we're finally
23 moving in a positive direction with our new general
24 manager. And, you know, I think we have to be
25 careful about what we take on financially; and I

1 just can't fathom how we would, you know, want to,
2 like, start taking responsibility for landfills
3 owned by other agencies.

4 But I also, you know, want to maintain a
5 good relationship with the City and work, you know,
6 as collaboratively as possible. So I guess at this
7 point I feel like we know you guys have some
8 information you think is relevant and, you know,
9 noteworthy; and we need to look at it --

10 MAYOR ADDIEGO: Sure.

11 MS. BRENNAN: -- and, you know, talk to our
12 counsel about, you know, what he thinks about it;
13 and get back -- you know, get back and have another
14 meeting; and I guess go from there.

15 MAYOR ADDIEGO: So you wouldn't be averse to
16 allowing us to enter the property to do the fix?

17 MS. BRENNAN: To enter the property to fix
18 it?

19 MAYOR ADDIEGO: What is our time frame? By
20 May we have to have the long-term plan submitted?

21 MR. McMINN: Yes.

22 MAYOR ADDIEGO: So when is the first fix for
23 the short-term?

24 MR. McMINN: Short-term plan has an
25 implementation 25 weeks. So basically we need to

1 get it done before the next winter.

2 MAYOR ADDIEGO: In October we have to be
3 done?

4 MR. McMINN: The timeline starts once the
5 Regional Board has accepted so --

6 MAYOR ADDIEGO: Okay.

7 MR. McMINN: That date was March 21st.

8 MAYOR ADDIEGO: March 21st. We have 25
9 weeks.

10 MR. McMINN: That's 25 weeks.

11 MAYOR ADDIEGO: And if we were to start
12 today, what kind of a project is this as far as time
13 frame? Is it a 6 week project? Less? More?

14 MR. McMINN: By the time -- we got 7 weeks
15 in there to prepare plans and approvals, a 12-week
16 bidding process period in there; and then the
17 construction of it, actually, is, like, 6 weeks. So
18 I think it's a fairly conservative estimate.

19 MAYOR ADDIEGO: So we have 7 weeks for
20 plans?

21 MR. McMINN: Yes.

22 MAYOR ADDIEGO: And then 12 weeks for what?

23 MR. McMINN: The bidding process. Public
24 bidding since it's a public project.

25 MAYOR ADDIEGO: And 7 weeks -- or what was

1 it?

2 MR. McMINN: Six weeks.

3 MAYOR ADDIEGO: Six to complete.

4 MR. McMINN: Yes.

5 MS. NORMANDY: Brian, do you have an
6 itemized summary of the 285-?

7 MR. McMINN: It was broken out by grading
8 repairs.

9 MS. NORMANDY: But do you have a copy for
10 the committee?

11 MR. McMINN: I don't have a copy. I have --

12 MS. NORMANDY: Could we make copies?

13 Because I think it would be helpful, if
14 we're talking with the Harbor Commission as well as
15 their management staff, and we're talking dollars
16 and nobody here -- I mean, we've heard of this, but
17 you don't have a copy. I think it would be
18 beneficial.

19 MS. BRENNAN: That's a great idea.

20 MR. McMINN: I can get copies for people.

21 MR. MILLER: Mr. Mayor, can I say something?

22 MAYOR ADDIEGO: Sure.

23 MR. MILLER: I think it's great that you're
24 here at the table, but just remind everybody that at
25 least this committee is not empowered to make any

1 decisions. I'm just reminding you --

2 MS. NORMANDY: No, I didn't say make a
3 decision.

4 MR. MILLER: No, no, I --

5 MS. NORMANDY: As far as providing -- when
6 Mr. McGrath requested itemized and
7 Commissioner Brennan is saying there's no decision
8 to be made, but it would be useful to have this
9 information. So I'm requesting for my staff to make
10 a copy.

11 MR. MILLER: I agree 100 percent. I
12 apologize if I insinuated I was disagreeing with
13 you. In fact, I'm supporting you because I'm just
14 reading in the JPA. It says, "The purpose of this
15 liaison group is not to be an advisory, nor is it to
16 present recommendations to either party. It's
17 constituted solely as a means for direct
18 communication and the exchange of ideas and reports
19 of plans between the District and the City."

20 So I think it's a fabulous idea to share as
21 much as possible the information that each committee
22 can bring back to their full governing boards.

23 MAYOR ADDIEGO: So back to the time frame.
24 So, as I was jotting down the 7, 12, and 6, if my
25 math is correct, I think I came up with 25 weeks.

1 So my concern is are we beginning on the plans? Are
2 we moving in that direction?

3 MR. McMINN: No. We've been working on the
4 long-term plans first, and then we'll get those out.
5 But they have not commenced on it. Other than
6 they've got the plans submitted in the short-term
7 plan. So the areas have already been marked out,
8 it's just a matter of coming up with the
9 specifications.

10 MAYOR ADDIEGO: So is that 7 weeks to do the
11 specs? I mean, are we -- are we partway into that
12 initial 7 weeks? I'm just worried that --

13 MR. McMINN: Yes, we are.

14 MAYOR ADDIEGO: We're not out of time?

15 MR. McMINN: No, we're not out of time.

16 MAYOR ADDIEGO: Okay. So we are moving
17 along.

18 MR. McMINN: And, then, as I said, this is a
19 very conservative time schedule to get this work
20 done.

21 MAYOR ADDIEGO: Okay.

22 MR. McMINN: It's a fairly simple bid
23 package to put together.

24 MAYOR ADDIEGO: Okay. All right. I'm just
25 concerned. I mean if -- we certainly do need to

1 know, you know, where we stand as a city. The
2 Harbor needs to see that. I understand their
3 position, you know, as they see the world. And if
4 there's something out there that speaks to, you
5 know, more involvement, then we all need to see
6 that.

7 And how soon might we get that?

8 MR. ROSENBERG: As soon as possible. About
9 a week.

10 MAYOR ADDIEGO: Okay. That's fair. A lot
11 of time has run by since we came into this room.

12 All right. I guess that's Item 3 for today.

13 MS. BRENNAN: Is that it?

14 MAYOR ADDIEGO: Yeah, that's Item 3.

15 Item 4. Do you want to bring that up.

16 CITY CLERK: Discussion regarding Joint
17 Powers Authority Agreement between the San Mateo
18 County Harbor District and the City of South
19 San Francisco.

20 MAYOR ADDIEGO: And so this -- this is, as
21 Mike alluded to, at some point we had the impression
22 at least one member of the liaison committee was
23 interested in not waiting until 2026. And is that
24 still something that's --

25 MS. BRENNAN: I think --

1 MAYOR ADDIEGO: -- bandied about?

2 MS. BRENNAN: I think what you're
3 referencing is at the LAFCo hearing I gave -- I made
4 some comments -- or I guess it was at a LAFCo
5 meeting. Anyway, I commented that I wasn't taking a
6 position on whether or not there should be an early
7 termination.

8 MAYOR ADDIEGO: Okay.

9 MS. BRENNAN: But what I suggested in my
10 comments, which I have in writing so I know exactly
11 what I said, was that it might be something that
12 would be worth considering and having some
13 discussion about. But I haven't developed a
14 position on that personally just to be clear.

15 MAYOR ADDIEGO: Sure.

16 MS. BRENNAN: But I did notice that in one
17 of the City's meetings there was quite a bit of
18 discussion about a -- what sounded like a very keen
19 interest in early termination; however, that may
20 have changed. That was several months ago.

21 So I got the impression that there were --
22 there was an interest on the part of the City and
23 potentially considering early termination; and I
24 also got the gist that the staff was not as keen on
25 that just because there is a financial benefit to

1 having the Harbor District managing the marina. So
2 maybe not such a rush from the staff's perspective.
3 And I can understand that position. Yeah.

4 But, I mean, you know, I think if the City's
5 interested in talking about it, you know, I would
6 certainly like to know where -- where everyone
7 stands, you know, if you want to share that.

8 MAYOR ADDIEGO: I don't think -- I mean,
9 there was some conversation about looking to
10 accelerate or end the JPA early; but it was also the
11 discussion was there are, you know, property tax
12 dollars that are utilized for a marina that doesn't
13 quite cover its, you know, annual costs. And if the
14 Commission was willing to, you know, negotiate all
15 or a portion of what it previously had been utilized
16 to make this marina viable, or if it was just the
17 intent to walk away from the JPA.

18 MS. BRENNAN: I don't think anybody is -- I
19 know I haven't given it a whole lot of thought.

20 MAYOR ADDIEGO: Okay.

21 MS. BRENNAN: I think that I will say
22 although I did hear what the city manager said
23 earlier, I do think because the District doesn't own
24 the land and because we only have 10 years left on
25 that -- so it's not like we have a long-term

1 investment at this point, I do think that it would
 2 make sense to look at cost sharing on some of the
 3 projects that could be done to make it a nicer
 4 facility. And if there was an interest in upgrading
 5 the facility for a potential transition to some
 6 gorgeous development that Shorenstein-SKS might come
 7 up with or some other developer if they don't --
 8 don't end up doing their project, you know, if there
 9 was an interest on the part of the City's in really
 10 upgrading the site, I could clearly see that would
 11 be a benefit for the -- you know, for the citizens
 12 of South City. You know, I would hope that the
 13 District would not stand in the way of progress and
 14 that we could work something out so that those
 15 improvements could happen; but I think that it would
 16 be important to share the costs. Because if the
 17 facilities were going to be transitioning over to
 18 the ownership of the City, then the City would
 19 really be benefitting from that longer-term
 20 investment.

21 MAYOR ADDIEGO: Sure. If it had a 40-year
 22 life, then most of it would be.

23 MS. BRENNAN: Yeah. But I think there could
 24 be some fair, amicable way of working those things
 25 out. I think that we've seen -- and I hear this

1 from people, that they really appreciate the quality
2 of the upgraded docks. So I'm hearing that from a
3 lot of people. In fact, I ran into some of the
4 dragon boat team; and one of the people that's a
5 member of the team has a 45 foot boat at Oyster
6 Point. And he was asking when the -- you know, when
7 there were going to be more new docks. So I know
8 it's really a major upgrade when you put those in.

9 And one of the things our harbormaster has
10 explained to us is that the smaller slips are
11 harming our ability to have full occupancy. And
12 occupancy has been a challenge. But where we have
13 larger slips with the new docks we're able to fill
14 those up, and it really has made a difference. So I
15 think that the future of Oyster Point would
16 certainly include nicer docks and -- or newer docks
17 and larger slips. And I think that would help fill
18 the facility and be a benefit to the users. So and
19 then, you know, there's a lot of opportunity there
20 for potentially other parks facilities too. And,
21 you know, it could be a really -- it's got a
22 beautiful view. I mean, it could be --

23 MAYOR ADDIEGO: Could be a draw.

24 MS. BRENNAN: And it's not just the bay
25 view, it's also the mountain too. It's just a

1 really nice spot with the Bay Trail there, I think
2 that with all the new development in the area people
3 are going to want to use that location more and more
4 for recreation.

5 MAYOR ADDIEGO: A lot of enviable
6 components.

7 MS. BRENNAN: Yeah, definitely. And the Bay
8 Trail is fabulous. And it's definitely feeling the
9 brunt of some of the flooding, so I would hope that
10 any long-term plan would look at how to keep the Bay
11 Trail dry as much as possible so that the runners --
12 because I've noticed the runners are struggling to
13 get through when it's flooding. So things like
14 that, I think, would really be a benefit to the
15 public. I don't know, I'm just kind of throwing out
16 my ideas.

17 MAYOR ADDIEGO: No, I appreciate that.

18 MS. NORMANDY: Me too.

19 MAYOR ADDIEGO: That's the spirit that I
20 came to the table today with, that -- you know, I
21 was thrilled to see that under the administration of
22 your new people you were going to become more
23 focused on the capital improvements and it might
24 actually include some dock improvements at the
25 Oyster Point harbor. And you would like at some

1 point to be a partner in that.

2 MS. BRENNAN: Yeah. And I think the area
3 that really needs new docks is actually on the east
4 side of -- of the ferry terminal. And so that area
5 is not experiencing any flooding problems at all.
6 So it's like there's really no reason why that can't
7 be, you know, focused on if there's not an issue on
8 that side. We did look at the terminal when we were
9 on our site visit, which I have to say is just a
10 beautiful facility. I mean, it's just such a nice
11 design. WATA did a great job. And we were looking
12 at the fill that was added when they were coming up
13 with the engineering to connect the terminal to the
14 land. And so our harbormaster pointed out that -- I
15 think he said about 6 feet of fill were brought in.
16 And it was -- it was put in in a way that works.
17 But at the same time it also buried some of the
18 infrastructure about, you know, 6 or more feet down.
19 So I think those are things that need to get
20 considered in the planning. If we're going to add
21 fill, you know, at some point -- let's just say
22 fill's going to be added, that obviously the
23 electrical and those things are going to need to
24 come up --

25 MAYOR ADDIEGO: Yeah.

1 MS. BRENNAN: -- so that it's not going to
2 be so hard later to fix things if, you know, there's
3 a broken pipe or whatever. But, you know, it can be
4 done. And it's unfortunately, I'm sure, going to be
5 very expensive to add the fill; but once it's done,
6 it's going to be a much nicer facility so.

7 MR. MATTUSCH: Besides fill we got to figure
8 out if we're going to do some type of sea wall or
9 some type of shoring. Because as long as we dredge,
10 then that's going to keep sinking out.

11 But one of the things you mentioned was
12 about the economics and things not pencilling out
13 quite as well. I think that now that we've broken
14 out our enterprise, nonenterprise, we're finding out
15 that in reality that marina is not doing nearly as
16 bad as some people postulated in the past.

17 MAYOR ADDIEGO: Okay.

18 MR. MATTUSCH: And I think that perhaps
19 Mr. McGraw or possibly both of us could bring a
20 presentation in the future that would demonstrate
21 this with hard facts showing where our revenue
22 sources are both from the tenant side, the lease
23 side, and then also the tax base side. We'd find
24 it's not as bad as some people postulated in the
25 past.

1 The other thing is if we're going to be
2 working together, the hardest thing we're having to
3 fill is those 30 foot docks. But why do we have the
4 30 foot docks? We've got BCDC, we've got Coastal
5 Commission, we've got people that say we've got to
6 make this available to the common person; and by
7 their requirements we're being stifled with these
8 smaller docks to provide access to, shall we say,
9 the common man.

10 MAYOR ADDIEGO: BCDC and Coastal Commission?

11 MR. MATTUSCH: Coastal Commission.

12 MS. BRENNAN: I don't think Coastal
13 Commission has any jurisdiction there at all.

14 MAYOR ADDIEGO: All right.

15 MR. MATTUSCH: Coastal Conservancy, was it?

16 MS. BRENNAN: It's BCDC.

17 MR. McGRATH: Coastal Commission weighs in
18 on dock distribution, if you will, on areas within
19 their jurisdiction. I don't know to be quite
20 honest --

21 MAYOR ADDIEGO: BCDC --

22 MR. McGRATH: -- whether BCDC has that --

23 MR. MATTUSCH: Similar --

24 MS. BRENNAN: BCDC is responsible for --

25 MR. McGRATH: Understood.

1 I don't know if they weigh in on the --

2 (Simultaneous overlapping speakers.)

3 MR. MATTUSCH: Well, we've had some issue
4 with the 30 foot docks that were --

5 MR. McGRATH: -- or the Coastal Commission
6 does.

7 MAYOR ADDIEGO: They do.

8 MS. BRENNAN: I think they do. I know they
9 weigh in on the live-aboard --

10 MAYOR ADDIEGO: Yes.

11 MR. McGRATH: Yeah, they do.

12 MS. BRENNAN: How much -- the percentage of
13 live-aboards.

14 MR. McGRATH: They do.

15 MS. BRENNAN: But that's a good question. I
16 think I've heard the same thing you have, but we
17 should double-check it and make sure that's actually
18 accurate. But I know they definitely weigh in on
19 the live-aboard issue. Which is another concern.
20 And, unfortunately, I don't think there's anything
21 anybody can do about that. I mean, BCDC has just
22 been --

23 MAYOR ADDIEGO: Harsh.

24 MS. BRENNAN: I've called them a number of
25 times and asked them, is there any way that this can

1 be lifted? Or, you know, we could try, like, a test
2 or --

3 MAYOR ADDIEGO: Different percentage.

4 MS. BRENNAN: You know, let's just, like,
5 test out having a few more. And they're just, like,
6 no.

7 And then I learned that there was
8 actually -- that the District -- there was a lawsuit
9 with BCDC. I don't know if you know this. But this
10 was -- I was doing some research, and I came
11 across -- this was really, I thought, quite
12 interesting.

13 Oh, yeah. It's here.

14 So let me see what I've got. San Mateo
15 County Harbor District versus People BCDC,
16 Defendant. It says (Reading): Based on the facts
17 included in the court opinion, San Mateo County
18 Harbor District versus BCDC, it appears that the
19 Division of Boating and Waterways and BCDC may have
20 a -- oh, wait. This is just about the master plan.

21 I checked to see if they have a master plan.
22 They don't. They don't have anything more than
23 we've been able to find. But the facts of the court
24 opinion were (Reading): In 1977 the City of South
25 San Francisco owned a small boat marina at Oyster

1 Point, which lies both within the City's limits and
2 the District's territory. In October 1977 the City
3 and the District jointly agreed to repair and/or
4 replace the existing Oyster Point marina facility
5 and expand them pursuant to a 1975 proposed master
6 plan agreement between the City and the State of
7 California Department of Navigation Ocean
8 Development. The 1975 proposed master plan included
9 leachate control measures, preparation of the
10 project site for Marina Park landscaping and other
11 auxiliary shoreside support facilities. The
12 District and the City also agreed to permit the
13 District to rehabilitate, manage, and maintain and
14 operate the existing Oyster Point Marina.

15 Let me get to the point.

16 But it -- where is it? Let's see.

17 Oh. This side.

18 No.

19 The point was this court case came up; and
20 that information I quoted from it, because the
21 Harbor District decided to sue BCDC to get the
22 live-aboard number expanded, and we lost. And so
23 that's where I was researching our relationship with
24 the JPA and came across that.

25 And so it was at that point, when I saw that

1 we lost a lawsuit over it, that I realized no amount
2 of my calling BCDC was going to make a difference.

3 MAYOR ADDIEGO: That was in the '70s? That
4 was '77?

5 MS. BRENNAN: No. Actually, that wasn't
6 that long ago. It was -- well, it wasn't with our
7 current counsel, but the counsel before. So it was
8 within the last -- yeah. It was within the last, I
9 would say, probably 15 years.

10 MR. MILLER: May I ask what you're reading
11 from?

12 MS. BRENNAN: A report that I produced. I
13 can give you a copy of it.

14 MR. MATTUSCH: Back to what I was saying
15 about the slips. We've got too many 30 foot slips
16 we can't fill, we've got a wait list for the
17 40-plus.

18 MAYOR ADDIEGO: Right.

19 MR. MATTUSCH: It's my -- I've been led to
20 believe we can't do anything with the 30 foot
21 because they've been dictated by number to give
22 access.

23 MAYOR ADDIEGO: Yeah.

24 MR. MATTUSCH: And if we somehow work
25 together and say, well, this is a better number of

1 30 foot slips and we're able to convert something,
2 it's going to be more lucrative for all of us.

3 MAYOR ADDIEGO: Right. Right. That's where
4 the demand is.

5 At the next BCDC -- I'm an appointee to the
6 Commission so --

7 MS. BRENNAN: I remember that.

8 MAYOR ADDIEGO: -- I'll ask off line to find
9 out if they are dictating the configuration or
10 sizing of slips.

11 MS. BRENNAN: That would be great.

12 MR. FUTRELL: Mind if I gave a little
13 context just of some facts?

14 MAYOR ADDIEGO: Please.

15 He gets nervous when I just chat.

16 MR. FUTRELL: City staff was asked to
17 present a study session to our city council in the
18 wake of the July 2015 LAFCo recommendation that the
19 Harbor District be dissolved. City staff studied
20 that and what would that actually mean. Came
21 forward with three options, looking for direction
22 from City Council what do you want city staff to do.
23 One option is just continue as things are. One
24 option would be to pursue the LAFCo recommendation
25 and work with County towards dissolution of the

1 Harbor District. And then there was sort of a
2 middle option, which was sit down with the Harbor
3 District and see if there's some voluntary amicable
4 termination. Which one of those three, City
5 Council, do you want staff to work on?

6 Through that discussion, which I've -- is
7 public record, and I know many of you have listened
8 to that. Counsel gave direction they did not want
9 to at that time seek dissolution. Do not pursue the
10 LAFCo approach. But nor were they willing, in the
11 wake of what was contained in that report and the
12 Grand Jury report, to just continue as is. So staff
13 was directed to consider and create some venue,
14 perhaps this, where a discussion of an amicable
15 termination earlier than the 10 years might be
16 explored. In staff's presentation we theoretically
17 posed three potential obstacles to termination from
18 the City's perspective. One of which was the debt
19 owed by the Harbor District. But you have recently
20 paid that off. Congratulations.

21 MAYOR ADDIEGO: Thank you.

22 MR. FUTRELL: That is no longer an issue.

23 However, one issue which remains, that I
24 think is being addressed, in late 2014 the Harbor
25 District commissioned an engineering study of the

1 capital needs at Oyster Point. And that report
2 documented deferred maintenance in the amount of
3 \$5.7 million. That was -- that remains an issue.

4 I certainly understand the conversation that
5 if either side would desire new improvements that
6 might go past the 10 years, that that might be
7 worthy of discussion. In my mind, at least from
8 staff's perspective, the 5.7 million in deferred
9 maintenance, in past maintenance, is a separate
10 issue. That would be something that, frankly,
11 should have been happening all along. So that was
12 one of the obstacles presented to the Council and is
13 still there.

14 The third, and it's been alluded to, is the
15 financial. And, certainly, you have correctly
16 pointed out, we tried to decipher the financials
17 under the old system. It's very difficult to do.
18 And so I look forward to a presentation of being
19 schooled up on what the reality is out there. If
20 it's rosier, that's better for all of us.

21 MAYOR ADDIEGO: Yeah.

22 MR. FUTRELL: So I just wanted to put that
23 there, that that's how staff came to get involved.
24 Council wanted to understand the LAFCo and grand
25 jury findings and then discuss as a body what do we

1 do next. And from staff's perspective they chose
2 the middle road, which was sit down with the Harbor
3 District and see if there is some new partnership
4 that can be forged.

5 I'm not sure if that's possible or not, but
6 here we are.

7 MR. McGRATH: So if I could sort of jump in
8 and address just a couple of those issues from --

9 MAYOR ADDIEGO: Sure.

10 MR. McGRATH: -- the staff's perspective as
11 well. And the debt certainly is -- I'm very pleased
12 to be able to recommend to the Commission that we
13 pay off that debt. It was going to be paid off by
14 2019 anyway. We managed to pay it off early. And
15 what that did was that discharged our obligations
16 related to \$13.5 million of investment in Oyster
17 Point the District has made. That's not an
18 insignificant sum.

19 Capital needs, as you and I talked, Mike, I
20 know that the question has floated around about our
21 future relationship; but as we put together a
22 five-year CIP, as staff, I assumed the continuation
23 of the JPA through its ten-year term. Well, my
24 staff, of course, was very clear however we address
25 those capital needs going forward, that those were

1 identifying the projects, putting numbers to them,
2 and were not reflective of grants, shares of costs,
3 any other thing that may affect those expenditures.

4 And, then, to the third point, the
5 financial, yes, we have not in the past been
6 separating out the enterprise and public revenues
7 and expenses in that manner anywhere in the
8 District. We've done that for the first time this
9 year in our preliminary budget, which the Commission
10 adopted last week; and it's more art than science
11 when it comes to determining how the share of costs
12 of a box of pencils is distributed; but we have
13 started that process, we know it will be refined
14 over the course of years forward. And we're happy
15 we are on the agenda for the May 18th LAFCo hearing
16 meeting, where we will be presenting an update on
17 our progress since that LAFCo report was issued.

18 Of course, we'd love to have robust
19 attendance at that so that we can do a little
20 bragging about the progress that we've made.

21 MAYOR ADDIEGO: Good.

22 Okay. So I've been a little bit remiss that
23 we have a member of the public that would like to
24 speak on this item.

25 We have a little break here, Mr. Ullom, so

1 if you'd like to lean into the microphone so...

2 MR. ULLOM: Okay. Thanks for having me here
3 and letting me just have my say.

4 The way you're characterizing the meeting
5 where discussions were put forth about breaking up
6 the Harbor District, the words you guys used were
7 divorce, amicable; and it was decided that the staff
8 was to pursue breaking up with you guys in a manner
9 that might preserve their \$1.7 million subsidy.
10 There was no discussion about creating a new
11 agreement.

12 Later on they went on to say they were going
13 to pursue a dual track. Dual track, they're talking
14 with the County supervisors and that they've already
15 got two of those supervisors on board to dissolve
16 the Harbor District. So you need to know what your
17 partner is up to. And your partner has every
18 legitimate right to protect their interests and get
19 what they can get out of this arrangement.

20 But the JPA is a rather simple document.
21 Start -- let me go backwards with it. It specifies
22 the terms of divorce so to speak. And there is no
23 discussion about maintaining the lifestyle that
24 they've become used to by having you subsidize their
25 operation. It talks what's theirs is theirs and

1 what's yours is yours, and you go your separate way.
2 It specified how you deal with employees, it
3 specified how you deal with benefits. It's pretty
4 much all on page 18 and it's in about one fairly
5 medium-sized paragraph. And that is the terms of
6 dissolution. That's what you've agreed to. You can
7 change that, of course; you can come to a special
8 deal. But that is what it says.

9 And, then, if you look at your discussion
10 about who's responsible to fix the parking lot, for
11 example. If you look in the JPA, they kind of
12 address it, maybe totally address it. They talk
13 about the leachate problems on page 16 of the
14 original agreement. And it says in there that it's
15 agreed by the City that if there's any problems
16 maintaining the court orders that they've been
17 subjected to to prevent the leachate discharge, that
18 it's totally on them. That it was agreed to up
19 front.

20 Now, I can probably say that a good lawyer
21 could argue that the cap and the parking lot are not
22 part of that agreement; but I would say that the cap
23 and the parking lot are fundamental in dealing with
24 the leachate problems because it's supposed to keep
25 water from leaching into the toxic waste that's

1 underneath it. So it's already spelled out whose
 2 responsibility it is to fix that problem.

3 If you look at the overall agreement -- I've
 4 heard someone mention a couple times that there's
 5 like a landlord-tenant relationship here. That is
 6 not close to what the relationship that is
 7 contemplated in this agreement. The agreement is
 8 more like you're the property owner and they're the
 9 property management company. And I've had plenty of
 10 workings with property owners and property
 11 management companies. And I tell you property
 12 management companies do not take their revenue and
 13 plow it into the properties of the properties they
 14 manage for other people. They take the revenue from
 15 those properties, and they manage it wisely; they
 16 try to keep the property up to code; and they take a
 17 cut for themselves; and they send the profit to the
 18 property owner.

19 This agreement contemplates that the
 20 development was going to occur a long time ago and
 21 that everybody was going to make money off the
 22 leases that were going to result from that. That
 23 the Harbor District was only supposed to spend money
 24 that came from operations out there and loans that
 25 were granted out there. That's all that has ever

1 been agreed to. There is nothing in there that says
2 you're supposed to subsidize their operation. I
3 know there's been some discussion about the
4 difference between enterprise and the other kind of
5 revenue --

6 MR. McGRATH: Public.

7 MR. ULLOM: Public. Well, that's true. But
8 the fundamental truth of the matter is their staff
9 did a really long and detailed study and came to the
10 conclusion that if they end this relationship, that
11 they would have to come up with \$1.7 million per
12 year to maintain what they just have. They're not
13 talking about the delayed maintenance or anything
14 like that.

15 And as far as the delayed maintenance
16 occurred or the deferred capital rests on that, it's
17 totally on the property owner to come up with the
18 capital to invest and maintain the property owner's
19 property. It is not the role of the management
20 company to come up with that money.

21 I hope you'll address that because that's
22 all very easily documented, it's in your JPA. And
23 if you'd like to hear what happened at the meeting
24 and check my characterization of it, I can bring it
25 up right now in one minute, all the key statements

1 will come out.

2 MAYOR ADDIEGO: Thank you, Mr. Ullom.

3 You're on the record so.

4 I certainly -- the point I do agree with is
5 it's obvious that originally there was a hoped-for
6 outcome that there would be monies to be shared, and
7 it didn't quite happen.

8 MS. BRENNAN: Yeah.

9 And we are where we are now. So the one
10 thing that came up during the site visit -- I keep
11 coming back to that because we had never done that
12 before; but we learned about some very basic things
13 that are happening at the site which are
14 collaborative. Which I don't think the
15 commissioners were aware of before.

16 So Jim Merlo, our harbormaster, filled us in
17 on the relationship that he has working with City
18 staff, City employees, to do things like fix lights
19 in the parking lot that are too high for us to
20 reach. And, you know, your lift truck comes through
21 and helps with that. And various areas of
22 collaboration between the City and the District.
23 And I'm kind of a nuts-and-bolts process person so I
24 thought that was interesting. And I thought it
25 might be a good idea to come up with an assessment

1 of the different areas where the City and -- the
2 City's doing certain things to maintain the site
3 such as I think you're offering -- you know, I see
4 the fire trucks come through sometimes. And there's
5 various things we learned about from Jim that the
6 City is doing to help with the site. You're mowing
7 one of the areas, and then we mow the rest of the
8 area. There's a division of labor happening that
9 I'm not sure everyone's aware of.

10 MAYOR ADDIEGO: No.

11 MS. BRENNAN: I wasn't.

12 So this is very basic stuff; but I thought
13 that, you know, it might be worthwhile to compile a
14 couple of lists so that we could all see who's doing
15 what and what the relationship -- how it's developed
16 over time.

17 And, you know, one thing Jim said is I
18 haven't really -- you know, maybe he's not going
19 through all the proper channels; but everybody sort
20 of working together that keeps the place going.
21 And, you know, it's important to him because, you
22 know, that's what he does. So I just thought it
23 might be worthwhile to take a look at that so we can
24 see where we already are collaborating and maybe
25 don't even realize it.

1 MAYOR ADDIEGO: Right.

2 MS. BRENNAN: And --

3 MAYOR ADDIEGO: More of a partnership than
4 we really envisioned --

5 MS. BRENNAN: Well, that's what I thought.

6 MAYOR ADDIEGO: -- sitting here at city
7 hall.

8 MS. BRENNAN: Yeah. He was telling me about
9 this partnership that I didn't know about, so it was
10 kind of cool.

11 MR. McGRATH: In ways that the JPA really
12 hadn't --

13 MAYOR ADDIEGO: Right.

14 MR. McGRATH: -- anticipated 50 years ago.

15 MS. BRENNAN: Yeah. And so then that kind
16 of brought up for me that getting back to the idea
17 that the JPA is really not a useful document. I
18 mean, I've been reading it, and -- here it is.

19 And it's frustrating; but, you know, it
20 could be that it's really time to update it. And
21 if -- you know, if the City's -- I'm still --
22 I've heard everything you've said, Mike; but I guess
23 I'm still not understanding it that clearly. I
24 think that if we had an updated JPA -- and I don't
25 know if that would just be a new JPA or an amended

1 JPA; but if it -- if it included information that
 2 was actually relevant, we could probably have quite
 3 an interesting process in developing that new
 4 document.

5 And by developing a new document, we might
 6 end up resolving a lot of these areas of conflict.
 7 I mean, it would be kind of an undertaking to do it,
 8 which would be the down side; but by going through
 9 that process, we might find a way to work together.
 10 And whether it's working together for another 10
 11 years and hitting some goals, or, you know, if the
 12 City decides an early termination is, you know, on
 13 the table and the Commission is -- you know, we're
 14 all on the same page, you know, then maybe that
 15 would sort of come out in the evolution of devising
 16 a new sort of agreement.

17 So that was just an idea that I'm throwing
 18 out. Because obviously there's stuff that needs to
 19 get done. I mean, we can't just stop progress here.
 20 Things have to get fixed, and you know -- you know,
 21 now we've got these two -- the short-term and the
 22 long-term project, plus we've got other work that
 23 needs to happen. And, you know we're starting to
 24 review the leases in a new way. Which I don't know
 25 if you are aware of. Our new general manager,

1 McGraw, has instituted what we call the rent report;
2 and that's been really enlightening. We just had
3 that on our last agenda. So what we're doing is
4 we're looking at a list of all our leased properties
5 and what the District is receiving in revenue on a
6 quarterly basis. And so we're seeing a lack of
7 parity in a number of places, and a lot -- I'm sure
8 the City probably has a lot of the same issues with
9 other leases that you have. But, you know, if you
10 look at the disparity between the different leases,
11 it's pretty eye opening. And there isn't a whole
12 lot you can do about that, I mean, because some of
13 these leases are very old and they -- you know, 25
14 years and then there was a 25-year renewal that was
15 acted on. So, yeah, they're really long leases.
16 But you can start to see where some of the problems
17 are in trying to make the current site financially
18 viable.

19 And my hope is that a plan could be devised
20 not just for Oyster Point, obviously for Pillar
21 Point too, where we are not -- we don't have the
22 leases out of mind, that we're keeping them in --
23 you know, keeping them on the front burner and
24 looking at ways to bring them up to, you know,
25 market rate and try to resolve some of the problems

1 with the leases over time.

2 So those are things that, you know, we have
3 started -- you look like you want to say something.
4 Interrupt me, please.

5 MR. McGRATH: No.

6 MR. FUTRELL: I get the same look sometimes.

7 MR. McGRATH: I just want to say that I
8 believe that Oyster Point actually is like a classic
9 example of this division that we talked about
10 between enterprise and public functions. And we
11 have an enterprise side of the house at Oyster Point
12 with the marina and some leases, but we've also got
13 significant public functions. We've got a trail,
14 we've got park areas, we've got beach areas that
15 people use. And that's why it's becoming important
16 to separate out our public and enterprise revenues.

17 And so when you do that, and you recognize
18 that there are significant public functions going on
19 and there's significant staff time devoted to those
20 public resources, that it becomes a much more
21 complex thing that's not easily answered about what
22 does it cost? What does the whole thing cost?

23 And, certainly, we could look at -- you
24 know, divide it down and say, well, Dock 11 is at
25 100 percent occupancy, but Dock 14 is only at

1 30 percent. So, you know, Dock 14 loses money,
2 Dock 11, and then you just keep expanding it out.

3 So as we dive into this, we're going to
4 recognize that this is actually complex. And
5 bringing the JPA up to date to address this, the JPA
6 was written before the development was completed.
7 Now we've got the development and we're coming down
8 the pike; and, you know, one of the things I think
9 that has to be discussed, and because I'm an
10 optimist and I like to fix things and run things, I
11 mean, I think one of the things that we haven't
12 talked about is "Does, in fact, in 11 years the City
13 want to run a marina?"

14 MAYOR ADDIEGO: That's what I've been
15 mulling over while we've been chatting.

16 MR. McGRATH: So not only early termination
17 or status quo --

18 MAYOR ADDIEGO: But the potential for an
19 extension.

20 MR. McGRATH: -- and the future going
21 forward.

22 MS. BRENNAN: Just to pick up on one thing
23 you were saying, one of the things the District has
24 really struggled with and not made the case for
25 successfully -- and this has been really apparent in

1 past LAFCo reviews -- is that we aren't simply an
 2 enterprise district, that we are offering a lot of
 3 public services; and we are doing that at both
 4 locations obviously. I think you're both aware of
 5 that. But we have not been good at explaining that
 6 to people. And so I think on the part of the County
 7 or maybe the board of supervisors or the LAFCo
 8 director, you know, there was an expectation that we
 9 should be generating enough revenue to cover all of
 10 our costs. And the fact that we're essentially
 11 running two parks was kind of lost on people.

12 When you look at who the users are, I would
 13 say that we have far more users that don't own boats
 14 or aren't members of the Oyster Point Yacht Club or
 15 aren't, you know, necessarily patronizing the
 16 businesses at Pillar Point Harbor but are actually
 17 there to use the trails, whether it's the Bay Trail
 18 or the Coastal Trail, to ride their bikes through to
 19 just check out the boats and just to kind of --

20 MAYOR ADDIEGO: When the fish run it's
 21 remarkable how many people are on the pier.

22 MR. MATTUSCH: Yeah.

23 MS. BRENNAN: Yeah. It's like a great
 24 source of active and passive recreation. And so I
 25 really hope that -- and I think our new GM is doing

1 a great job of this -- really hope that we're able
2 in the future to do a better job of getting the word
3 out about -- about the fact that we are essentially
4 offering these recreation opportunities for people.
5 And so that's definitely something that I think, you
6 know, needs to be kept in mind. And I would love to
7 see us do an even better job at that because I think
8 that really is where our largest user base is. I
9 know Tom's probably going to disagree with me; but
10 given that, you know, he's a captain --

11 MAYOR ADDIEGO: Ah. Yes.

12 MS. BRENNAN: -- but, you know, it's --

13 MAYOR ADDIEGO: It's all about the boats.

14 MR. MATTUSCH: Oh, no. I've seen people
15 coming through both sides, that are nonmarina users
16 entirely, come down. It's a beautiful place to
17 visit. Doesn't matter which site we're talking
18 about, both harbors are intrinsically lovely.

19 It sounds to me like we're kind of bracing
20 right on to No. 5, talking about next steps.

21 MAYOR ADDIEGO: Oh.

22 MR. MATTUSCH: And I think that a number of
23 the things we have talked about here, we also have
24 to figure out are we going to have a hard stop at
25 5:30, or develop a list, or what's our meeting rules

1 here.

2 MS. NORMANDY: I need to --

3 MAYOR ADDIEGO: I think we are going --

4 MS. NORMANDY: I have --

5 MAYOR ADDIEGO: She has another

6 obligation --

7 MS. NORMANDY: -- school. Yeah.

8 MAYOR ADDIEGO: -- that she needs to keep
9 to. And that's only fair because she told us on the
10 front end.

11 But I just wanted to compliment you because
12 there have been some recent events -- I don't
13 know -- Kite Days and -- that have brought people
14 from South San Francisco that have never visited in
15 all these many years because they thought it was
16 just a place for boats.

17 MR. MATTUSCH: We got the Baby Boot Camp
18 going on right now, and we've got a big fishing
19 derby coming on every year. I can't remember if I
20 sent this year's to the Council or not. There's a
21 striper and halibut derby being put on at the harbor
22 in June. That brings in a lot of people that
23 wouldn't ordinarily visit this area. I've made
24 presentations to people, trying to get them to bring
25 fish-rearing capabilities and fish pens in here.

1 And I've suggested not just to the City but to other
2 people, come in here and do this for us. You get a
3 lot of publicity. There's a lot of made for TV and
4 radio things that go on right now. And these people
5 need a place to operate, and why can't it be here.

6 MS. BRENNAN: Well, to pick up on that, one
7 of the things that we've seen really growing at
8 Pillar Point Harbor is the human-powered vessels
9 like kayaks and the standup paddle boarding and that
10 sort of thing, and it's gotten really popular. So
11 we've got two businesses now that are operating out
12 of Pillar Point, and they're busy with teaching
13 kayaking lessons and then renting kayaks. And then,
14 of course, there's the stand-up paddle board too.
15 But Oyster Point's a little bit different because
16 there's so much wind. So that's a little bit
17 challenging.

18 MAYOR ADDIEGO: The boards with the sails
19 are out there.

20 MS. BRENNAN: Yes. So there are two
21 businesses operating --

22 MAYOR ADDIEGO: Yeah, but, you know what,
23 they might be freelancers.

24 MR. McGRATH: No. Now we know of them.

25 MS. BRENNAN: Yeah. We had to approve their

1 permits. And that was a very well attended meeting.
 2 But yes. For Oyster Point, because you've got this
 3 incredible wind resource, the kiting and windsurfing
 4 are, you know, areas that could be potentially even
 5 further developed.

6 And I think kayaking isn't totally out of
 7 the question. We did put in a kayak rack; and,
 8 unfortunately, it's not being used. So it would be
 9 great if there was a way -- while I've got you guys,
 10 I'm just going to mention this -- to work
 11 collaboratively with your parks people to try to
 12 encourage people to take advantage of that. Because
 13 there's storage now. And if you go to Santa Cruz
 14 Harbor, they cannot come up with enough racks for
 15 kayaks. And they rent them out, and it's just --
 16 it's something that would be nice to see people
 17 taking more advantage of.

18 And I think part of the reason why Oyster
 19 Point doesn't get as much active rec as it could is
 20 because people don't think of it as a place to go.
 21 And so it's just about a little bit of a different
 22 marketing approach to getting the word out. And,
 23 clearly, the District, you know, I'll be the first
 24 to say we could be doing a better job with our
 25 website. And we -- some of the commissioners, I

1 don't know how many; but I know for myself I'm very
2 interested in stepping up our social media. We have
3 no presence right now. Doing things that would
4 encourage people to use both facilities in those
5 ways more frequently.

6 MAYOR ADDIEGO: Get on the water and enjoy
7 it.

8 MS. BRENNAN: Yeah.

9 MR. McGRATH: I'm making note that we will,
10 as staff, reach out more proactively with your
11 staff --

12 MR. FUTRELL: Sure.

13 MR. McGRATH: -- when we have special
14 events, when we issue commercial activity permits so
15 that your parks department may have a newsletter we
16 can send.

17 MR. FUTRELL: We have a very robust
18 communications department.

19 MR. McGRATH: There we go.

20 MR. FUTRELL: Twitter, Instagram, Facebook.
21 We have a city newsletter that's --

22 MR. McGRATH: Great.

23 MR. FUTRELL: We're happy to promote what's
24 going on out there.

25 MS. BRENNAN: Yeah, that would be great

1 because I think it would really grow. If people see
2 pictures of somebody taking a lesson on a kite
3 board, they're going to want to try it.

4 MAYOR ADDIEGO: I think the kayaking thing
5 is big all around the bay, and there's -- aren't
6 they developing actual -- do they call them bay
7 trails, but they're --

8 MS. BRENNAN: Yeah. Water trails.

9 MAYOR ADDIEGO: Water trails, yeah. So you
10 get in at Oyster Point and you end up, I don't know,
11 Coyote Point or beyond; right?

12 MS. BRENNAN: Yeah. And that --

13 MAYOR ADDIEGO: Where you can get in and get
14 out, and you can make a three-day trip of it or
15 more. Right?

16 MS. BRENNAN: Yeah. That's something that
17 we could definitely find ways to promote.

18 MAYOR ADDIEGO: Be part of that.

19 MS. BRENNAN: Yeah. That would be good.

20 MR. McGRATH: So, Tom, you were talking
21 about the next steps.

22 MAYOR ADDIEGO: Next steps.

23 MR. McGRATH: So maybe we do need to free
24 up -- find a time frame --

25 MAYOR ADDIEGO: I'm sorry. The city clerk

1 would like to read the item into the record so that
2 she's completed her obligation.

3 CITY CLERK: Discussion of Committee's next
4 steps and setting of future meeting dates.

5 MAYOR ADDIEGO: And you were saying?

6 MR. McGRATH: Oh. I think we've talked
7 around the JPA a lot.

8 MAYOR ADDIEGO: Yes.

9 MR. McGRATH: What do we do now?

10 MAYOR ADDIEGO: Yeah. Well, I'm intrigued
11 by the idea of looking at it because it is -- you
12 know, I think you used the word antiquated. It
13 certainly is. It seems to be irrelevant today.
14 Maybe --

15 MR. FUTRELL: If I could make a suggestion?

16 MAYOR ADDIEGO: Yes.

17 MR. FUTRELL: There were several action
18 items that came out, I think very productive. One,
19 financial presentation. I would love to see what
20 you've done to improve that, and my staff would love
21 to be part of that. Second is us collaborating on
22 this division of labor idea. I think there's some
23 definite merit for that. I think the lawyers need
24 to do what they need to do on the first item we
25 discussed. So maybe just taking the action items

1 from today and putting those together and that would
2 be the focus of the next meeting.

3 MAYOR ADDIEGO: Great.

4 MR. MILLER: I'm just trying -- what was the
5 second one you mentioned?

6 MR. FUTRELL: Well, first is the financial
7 presentation. Second is the division of labor at
8 the site. Who actually is doing what between City
9 staff and Harbor District staff out there. Let's
10 get a real clear picture of the perhaps informal
11 collaboration that is taking place.

12 MR. McGRATH: And recognizing nobody's going
13 to get into trouble for helping out the other's
14 entity. These are relationships --

15 MR. FUTRELL: Right.

16 MR. McGRATH: -- that have developed --

17 MS. BRENNAN: Evolved.

18 MR. McGRATH: -- over many, many years.

19 MR. MILLER: It doesn't say in the JPA who
20 is responsible for light bulbs.

21 MR. McGRATH: It does not, right.

22 MAYOR ADDIEGO: That's fine. Nobody is
23 going to get in trouble. Right, Brian?

24 (Laughter.)

25 MR. MATTUSCH: I think Brian was -- I think

1 Brian was also going to bring us the breakdown of
2 that long-term and short-term goal.

3 MS. NORMANDY: I don't think it was the
4 long-term. It was the short-term, 285.

5 MR. FUTRELL: The short-term, 285,000.

6 (Simultaneous overlapping speakers.)

7 MR. MATTUSCH: The short term?

8 MS. NORMANDY: Yeah.

9 MR. FUTRELL: I do think that is a concern
10 of mine. That the clock is ticking, as you have
11 pointed out, on getting these repairs made.

12 MAYOR ADDIEGO: Uh-huh.

13 MR. FUTRELL: At some point that needs to
14 get going. So I'm not sure what progress the
15 attorneys can make on some better understanding for
16 this liaison committee or perhaps the full boards to
17 discuss the issue of who is going to pay for that in
18 light of the clock.

19 MR. MILLER: It may not be a question with a
20 simple legal answer.

21 MAYOR ADDIEGO: Right. It's going to be
22 gray.

23 And I'd like to make a commitment. I'm so
24 impressed that you've taken the time to become so
25 intimately acquainted with Oyster Point, that you've

1 taken at least that one site visit. And I've seen
2 you out there before with cameras. But I think I'm
3 going to impose upon my colleague that she give up a
4 portion of one of her very valuable Monday day-offs
5 and maybe we could do a site visit together. And
6 I'll buy you breakfast.

7 MS. NORMANDY: Okay. Oh, breakfast.

8 Finally, like --

9 MAYOR ADDIEGO: I know, I know.

10 MR. MATTUSCH: You didn't buy us breakfast.

11 MS. BRENNAN: Definitely try to, if you can,
12 set it up so Jim can walk with you.

13 MAYOR ADDIEGO: Okay.

14 MR. McGRATH: Yeah.

15 MS. NORMANDY: I really conclude just to say
16 thank you to the both of you and your staff for
17 being here. I think -- I want to say if this really
18 happened prior to any council discussion, it would
19 have been probably more a healthier discussion.

20 MAYOR ADDIEGO: Yes.

21 MS. NORMANDY: But it's more of I think we
22 both agree there's a lot of hearsay and finger
23 pointing and who said what, that emotions and
24 passion gets a little accelerated. But I can tell
25 you I learned a lot sitting across from, you know,

1 you four today; and I appreciate that. More of
2 enlightening me on some of the stuff that I did not
3 know of. And I was thinking I was just going to sit
4 back and thinking what's this meeting going to be
5 like. But this was really helpful and beneficial.

6 MAYOR ADDIEGO: Good first meeting. I can't
7 say it any better than that.

8 MS. BRENNAN: Yeah. Thank you for having
9 us.

10 MAYOR ADDIEGO: I'm very thankful for the
11 spirit in which you've arrived and helped us along.

12 MS. BRENNAN: Thank you for organizing it.

13 MR. FUTRELL: Did we want to try and pick a
14 date now, or circulate that by email?

15 MS. NORMANDY: I think we can circulate it
16 by email.

17 MR. FUTRELL: Okay.

18 MS. NORMANDY: I think, you know, whatever
19 works --

20 MAYOR ADDIEGO: What time frame out are you
21 looking at? What date to get some of the
22 data and --

23 COUNCIL WOMAN NORMANDY: I'd welcome sooner
24 than later.

25 MAYOR ADDIEGO: So you would like to keep it

1 within a month?

2 MS. NORMANDY: In a month, less than a
3 month, a few weeks. Just to be able to touch base
4 again.

5 MAYOR ADDIEGO: A month?

6 MR. McGRATH: Month.

7 MR. FUTRELL: And you and I can collaborate
8 on some dates and then circulate them, and hopefully
9 find something that works within that month.

10 MR. McGRATH: Agreed.

11 MS. NORMANDY: Thank you.

12 MAYOR ADDIEGO: Okay. That's a good first
13 meeting.

14 MR. MATTUSCH: Excellent.

15 MAYOR ADDIEGO: So we'll declare the meeting
16 adjourned.

17 (The meeting concluded at 5:26 p.m.)

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1 STATE OF CALIFORNIA)

2) ss

3 County of San Mateo)

4

5 I hereby certify that the foregoing meeting
6 were taken at the time and place herein named, that
7 the transcript is a true record of the proceedings
8 as reported and transcribed by me, a duly certified
9 shorthand reporter in the state of California and a
10 disinterested person.

11 I further certify that I am not interested
12 in the outcome of the said action, nor connected
13 with nor related to any of the parties in said
14 action nor to their respective counsel.

15 IN WITNESS WHEREOF, I have subscribed my name
16 on May 16, 2016.

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KELLIE A. ZOLLARS, CSR No. 5735

<hr/> <p style="text-align: center;">§</p> <hr/> <p>\$1.7 66:9 69:11</p> <p>\$13.5 64:16</p> <p>\$285,000 6:25 8:21</p> <p>\$5.7 63:3</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1 2:6 30:13</p> <p>10 18:2 21:5,7 29:17 32:24 33:6,15 40:21 50:24 62:15 63:6 73:10</p> <p>100 29:19,24 46:11 75:25</p> <p>100-year 5:10</p> <p>10th 4:16</p> <p>10-year 28:14 29:19</p> <p>11 75:24 76:2,12</p> <p>12 44:22 46:24</p> <p>1243 1:22</p> <p>12-week 44:15</p> <p>13 6:16 22:2 38:24,25 39:3</p> <p>13th 5:20</p> <p>14 39:1 75:25 76:1</p> <p>15 39:1 60:9</p> <p>16 67:13 90:16</p> <p>17 27:9</p> <p>17,000 8:11</p> <p>17th 5:23</p> <p>18 67:4</p> <p>18th 65:15</p> <p>1975 59:5,8</p> <p>1976 17:22 22:13</p> <p>1977 58:24 59:2</p> <p>1982 23:6</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 2:7 33:3,7</p> <p>2007 10:5</p>	<p>2011 29:3</p> <p>2014 10:5 62:24</p> <p>2015 61:18</p> <p>2016 1:11 3:2 4:24 5:12,20 90:16</p> <p>2019 31:7,10 64:14</p> <p>2020 31:11</p> <p>2026 48:23</p> <p>20th 17:22</p> <p>21st 7:2 44:7,8</p> <p>25 43:25 44:8,10 46:25 74:13</p> <p>25th 4:18</p> <p>25-year 74:14</p> <p>27 34:15,20</p> <p>28 1:11 3:2</p> <p>285 8:14 9:5 38:14 45:6 86:4</p> <p>285,000 8:1 86:5</p> <p>28th 3:10</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 2:6,8 4:11 24:15,17 33:13 48:12,14</p> <p>3:30 1:11 3:2</p> <p>30 56:3,4 57:4 60:15,20 61:1 76:1</p> <p>30th 4:24 5:4,12</p> <p>38 42:15</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 2:8,15 24:15,17 48:15</p> <p>40 26:4</p> <p>400 1:14</p> <p>408.275.1122 1:23</p> <p>40-plus 60:17</p> <p>40-year 51:21</p> <p>45 52:5</p> <p>48 2:15</p>	<hr/> <p style="text-align: center;">5</p> <hr/> <p>5 2:19 78:20</p> <p>5.7 63:8</p> <p>5:26 1:11 89:17</p> <p>5:30 78:25</p> <p>50 72:14</p> <p>500,000 30:13</p> <p>5735 1:19 90:21</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 18:5 25:10 44:13,17 46:24 54:15,18</p> <p>650.952.0774 1:23</p> <p>650.952.8688 1:23</p> <p>66 2:24</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 18:5 44:14,19,25 46:24 47:10,12</p> <p>70s 42:13 60:3</p> <p>77 60:4</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8 35:23</p> <p>84 2:19</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>94080 1:22</p> <p>9th 4:15</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>ability 52:11</p> <p>able 9:23 23:20 52:13 58:23 61:1 64:12 78:1 89:3</p> <p>Absolutely 12:1,4</p> <p>absurd 28:10</p> <p>accelerate 50:10</p> <p>accelerated 87:24</p> <p>acceptance 7:11</p>
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<p>accepted 7:5 44:5</p> <p>access 56:8 60:22</p> <p>accommodate 25:2</p> <p>accord 15:13</p> <p>accordance 7:8</p> <p>according 25:9 42:11</p> <p>accumulated 12:13</p> <p>accurate 36:18,24 57:18</p> <p>achieving 5:9</p> <p>acknowledging 10:2</p> <p>acknowledgment 10:7</p> <p>acquainted 86:25</p> <p>across 58:11 59:24 87:25</p> <p>acted 74:15</p> <p>action 36:2 84:17,25 90:12,14</p> <p>active 77:24 81:19</p> <p>actively 31:4</p> <p>activity 82:14</p> <p>actual 38:16 83:6</p> <p>actually 9:3 27:16 30:17 31:3 35:8 36:11,16,25 37:6,15,18 38:16,18 41:11 44:17 53:24 54:3 57:17 58:8 60:5 61:20 73:2 75:8 76:4 77:16 85:8</p> <p>add 24:22 25:1 54:20 55:5</p> <p>added 54:12,22</p> <p>Addiego 3:4,7,12,13,20 4:7 7:18 8:6,9,13,19 9:6 12:5 13:7 21:21,24 22:20 23:3,16 24:24 25:11,14,24 26:12 27:11 28:22 29:14 32:16 36:19,23 37:2,9,14,22 38:2,5,9,12 40:18 41:21,25 43:10,15,19,22</p>	<p>44:2,6,8,11,19,22,25 45:3,22 46:23 47:10,14,16,21,24 48:10,14,20 49:1,8,15 50:8,20 51:21 52:23 53:5,17,19 54:25 55:17 56:10,14,21 57:7,10,23 58:3 60:3,18,23 61:3,8,14 62:21 63:21 64:9 65:21 70:2 71:10 72:1,3,6,13 76:14,18 77:20 78:11,13,21 79:3,5,8 80:18,22 82:6 83:4,9,13,18,22,25 84:5,8,10,16 85:3,22 86:12,21 87:9,13,20 88:6,10,20,25 89:5,12,15</p> <p>addition 13:12</p> <p>address 3:23 4:22 10:6 14:20 22:8 35:5 39:20 41:4 64:8,24 67:12 69:21 76:5</p> <p>addressed 38:22 39:25 62:24</p> <p>addressing 10:5,10 14:10</p> <p>adjourned 89:16</p> <p>administration 53:21</p> <p>adopted 65:10</p> <p>advantage 81:12,17</p> <p>advisory 46:15</p> <p>aerial 35:18 37:20</p> <p>affect 65:3</p> <p>affiliated 42:10</p> <p>against 15:20 26:19</p> <p>agencies 42:21 43:3</p> <p>agency 42:21</p> <p>agenda 2:4 29:2 33:3 65:15 74:3</p> <p>ago 49:20 60:6 68:20 72:14</p> <p>agreed 6:5 8:14 59:3,12</p>	<p>67:6,15,18 69:1 89:10</p> <p>agreement 5:24 6:7 17:15 28:7 30:7,22 32:12,13 33:9 48:17 59:6 66:11 67:14,22 68:3,7,19 73:16</p> <p>agreements 2:16 31:15</p> <p>Ah 78:11</p> <p>ahead 3:8</p> <p>alive 30:10</p> <p>allocation 9:17</p> <p>allowing 43:16</p> <p>allows 15:17</p> <p>alluded 48:21 63:14</p> <p>alone 42:15</p> <p>already 7:23 11:11,17 47:7 66:14 68:1 71:24</p> <p>alteration 33:14</p> <p>am 90:11</p> <p>amended 72:25</p> <p>amicable 51:24 62:3,14 66:7</p> <p>amount 8:14 18:8 60:1 63:2</p> <p>ancient 28:3</p> <p>and/or 59:3</p> <p>annual 50:13</p> <p>answer 15:7 26:2,4 86:20</p> <p>answered 75:21</p> <p>anticipated 18:6,23 72:14</p> <p>antiquated 84:12</p> <p>anybody 42:17 50:18 57:21</p> <p>anyone 7:19 8:19</p> <p>anything 16:8 26:21 27:7 57:20 58:22 60:20 69:13</p> <p>anyway 19:19 49:5 64:14</p> <p>anywhere 65:7</p>
--	--	---

<p>apologize 23:15 46:12 apparent 76:25 appeared 35:8 appears 58:18 applied 4:25 appointee 61:5 appreciate 9:1 11:13 30:10 52:1 53:17 88:1 approach 62:10 81:22 approaching 8:22 approvals 44:15 approve 80:25 approved 30:7 appurtenance 16:24 appurtenances 16:22 appurtenant 9:20 16:22 April 1:11 3:2,10 area 6:19 16:25 20:7 22:3 26:8 27:16 29:5 35:2,16 36:25 37:3,5,10,11,16,17 42:19 53:2 54:2,4 71:8 79:23 areas 6:8,9,12,14,15 9:20 20:10 27:13 28:24 38:17,20,21 47:7 56:18 70:21 71:1,7 73:6 75:14 81:4 aren't 77:1,14,15 83:5 argue 67:21 arrangement 30:1 41:7 66:19 arrived 29:10 88:11 art 65:10 aside 26:24 aspect 31:21 asphalt 37:7 assembled 3:22 assess 28:20 assessment 70:25</p>	<p>ASSOCIATES 1:21 assume 22:18 assumed 64:22 assuming 40:11 attached 16:25 17:2 attachments 4:11 6:16 attempt 12:8 attendance 65:19 attended 81:1 attorney 9:8,14 11:13 15:4 attorneys 86:15 Authority 2:16 48:17 automatically 33:12 auxiliary 59:11 available 56:6 Avenue 1:14 averse 43:15 aware 24:9 29:11 70:15 71:9 73:25 77:4 away 50:17</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>Baby 79:17 backing 6:20 38:6 backwards 66:21 bad 55:16,24 ball 13:4 bandied 49:1 banner 30:12 base 55:23 78:8 89:3 Based 4:17 58:16 basic 70:12 71:12 basically 4:11 6:1 43:25 basis 74:6 bathroom 37:12 bay 2:11 4:3 6:19 25:17,21 42:16,19,20</p>	<p>52:24 53:1,7,10 77:17 83:5,6 BCDC 56:4,10,16,21,22,24 57:21 58:9,15,18,19 59:21 60:2 61:5 beach 75:14 beautiful 25:21,22 52:22 54:10 78:16 became 6:10 become 15:16 53:22 66:24 86:24 becomes 75:20 becoming 75:15 begin 4:8 beginning 47:1 believe 11:9 22:12,18 26:15 31:2,24 34:3 60:20 75:8 beneficial 21:1 45:18 88:5 beneficiaries 20:22 benefit 49:25 51:11 52:18 53:14 benefits 67:3 benefitting 51:19 Besides 55:7 best 20:18 25:3 better 28:13 29:12 33:6 60:25 63:20 78:2,7 81:24 86:15 88:7 beyond 36:7 83:11 bid 47:22 bidding 44:16,23,24 bikes 77:18 biotech 30:14 bit 9:4 10:24 14:23 16:20 18:1 25:24 36:16 41:12 49:17 65:22 80:15,16 81:21 blaming 42:17 blockaded 37:7</p>
--	---	--

<p>blue 36:1,5,6 37:11 38:21</p> <p>board 2:12 4:4,18 5:1,23 6:13 7:3,10 10:19 24:2 33:19 40:8 41:13 44:5 66:15 77:7 80:14 83:3</p> <p>boarding 80:9</p> <p>boards 5:16 46:22 80:18 86:16</p> <p>Board's 4:14</p> <p>boat 36:20,21,22 52:4,5 58:25</p> <p>Boating 58:19</p> <p>boats 77:13,19 78:13 79:16</p> <p>bodies 7:17</p> <p>body 63:25</p> <p>booklet 4:10</p> <p>Boot 79:17</p> <p>bottom 24:11</p> <p>box 65:12</p> <p>bracing 78:19</p> <p>bragging 65:20</p> <p>break 31:15 33:9 65:25</p> <p>breakdown 86:1</p> <p>breakfast 87:6,7,10</p> <p>breaking 66:5,8</p> <p>breakout 9:4</p> <p>Brennan 3:18,19 7:21 8:2,12,18 11:4,18,21 12:2,10 13:8 15:1 17:19 21:24 22:15,21 23:18,25 24:25 25:12,15,22 27:8,12 28:23 30:15,19 33:1,17 34:6,14,22 35:2,4,7 36:11,21,24 37:4,10,15,24 38:6,10,24 39:2,7,9,12 40:4,9,16 41:8,22 42:1 43:11,17 45:19 46:7 48:13,25 49:2,9,16 50:18,21</p>	<p>51:23 52:24 53:7 54:2 55:1 56:12,16,24 57:8,12,15,24 58:4 60:5,12 61:7,11 70:8 71:11 72:2,5,8,15 76:22 77:23 78:12 80:6,20,25 82:8,25 83:8,12,16,19 85:17 87:11 88:8,12</p> <p>Brian 2:12 4:4,7 7:18,19 35:7 45:5 85:23,25 86:1</p> <p>Brian's 8:25</p> <p>briefing 14:13,15</p> <p>briefly 9:12</p> <p>bring 46:22 48:15 55:19 69:24 74:24 79:24 86:1</p> <p>bringing 5:15 34:14 76:5</p> <p>brings 21:25 79:22</p> <p>broken 45:7 55:3,13</p> <p>brought 9:1 42:2 54:15 72:16 79:13</p> <p>brunt 53:9</p> <p>budget 65:9</p> <p>budgeted 10:21,22</p> <p>build 42:8</p> <p>building 24:11,12,13,19 25:3,19 30:14 37:13</p> <p>buildings 25:16</p> <p>built 26:19 42:14</p> <p>bulbs 85:20</p> <p>bunch 15:25 16:2</p> <p>buried 54:17</p> <p>burner 74:23</p> <p>business 3:25</p> <p>businesses 77:16 80:11,21</p> <p>busy 80:12</p> <p>buy 87:6,10</p>	<hr/> <p style="text-align: center;">C</p> <hr/> <p>cabbling 24:22</p> <p>California 1:15,22 59:7 90:1,9</p> <p>cameras 87:2</p> <p>Camp 79:17</p> <p>cap 26:20 34:10 67:21,22</p> <p>capabilities 79:25</p> <p>capacity 29:24</p> <p>capital 53:23 63:1 64:19,25 69:16,18</p> <p>captain 78:10</p> <p>careful 42:25</p> <p>case 24:10 59:19 76:24</p> <p>cause 35:1</p> <p>celebrate 30:21</p> <p>certain 20:7 71:2</p> <p>certainly 29:16 32:18 40:18 41:2,6 47:25 50:6 52:16 63:4,15 64:11 70:4 75:23 84:13</p> <p>certified 1:21 90:8</p> <p>certify 90:5,11</p> <p>challenge 52:12</p> <p>challenging 80:17</p> <p>change 31:21 67:7</p> <p>changed 49:20</p> <p>changes 33:12</p> <p>channels 71:19</p> <p>chapter 27:6</p> <p>characterization 69:24</p> <p>characterizing 66:4</p> <p>chat 61:15</p> <p>chatted 35:7</p> <p>chatting 76:15</p> <p>check 69:24 77:19</p> <p>checked 58:21</p>
--	---	---

<p>chief 19:15</p> <p>chime 23:25</p> <p>chose 64:1</p> <p>chronology 4:13</p> <p>CIP 64:22</p> <p>circle 36:13</p> <p>circulate 88:14,15 89:8</p> <p>citizens 51:11</p> <p>city 1:1,8,14 2:18 3:12,14,16,18 4:1,15,21,25 5:4,14,19 6:2,6 9:8,14 10:1 11:12 17:8,23 18:7 19:4 21:1 26:5 28:16 29:6 31:15,17 34:7,16 41:18 42:10,14 43:5 46:19 48:1,16,18 49:22 50:22 51:12,18 58:24 59:2,6,12 61:16,17,19,22 62:4 67:15 70:17,18,22 71:1,6 72:6 73:12 74:8 76:12 80:1 82:21 83:25 84:3 85:8</p> <p>City's 29:18 49:17 50:4 51:9 59:1 62:18 71:2 72:21</p> <p>clarify 11:18</p> <p>clarity 29:9 33:4</p> <p>classic 75:8</p> <p>clean 30:23 34:8,9,10</p> <p>cleaned 30:25</p> <p>cleanup 33:24</p> <p>clear 11:8 15:21 16:19 17:7 28:18 49:14 64:24 85:10</p> <p>clearly 9:19 18:23 51:10 72:23 81:23</p> <p>clerk 3:12,14,16,18 4:1 48:16 83:25 84:3</p> <p>cloak 13:25</p> <p>clock 86:10,18</p> <p>close 37:2 68:6</p>	<p>closed 37:6,11</p> <p>close-up 39:7</p> <p>cloud 11:5 12:8</p> <p>Club 77:14</p> <p>Coast 27:19</p> <p>Coastal 56:4,10,11,12,15,17 57:5 77:18</p> <p>coaster 20:12</p> <p>code 34:21 68:16</p> <p>collaborate 89:7</p> <p>collaborating 71:24 84:21</p> <p>collaboration 70:22 85:11</p> <p>collaborative 70:14</p> <p>collaboratively 43:6 81:11</p> <p>colleague 87:3</p> <p>combination 30:7</p> <p>combined 18:18 39:10</p> <p>comes 19:3 36:16,25 37:15 42:4 65:11 70:20</p> <p>coming 19:11 40:11,13,14 47:8 54:12 70:11 76:7 78:15 79:19</p> <p>commenced 47:5</p> <p>comment 2:7 3:21 34:18</p> <p>commented 49:5</p> <p>comments 49:4,10</p> <p>commercial 82:14</p> <p>Commission 5:14 19:5 45:14 50:14 56:5,10,11,13,17 57:5 61:6 64:12 65:9 73:13</p> <p>commissioned 62:25</p> <p>Commissioner 3:16,18 21:24 25:15 33:1 35:6 46:7</p> <p>commissioners 5:24</p>	<p>70:15 81:25</p> <p>commissions 41:5</p> <p>commitment 6:1 21:8 86:23</p> <p>committee 3:9 15:8 45:10,25 46:21 48:22 86:16</p> <p>Committee's 2:19 84:3</p> <p>common 56:6,9</p> <p>communication 46:18</p> <p>communications 82:18</p> <p>compactd 25:17</p> <p>companies 68:11,12</p> <p>company 30:9 68:9 69:20</p> <p>compared 21:12</p> <p>compile 71:13</p> <p>complaining 19:12</p> <p>complaint 19:15,20</p> <p>complete 6:22 45:3</p> <p>completed 7:24 26:20 76:6 84:2</p> <p>complex 75:21 76:4</p> <p>compliance 40:24</p> <p>complicated 27:22</p> <p>compliment 79:11</p> <p>components 53:6</p> <p>compounded 18:17</p> <p>comprehensive 9:1</p> <p>compressed 24:17</p> <p>comprises 9:5</p> <p>concern 14:19,20 15:12 22:3 47:1 57:19 86:9</p> <p>concerned 47:25</p> <p>conclude 87:15</p> <p>concluded 89:17</p> <p>conclusion 69:10</p> <p>concur 7:3</p> <p>conditions 18:6</p> <p>conduit 24:22</p>
---	--	--

<p>Conference 1:14 configuration 61:9 conflict 73:6 Congratulations 62:20 connect 24:23 54:13 connected 90:12 Conservancy 56:15 conservative 44:18 47:19 consider 62:13 considerably 35:13 considered 33:3 54:20 considering 49:12,23 considers 5:8 consistent 9:18,24 10:13 constituted 46:17 construct 42:8 constructed 18:2,24 construction 44:17 construed 15:22 consultant 6:6,7 7:7 9:3 consultants 21:18 contained 62:11 contemplated 68:7 contemplates 68:19 context 61:13 continuation 64:22 continue 13:19 22:10 29:7 30:2 31:20 33:5 61:23 62:12 continuing 18:11 29:25 contribute 21:14 control 2:12 4:4,14 7:3 59:9 conversation 14:16 50:9 63:4 convert 61:1</p>	<p>cool 72:10 copies 12:13 45:12,20 copy 6:4 17:20 39:17 45:9,11,17 46:10 60:13 correct 3:6 4:22 31:24 35:20 38:4 46:25 correctly 7:23 27:17 63:15 correspondence 10:2 cost 5:16,21 6:24 7:25 21:11,12 31:2 33:24 34:8 51:2 75:22 costs 50:13 51:16 65:2,11 77:10 council 1:8 19:4 61:17,22 62:5 63:12,24 79:20 87:18 88:23 Councilwoman 3:14 counsel 9:15 11:2 19:1 28:5 43:12 60:7 62:8 90:14 counsels 19:1 County 2:17 27:15 40:3 48:18 58:15,17 61:25 66:14 77:6 90:3 couple 64:8 68:4 71:14 course 31:20 64:24 65:14,18 67:7 80:14 court 58:17,23 59:19 67:16 cover 50:13 77:9 Coyote 83:11 create 13:4 40:7 62:13 creates 33:9 creating 66:10 CRR 1:19 Cruz 81:13 CSR 1:19 90:21 cure 31:8,10 curious 34:2</p>	<p>current 28:4 60:7 74:17 currently 6:25 7:6 cut 68:17 cutting 17:16</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>damage 37:7 data 88:22 date 8:11 17:22 27:2 28:15 31:9 44:7 76:5 88:14,21 dates 2:20 84:4 89:8 daunting 27:9 day 11:22 29:24 day-offs 87:4 Days 79:13 dead 31:11 deadline 5:1 31:7 deal 31:5,11 33:7,18 67:2,3,8 dealing 21:25 22:1 26:3 67:23 deals 16:21 debt 62:18 64:11,13 decades 18:11,13 December 4:15,16 decided 15:7 59:21 66:7 decides 73:12 decipher 63:16 decision 46:3,7 decisions 46:1 deck 41:24 declare 89:15 Defendant 58:16 defer 3:4 deferred 63:2,8 69:16 deficiencies 41:4 definite 84:23 definitely 53:7,8 57:18</p>
--	---	---

<p>78:5 83:17 87:11</p> <p>definitive 26:2,4</p> <p>degree 26:10</p> <p>delayed 69:13,15</p> <p>demand 61:4</p> <p>demonstrate 55:20</p> <p>department 59:7 82:15,18</p> <p>depending 28:15</p> <p>deposition 15:18</p> <p>derby 79:19,21</p> <p>design 54:11</p> <p>desire 63:5</p> <p>detailed 32:13 69:9</p> <p>deteriorating 10:5</p> <p>determining 65:11</p> <p>develop 78:25</p> <p>developed 29:6 49:13 71:15 81:5 85:16</p> <p>developer 51:7</p> <p>developing 73:3,5 83:6</p> <p>development 20:23 21:2 28:17 29:4 30:7 33:8 34:25 51:6 53:2 59:8 68:20 76:6,7</p> <p>development's 34:22</p> <p>devised 74:19</p> <p>devising 73:15</p> <p>devoted 75:19</p> <p>dictated 60:21</p> <p>dictating 61:9</p> <p>difference 35:17 52:14 60:2 69:4</p> <p>different 9:16 27:18 42:21 58:3 71:1 74:10 80:15 81:21</p> <p>difficult 63:17</p> <p>dig 30:22 34:10</p> <p>diligence 34:4</p>	<p>direct 46:17</p> <p>directed 62:13</p> <p>direction 7:11 23:23 42:23 47:2 61:21 62:8</p> <p>director 5:5 77:8</p> <p>Director/City 2:13 4:5</p> <p>disagree 29:22 78:9</p> <p>disagreeing 46:12</p> <p>discharge 67:17</p> <p>discharged 64:15</p> <p>discovered 23:7 27:3</p> <p>discuss 15:18 63:25 86:17</p> <p>discussed 5:15 76:9 84:25</p> <p>discussion 2:8,15,19 4:1 13:16 14:22 15:10 16:10,16 19:2,3 26:1 33:13 48:16 49:13,18 50:11 62:6,14 63:7 66:10,23 67:9 69:3 84:3 87:18,19</p> <p>discussions 15:15 66:5</p> <p>disembark 19:21</p> <p>disinterested 90:10</p> <p>disparity 74:10</p> <p>dissolution 61:25 62:9 67:6</p> <p>dissolve 66:15</p> <p>dissolved 61:19</p> <p>distributed 65:12</p> <p>distribution 56:18</p> <p>district 1:7 2:17 8:23 9:21,24 10:1,4,10,11,19 11:10,14 14:9 16:1 17:10 18:21 19:15 20:1 21:6,7 22:13 26:6 29:7,18,21 31:16,19 32:24 33:11 42:6 46:19 48:18 50:1,23 51:13 58:8,15,18 59:3,12,13,21 61:19</p>	<p>62:1,3,19,25 64:3,17 65:8 66:6,16 68:23 70:22 74:5 76:23 77:2 81:23 85:9</p> <p>District's 6:1 59:2</p> <p>dive 76:3</p> <p>divide 75:24</p> <p>division 58:19 71:8 75:9 84:22 85:7</p> <p>divorce 66:7,22</p> <p>dock 19:16,19,23 22:4 24:7 53:24 56:18 75:24,25 76:1,2</p> <p>docks 19:21 20:1,2,4 52:2,7,13,16 54:3 56:3,4,8 57:4</p> <p>document 5:18 6:2 7:1 8:8 17:20,25 21:21 25:9 66:20 72:17 73:4,5</p> <p>documented 11:16 27:16 63:2 69:22</p> <p>documents 4:12 5:8,22 8:7 9:9,23 10:24 11:1,9,12,16,17,21,25 12:12,14,18,19 13:1,13,14,22 14:7 26:3 39:23 41:2,10,14,19,20</p> <p>dollars 45:15 50:12</p> <p>done 9:11 10:4,17,18,20 21:22 25:11,12 34:4,7,11,23 44:1,3 47:20 51:3 55:4,5 65:8 70:11 73:19 84:20</p> <p>door 24:13</p> <p>double 22:16</p> <p>double-check 57:17</p> <p>double-whammy 18:16</p> <p>doubt 25:23</p> <p>download 11:6</p> <p>draft 21:19 23:19,20 39:14</p>
--	--	--

<p>dragon 52:4 drain 6:19 drains 6:18,20 38:2 Drake's 36:14 draw 52:23 drawings 33:21 dredge 55:9 drive 20:11 39:13 driven 20:12 drives 31:2 dry 53:11 dual 66:13 due 4:24 5:12 34:4 duly 90:8 during 6:10 9:2 35:23 38:19 70:10</p>	<p>elevation 35:13 else 8:19 email 1:24 88:14,16 emotions 87:23 employees 67:2 70:18 empowered 45:25 encourage 81:12 82:4 enforcement 5:3 engagement 28:13 Engineer 2:13 4:5 engineering 5:25 7:23 21:14 40:10 54:13 62:25 engineers 6:12 enjoy 82:6 enlightening 74:2 88:2 enter 43:16,17 enterprise 55:14 65:6 69:4 75:10,11,16 77:2 entire 22:3,5 29:19 37:23 entirely 78:16 entity 85:14 entry 36:19 enviable 53:5 environmental 39:24 envisioned 72:4 especially 26:3 35:10 essentially 77:10 78:3 estimate 6:24 44:18 evaluate 27:24 events 6:10 79:12 82:14 everybody 4:9 13:12 45:24 68:21 71:19 everyone 17:13 50:6 everyone's 71:9 everything 42:11 72:22 evidence 15:16 evolution 73:15</p>	<p>Evolved 85:17 exactly 35:3 38:4 49:10 example 36:3 40:4 67:11 75:9 excellent 22:23 89:14 exception 14:9 exchange 46:18 execute 33:8 executed 6:3 executive 5:5 existing 18:6 59:4,14 expand 59:5 expanded 59:22 expanding 76:2 expect 29:18 expectation 77:8 expecting 7:14 expenditures 65:3 expenses 65:7 expensive 55:5 experienced 20:10 experiencing 54:5 expires 21:4 explained 52:10 explaining 77:5 explanation 13:13 explore 26:8 explored 62:16 extend 31:22 extension 5:1,2 76:19 extensions 25:1 extent 35:21 36:15 eye 74:11</p>
<hr/> <p style="text-align: center;">E</p> <hr/> <p>earlier 15:7 28:15 33:14 50:23 62:15 early 33:2 49:6,19,23 50:10 64:14 73:12 76:16 easier 28:20 easily 69:22 75:21 east 31:23 32:9 35:1 54:3 easy 38:13 ecological 30:21 economics 55:12 edge 36:1 effect 5:20 effort 41:17 efforts 40:2 EIR 29:3 either 46:16 63:5 electeds 26:1 electrical 24:25 54:23 elevated 15:11</p>		<hr/> <p style="text-align: center;">F</p> <hr/> <p>fabulous 22:15 46:20 53:8 face 5:10</p>

<p>Facebook 82:20</p> <p>facilities 51:17 52:20 59:11 82:4</p> <p>facility 19:20 51:4,5 52:18 54:10 55:6 59:4</p> <p>fact 30:25 35:14 46:13 52:3 76:12 77:10 78:3</p> <p>factors 30:5</p> <p>facts 55:21 58:16,23 61:13</p> <p>fair 48:10 51:24 79:9</p> <p>fairly 36:24 44:18 47:22 67:4</p> <p>fall 17:15</p> <p>fathom 43:1</p> <p>favor 17:13</p> <p>Fax 1:23</p> <p>fear 15:18</p> <p>feasibility 10:4</p> <p>feasible 5:8</p> <p>February 5:4,23</p> <p>feel 20:11 41:23 43:7</p> <p>feeling 53:8</p> <p>feels 28:2</p> <p>feet 17:18 18:5 24:15,17 25:10 54:15,18</p> <p>ferry 54:4</p> <p>figure 28:12 38:10 55:7 78:24</p> <p>filed 14:9</p> <p>fill 25:17 30:23 34:10 40:12 52:13,17 54:12,15,21 55:5,7 56:3 60:16</p> <p>filled 70:16</p> <p>fill's 54:22</p> <p>final 7:12 8:15</p> <p>finally 42:22 87:8</p> <p>financial 49:25 63:15 65:5 84:19 85:6</p>	<p>financially 42:25 74:17</p> <p>financials 34:5 63:16</p> <p>finding 55:14</p> <p>findings 63:25</p> <p>finds 33:7</p> <p>fine 85:22</p> <p>finger 87:22</p> <p>fire 71:4</p> <p>firm 30:9 40:10</p> <p>first 3:24 11:8 15:6 18:4 24:2 35:8 43:22 47:4 65:8 81:23 84:24 85:6 88:6 89:12</p> <p>fish 77:20 79:25</p> <p>fishing 79:18</p> <p>fish-rearing 79:25</p> <p>five 32:20</p> <p>five-year 64:22</p> <p>fix 8:14 22:7,11 26:9 38:13,16 40:23 43:16,17,22 55:2 67:10 68:2 70:18 76:10</p> <p>fixed 73:20</p> <p>flaps 38:3</p> <p>flat 6:17</p> <p>flexible 24:22</p> <p>float 20:3</p> <p>floated 64:20</p> <p>floating 20:1 24:18</p> <p>flood 2:9 4:2,21 5:7,10,11 7:4 20:5 37:16</p> <p>flooded 19:23 22:5</p> <p>flooding 4:23 14:10 18:12 19:24 20:15 36:12,15 37:8,15,19,20 53:9,13 54:5</p> <p>floods 37:18</p> <p>flown 35:24 36:9</p>	<p>focus 85:2</p> <p>focused 53:23 54:7</p> <p>foot 30:14 35:23 52:5 56:3,4 57:4 60:15,20 61:1</p> <p>foregoing 90:5</p> <p>forged 64:4</p> <p>forming 39:24</p> <p>forth 10:14 66:5</p> <p>fortunately 20:2,6,8</p> <p>forward 30:11 31:5,9,14 32:23 33:4 61:21 63:18 64:25 65:14 76:21</p> <p>frame 43:19 44:13 46:23 83:24 88:20</p> <p>Francisco 1:1,15,22 2:11,18 4:3 5:19 17:23 20:21 42:12 48:19 58:25 79:14</p> <p>frankly 63:10</p> <p>free 83:23</p> <p>freelancers 80:23</p> <p>freely 15:17</p> <p>frequency 5:11</p> <p>frequently 82:5</p> <p>front 4:10 7:10 40:3,8 67:19 74:23 79:10</p> <p>fruitful 16:13</p> <p>frustrating 72:19</p> <p>full 36:15 41:24 46:22 52:11 86:16</p> <p>fully 6:3</p> <p>functions 75:10,13,18</p> <p>fundamental 67:23 69:8</p> <p>funding 5:25 10:10 39:24</p> <p>funds 26:18</p> <p>FUTRELL 11:8,20 12:1,7 13:3,24 14:24 15:6 22:12,23 23:1,6,10,15 29:16 30:17,20 31:24</p>
---	---	---

<p>32:5,11,18,22 34:3,9,13,17 61:12,16 62:22 63:22 75:6 82:12,17,20,23 84:15,17 85:6,15 86:5,9,13 88:13,17 89:7</p> <p>future 2:20 20:22 21:2 27:11,19 28:13,18 29:13 30:4 52:15 55:20 64:21 76:20 78:2 84:4</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>garbage 28:6</p> <p>general 2:14 4:6 6:4 7:15 39:18 42:23 73:25</p> <p>generally 35:16</p> <p>generating 77:9</p> <p>geotechnical 17:21 22:20</p> <p>gets 37:2 61:15 87:24</p> <p>getting 15:2 16:5,6 18:14 37:4 72:16 78:2 81:22 86:11</p> <p>gist 39:19 49:24</p> <p>given 39:17 50:19 78:10</p> <p>GM 77:25</p> <p>goal 86:2</p> <p>goals 73:11</p> <p>gone 11:13</p> <p>Google 37:19,20,21</p> <p>gorgeous 51:6</p> <p>Gotcha 35:4</p> <p>gotten 80:10</p> <p>governing 5:16 46:22</p> <p>government 23:16</p> <p>grab 23:1</p> <p>grading 45:7</p> <p>grand 1:14 62:12 63:24</p> <p>grant 5:2</p>	<p>granted 68:25</p> <p>grants 65:2</p> <p>graphic 35:6 36:4</p> <p>grapple 28:11</p> <p>grass 17:16</p> <p>gray 26:8 86:22</p> <p>great 16:4,11 45:19,23 54:11 61:11 77:23 78:1 81:9 82:22,25 85:3</p> <p>greater 22:3,11</p> <p>green 38:21</p> <p>ground 20:9 31:15 33:9 37:25</p> <p>group 46:15</p> <p>grow 83:1</p> <p>growing 80:7</p> <p>guess 8:20 9:10 17:6 18:20 20:19 22:7 28:13,18,25 43:6,14 48:12 49:4 72:22</p> <p>guest 19:16,19 22:4 24:7</p> <p>guys 11:12 29:10 43:7 66:6,8 81:9</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>halibut 79:21</p> <p>hall 1:14 72:7</p> <p>hanging 32:19</p> <p>happen 20:23 28:17,19 31:6 51:15 70:7 73:23</p> <p>happened 24:16 31:3 69:23 87:18</p> <p>happens 19:16 30:3 31:14</p> <p>happy 10:25 14:3 65:14 82:23</p> <p>harbor 1:7 2:17 3:16,18 5:23 7:14 8:23 9:21,23 10:1,4,10,11,19 11:10,14 14:9 17:10</p>	<p>18:21 19:4,15,17 22:13 26:5 29:18,21 31:16,19 32:24 33:11 42:6 45:14 48:2,18 50:1 53:25 58:15,18 59:21 61:19 62:1,2,19,24 64:2 66:6,16 68:23 77:16 79:21 80:8 81:14 85:9</p> <p>harbormaster 24:5 52:9 54:14 70:16</p> <p>harbormaster's 24:8</p> <p>harbors 78:18</p> <p>hard 18:20 55:2,21 78:24</p> <p>hardest 56:2</p> <p>hardly 28:3</p> <p>harming 52:11</p> <p>harm's 22:10</p> <p>Harsh 57:23</p> <p>haven't 21:19 23:3 41:11,20,22 49:13 50:19 71:18 76:11</p> <p>having 14:16 18:20 49:12 50:1 56:2 58:5 66:2,24 88:8</p> <p>haystack 11:23</p> <p>Hayward 39:18 40:6</p> <p>headed 21:17</p> <p>healthier 87:19</p> <p>hear 14:24 50:22 51:25 69:23</p> <p>heard 14:17 15:25 16:1 32:25 45:16 57:16 68:4 72:22</p> <p>hearing 13:20 21:15 49:3 52:2 65:15</p> <p>hearsay 87:22</p> <p>help 16:6 21:11 29:12 52:17 71:6</p> <p>helped 88:11</p> <p>helpful 11:24 12:22 13:11,21 45:13 88:5</p>
--	--	---

<p>helping 85:13 helps 70:21 hereby 90:5 herein 90:6 he's 71:18 78:10 Hi 9:14 hide 13:4 high 10:23 19:22 20:13 70:19 higher 20:9 24:16 35:13 37:24 highly 22:15 high-water 35:25 36:5 hired 6:6 historically 9:25 history 11:14 33:20 hitting 73:11 honest 56:20 hope 19:3 30:24 51:12 53:9 69:21 74:19 77:25 78:1 hoped-for 70:5 hopefully 33:6 89:8 hoping 15:22 41:13 hours 29:1 house 75:11 human-powered 80:8</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>I'd 14:24 27:25 86:23 88:23 idea 18:10 29:20 45:19 46:20 70:25 72:16 73:17 84:11,22 ideas 46:18 53:16 identified 6:12 identify 6:8 identifying 65:1 I'll 4:9,12 61:8 81:23 87:6</p>	<p>illustrates 25:3 I'm 10:25 11:3 14:3 15:2,3 16:7 17:20 18:20 21:14 23:6,13 24:9 25:24 29:2 32:3 33:15 34:2,4 40:11 41:23 42:17 46:1,9,13 47:12,24 52:2 53:15 55:4 61:5 64:5,11 70:23 71:9 72:21,23 73:17 74:7 76:9 81:10 82:1,9 83:25 84:10 85:4 86:14,23 87:2 88:10 imagine 12:5 immediate 41:7 impact 19:25 impacted 20:9 22:5 impacting 20:14 implement 8:16 implementation 4:22 5:7 8:4,5 43:25 important 51:16 71:21 75:15 impose 87:3 impossible 28:24 impressed 86:24 impression 48:21 49:21 improve 84:20 improvements 16:23 51:15 53:23,24 63:5 include 39:16 52:16 53:24 included 7:24 58:17 59:8 73:1 including 42:11 incomplete 27:4 increased 5:11 increases 18:15 increasing 19:24 incredible 81:3 indicate 36:15</p>	<p>indicated 36:17 informal 85:10 information 7:24 11:5 27:24 41:24 43:8 46:9,21 59:20 73:1 informed 7:13 informs 19:4 infrastructure 19:25 22:9 54:18 initial 7:10 9:22 26:9 47:12 inland 35:20,23 36:4 insignificant 64:18 insinuated 46:12 Instagram 82:20 installed 26:20 instead 11:22,23 instituted 74:1 intensity 5:11 intent 13:3 41:4 50:17 interest 20:18 49:19,22 51:4,9 interested 9:3 14:24 21:15 27:25 48:23 50:5 82:2 90:11 interesting 14:21 25:14 27:14 58:12 70:24 73:3 interests 66:18 internal 34:5 interpretation 17:14 interpreted 9:25 Interrupt 75:4 intimately 86:25 intrigued 84:10 intrinsically 78:18 inundation 27:13 35:11,15,21 invest 21:6 29:25 69:18 investigated 33:25</p>
--	---	--

<p>34:15 investigation 17:21 investment 51:1,20 64:16 investors 33:25 invoice 8:10 involved 42:9 63:23 involvement 48:5 irrelevant 84:13 isn't 20:3,14,15 36:12 74:11 81:6 issue 10:6 11:15 14:21 19:7 20:16 22:8 26:22 33:2 40:19 42:5 54:7 57:3,19 62:22,23 63:3,10 82:14 86:17 issued 4:14,19 65:17 issues 64:8 74:8 item 3:24 4:11 33:3 48:12,14,15 65:24 84:1,24 itemized 45:6 46:6 items 2:4 84:18,25 it's 7:12 9:25 10:21 13:3 14:15,18 17:5,17 18:12,15,18 19:8,19,23,24 20:3,6,7,11,13 21:12 22:10,19,22,24 25:5,8,14,20 26:5,12 27:6,11,22 28:3,10,11 31:25 32:2 35:9 37:17,24,25 39:10 40:12 42:13,16,18,20 44:18,24 45:23 46:16,20 47:8,22 50:25 52:8,21,24,25 53:8,13 54:6,10 55:1,4,5,6,24 56:16 58:13 60:19 61:2 63:14,17,20 65:10 67:3,4,14,18,24 68:1 69:16,22 70:5 71:15,21 72:19,20 73:10 74:11 75:15 77:17,20,23 78:12,13,16 80:10</p>	<p>81:8,15,16,21 86:21 87:21 I've 15:24 17:24 24:2 27:14 28:4 32:25 33:16,20 42:11 53:12 57:16,24 58:14 60:19 62:6 65:22 68:3,9 72:18,22 76:14 78:14 79:23 80:1 81:9 87:1</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>January 4:24 5:20 Jason 9:14 13:17 14:3 31:24 Jason's 14:25 Jim 24:4 70:16 71:5,17 87:12 job 11:22 54:11 78:1,2,7 81:24 joining 37:3 Joint 2:15 48:16 jointly 59:3 jotting 46:24 JPA 9:18 16:21 17:7 21:4 28:1 29:17 33:2,11,14 39:24 42:2 46:14 50:10,17 59:24 64:23 66:20 67:11 69:22 72:11,17,24,25 73:1 76:5 84:7 85:19 judge 42:12 judgment 42:12 July 61:18 jump 13:6 64:7 June 79:22 jurisdiction 56:13,19 jury 62:12 63:25</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>kayak 81:7 kayaking 80:13 81:6 83:4 kayaks 80:9,13 81:15</p>	<p>keen 49:18,24 Kellie 1:19 90:21 key 69:25 kinds 24:22 king 4:18 35:19,23 36:5 38:19 kite 79:13 83:2 kiting 81:3 knew 9:8 18:7 41:15</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>labor 71:8 84:22 85:7 lack 74:6 LAFCo 49:3,4 61:18,24 62:10 63:24 65:15,17 77:1,7 laid 39:19 land 16:18 17:1,2,4,5,8,14,17 20:3,21 24:15,16 30:25 31:17,18,25 32:5,7 33:10,18 35:13,16 50:24 54:14 landfill 4:23 5:9 17:24 18:1,18,24 20:13 21:1 25:17 26:19 29:5 30:15,18,22 33:24 34:8 42:7,8,13,18 landfills 30:24 42:16,19 43:2 landlords 20:22 landlord-tenant 68:5 landscaping 59:10 language 26:14 large 12:13 larger 39:11 52:13,17 largest 78:8 last 7:1 9:6,15 13:15 14:18 18:13 27:6 29:24 60:8 65:10 74:3 late 62:24 later 15:18 55:2 66:12</p>
---	--	---

<p>88:24 Laughter 85:24 launch 36:22 lawsuit 58:8 60:1 lawyer 67:20 lawyers 84:23 leachate 59:9 67:13,17,24 leaching 67:25 lean 66:1 learn 16:3 19:7 learned 58:7 70:12 71:5 87:25 learning 19:6 lease 55:22 leased 74:4 leases 68:22 73:24 74:9,10,13,15,22 75:1,12 least 17:10 24:15 26:9 32:25 45:25 48:22 63:7 87:1 led 26:15 60:19 legal 86:20 legitimate 66:18 less 33:19 44:13 89:2 lesson 83:2 lessons 80:13 let's 17:22 54:21 58:4 59:16 85:9 letter 5:23 7:2 16:4 letting 66:3 level 10:23 17:17 18:15,17 19:8 25:2,4 27:15,20 35:18 39:20,22 liability 42:7 liaison 1:7 3:9 15:8 46:15 48:22 86:16 License 1:19</p>	<p>lie 9:10 lies 59:1 life 51:22 lifestyle 66:23 lift 70:20 lifted 58:1 light 41:3 85:20 86:18 lights 70:18 limits 59:1 line 16:10 36:6 61:8 lines 39:23 list 13:17 60:16 74:4 78:25 listened 62:7 lists 71:14 litigation 15:14,17 little 14:23 15:2 16:20 18:1 24:4 25:24 35:10 37:10,13,17 39:15 41:12 42:21 61:12 65:19,22,25 80:15,16 81:21 87:24 live-aboard 57:9,19 59:22 live-aboards 57:13 loans 68:24 located 19:17 location 53:3 locations 77:4 logical 21:5 long 10:17 11:15 19:9 29:7,14 40:19 55:9 60:6 68:20 69:9 74:15 longer 62:22 longer-term 51:19 long-term 2:9 4:2 5:7 7:7 21:15 23:18 28:1 38:22 39:15 40:19 43:20 47:4 50:25 53:10 73:22 86:2,4 loop 9:2 19:5</p>	<p>loses 76:1 lost 15:2 59:22 60:1 77:11 lot 10:6,16 19:6 21:6 25:8 27:3 36:1,13,14 37:6,12 39:4 41:15 42:19 48:10 50:19 52:3,19 53:5 67:10,21,23 70:19 73:6 74:7,8,12 77:2 79:22 80:3 84:7 87:22,25 lots 6:21 love 65:18 78:6 84:19,20 lovely 78:18 low 6:9 lower 35:24 low-lying 6:18 lucrative 61:2</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>maintain 21:1 29:25 43:4 59:13 69:12,18 71:2 maintaining 17:9 66:23 67:16 maintenance 9:19 16:17,18 17:15,16 63:2,9 69:13,15 major 25:19 36:19 52:8 majority 10:15 man 56:9 manage 59:13 68:14,15 managed 64:14 management 41:12 45:15 68:9,11,12 69:19 manager 2:14 4:6 6:4 7:15 42:24 50:22 73:25 managers 20:20 Manager's 1:14 managing 18:22 29:7</p>
---	---	--

<p>50:1 manner 65:7 66:8 map 32:12 37:19 mapping 27:20 maps 37:20,21 March 7:2,8 44:7,8 marina 6:1 16:17 17:9,12 18:22 20:20 29:7 31:18,20 50:1,12,16 55:15 58:25 59:4,10,14 75:12 76:13 Marine 36:14 mark 36:5 marked 47:7 marker 35:25 market 74:25 marketing 33:21 81:22 master 7:15 28:9 58:20,21 59:5,8 master's 19:17 Mateo 2:17 40:2 48:17 58:14,17 90:3 material 33:21 math 46:25 Matt 10:8 matter 26:6 47:8 69:8 78:17 Mattusch 3:6,16,17 8:5 16:16 17:6 26:11,17,24 55:7,18 56:11,15,23 57:3 60:14,19,24 77:22 78:14,22 79:17 85:25 86:7 87:10 89:14 may 5:12 9:15 16:4 21:22 25:11,12 33:3,13 43:20 49:19 58:19 60:10 65:3,15 82:15 86:19 90:16 maybe 14:3,8 16:9 24:9 25:17 26:8 29:10 31:2 37:2 38:3 41:5 50:2 67:12 71:18,24 73:14</p>	<p>77:7 83:23 84:14,25 87:5 Mayor 3:4,7,12,13,20 4:7 7:18 8:6,9,13,19 9:6 12:5 13:7 21:21,24 22:20 23:3,16 24:24 25:11,14,24 26:12 27:11 28:22 29:14 32:16 36:19,23 37:2,9,14,22 38:2,5,9,12 40:18 41:21,25 43:10,15,19,22 44:2,6,8,11,19,22,25 45:3,21,22 46:23 47:10,14,16,21,24 48:10,14,20 49:1,8,15 50:8,20 51:21 52:23 53:5,17,19 54:25 55:17 56:10,14,21 57:7,10,23 58:3 60:3,18,23 61:3,8,14 62:21 63:21 64:9 65:21 70:2 71:10 72:1,3,6,13 76:14,18 77:20 78:11,13,21 79:3,5,8 80:18,22 82:6 83:4,9,13,18,22,25 84:5,8,10,16 85:3,22 86:12,21 87:9,13,20 88:6,10,20,25 89:5,12,15 mcgrath 8:25 12:11,16,19,22,24 13:2,5,9 16:24 17:2,4 22:17,22 23:7 31:22 32:1,10,13,21 35:5 36:3,10 38:4,8 39:6,8,10 56:17,22,25 57:5,11,14 64:7,10 69:6 72:11,14 75:5,7 76:16,20 80:24 82:9,13,19,22 83:20,23 84:6,9 85:12,16,18,21 87:14 89:6,10 McGrath 2:14 4:5 46:6 McGraw 55:19 74:1 mcminn 4:9</p>	<p>8:1,3,8,10,16 21:18,23 23:21 34:12 35:20 36:8 38:15,25 39:5,17 40:6,14 43:21,24 44:4,7,10,14,21,23 45:2,4,7,11,20 47:3,13,15,18,22 McMinn 2:12 4:4 mean 11:7 12:13,25 14:4,8,16 15:3 18:7 20:12 21:8 25:6 27:3,17 28:10 34:9 35:25 40:18 41:8 42:1,15,18 45:16 47:11,25 50:4,8 52:22 54:10 57:21 61:20 72:18 73:7,19 74:12 76:11 means 15:5 29:24 46:17 measures 59:9 media 82:2 medium-sized 67:5 meeting 1:3 2:20 3:5,9,21 14:18 15:19 24:3 43:14 49:5 65:16 66:4 69:23 78:25 81:1 84:4 85:2 88:4,6 89:13,15,17 90:5 meetings 19:11 27:15 49:17 member 3:22 19:14 48:22 52:5 65:23 members 77:14 mention 24:1,10 68:4 81:10 mentioned 24:7 26:22 55:11 85:5 merit 84:23 Merlo 24:5 70:16 met 9:7 13:15 microphone 66:1 middle 37:22 62:2 64:2 Mike 29:15 48:21 64:19 72:22</p>
---	--	---

<p>MILLER 13:6,10 14:3,15 15:21 16:11,14 45:21,23 46:4,11 60:10 85:4,19 86:19</p> <p>million 63:3,8 64:16 66:9 69:11</p> <p>mind 61:12 63:7 74:22 78:6</p> <p>mine 86:10</p> <p>minute 69:25</p> <p>misleading 35:10</p> <p>Mission 1:22</p> <p>mitigate 6:23</p> <p>modest 40:23</p> <p>Monday 87:4</p> <p>money 10:21,22 21:6 26:23 40:20 68:21,23 69:20 76:1</p> <p>monies 70:6</p> <p>month 89:1,2,3,5,6,9</p> <p>months 49:20</p> <p>Mother 18:18</p> <p>mountain 52:25</p> <p>move 3:24 7:20 31:9,14 32:22</p> <p>moved 30:11</p> <p>moving 33:4 42:23 47:2,16</p> <p>mow 71:7</p> <p>mowing 71:6</p> <p>mulling 76:15</p> <p>murky 30:5</p> <p>myself 82:1</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>natural 8:20</p> <p>Nature 18:19</p> <p>navigate 12:8</p> <p>Navigation 59:7</p> <p>nearby 30:16</p>	<p>nearly 55:15</p> <p>necessarily 26:4 36:6 77:15</p> <p>needle 11:23</p> <p>negotiate 41:6 50:14</p> <p>negotiations 14:1</p> <p>nervous 61:15</p> <p>newer 52:16</p> <p>newsletter 82:15,21</p> <p>nice 19:19 53:1 54:10 81:16</p> <p>nicer 51:3 52:16 55:6</p> <p>nobody 45:16 85:22</p> <p>nobody's 85:12</p> <p>nonenterprise 55:14</p> <p>nonmarina 78:15</p> <p>nor 46:15 62:10 90:12,13,14</p> <p>Normandy 3:14,15 45:5,9,12 46:2,5 53:18 79:2,4,7 86:3,8 87:7,15,21 88:15,18,23 89:2,11</p> <p>note 82:9</p> <p>noteworthy 43:9</p> <p>nothing 69:1</p> <p>notice 49:16</p> <p>noticed 24:3 53:12</p> <p>November 4:18</p> <p>nuts-and-bolts 70:23</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>obligation 29:23 79:6 84:2</p> <p>obligations 64:15</p> <p>observation 22:4</p> <p>obstacles 62:17 63:12</p> <p>obtained 11:10</p> <p>obvious 70:5</p> <p>obviously 18:9 42:2 54:22 73:18 74:20</p>	<p>77:4</p> <p>occupancy 52:11,12 75:25</p> <p>occupy 30:13</p> <p>occur 32:5 34:25 68:20</p> <p>occurred 25:18 69:16</p> <p>occurring 20:15</p> <p>Ocean 59:7</p> <p>October 17:22 44:2 59:2</p> <p>OES 10:9</p> <p>offer 15:22 21:11,13</p> <p>offering 71:3 77:2 78:4</p> <p>office 19:17 24:8 25:16</p> <p>officials 15:9,12</p> <p>offline 14:4</p> <p>off-line 19:2</p> <p>oh 8:8 16:5 39:7 58:13,20 59:17 78:14,21 84:6 87:7</p> <p>Okay 3:7 8:12 9:6 13:24 22:24 30:19 32:11 34:6 35:4 38:10 39:9 40:9,16 41:21,25 44:6 47:16,21,24 48:10 49:8 50:20 55:17 65:22 66:2 87:7,13 88:17 89:12</p> <p>old 63:17 74:13</p> <p>one-year 31:8</p> <p>oOo 3:3 89:18</p> <p>open 3:5 13:20 24:20 34:10</p> <p>opening 74:11</p> <p>operate 29:23 31:20 59:14 80:5</p> <p>operating 80:11,21</p> <p>operation 9:19 16:17 17:9 32:2 66:25 69:2</p> <p>operations 68:24</p> <p>opinion 9:16 13:18 58:17,24</p>
---	---	---

<p>opportunities 78:4</p> <p>opportunity 7:16 15:9 21:3 52:19</p> <p>opposed 15:10</p> <p>optimist 76:10</p> <p>option 33:7,13 61:23,24 62:2</p> <p>options 5:9 33:4,16 61:21</p> <p>order 2:6 3:9 4:14,19,20 5:6,13,17 7:8</p> <p>orders 67:16</p> <p>ordinarily 79:23</p> <p>organizing 88:12</p> <p>original 67:14</p> <p>originally 24:13 26:20 70:5</p> <p>others 32:25 33:15</p> <p>other's 85:13</p> <p>ourselves 26:7</p> <p>outcome 30:24 70:6 90:12</p> <p>outdated 28:2</p> <p>outer 36:6</p> <p>outline 7:9 23:21 40:7</p> <p>outside 32:17</p> <p>overall 68:3</p> <p>overlapping 22:25 23:12 57:2 86:6</p> <p>owed 62:19</p> <p>owned 43:3 58:25</p> <p>owner 68:8,18 69:17</p> <p>owners 20:21 68:10</p> <p>owner's 69:18</p> <p>ownership 51:18</p> <p>Oyster 2:8 4:1 5:25 6:8 20:7 24:4 30:8 31:18 40:20 52:5,15 53:25 58:25 59:4,14 63:1 64:16 74:20 75:8,11</p>	<p>77:14 80:15 81:2,18 83:10 86:25</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m 1:11 3:2 89:17</p> <p>package 47:23</p> <p>packet 5:18 6:3 7:1</p> <p>paddle 80:9,14</p> <p>page 2:3 6:16 18:2 22:2 27:9 38:24 39:3 41:10 67:4,13 73:14</p> <p>paid 19:16,18 62:20 64:13</p> <p>paragraph 67:5</p> <p>parcel 32:14</p> <p>parity 74:7</p> <p>park 9:19 16:22 31:19 35:16 59:10 75:14</p> <p>parking 6:21 10:6,16 36:13,14 37:6,12 39:4 67:10,21,23 70:19</p> <p>parks 52:20 77:11 81:11 82:15</p> <p>Partially 30:17</p> <p>particular 35:6</p> <p>parties 6:5 15:17 90:13</p> <p>partner 54:1 66:17</p> <p>partnership 26:10 28:21 32:23 64:3 72:3,9</p> <p>partway 47:11</p> <p>party 46:16</p> <p>passion 87:24</p> <p>passive 77:24</p> <p>past 9:9 28:5 41:5 55:16,25 63:6,9 65:5 77:1</p> <p>pathways 16:22</p> <p>patronizing 77:15</p> <p>pavement 6:15</p> <p>pay 25:21 64:13,14 86:17</p>	<p>payment 15:14</p> <p>pdf 22:21</p> <p>pencilling 55:12</p> <p>pencils 65:12</p> <p>peninsula 22:5 24:7 37:23</p> <p>pens 79:25</p> <p>people 19:11 23:16 45:20 52:1,3,4 53:2,22 55:16,24 56:5 58:15 68:14 75:15 77:6,11,21 78:4,14 79:13,22,24 80:2,4 81:11,12,16,20 82:4 83:1</p> <p>per 6:6 69:11</p> <p>perceive 35:16</p> <p>percent 29:19,24 46:11 75:25 76:1</p> <p>percentage 57:12 58:3</p> <p>perform 29:19</p> <p>perhaps 55:18 62:14 85:10 86:16</p> <p>period 11:16 29:19 31:8 44:16</p> <p>periods 4:17</p> <p>permit 59:12</p> <p>permits 81:1 82:14</p> <p>permitting 39:25</p> <p>person 56:6 70:23 90:10</p> <p>personally 22:18 49:14</p> <p>perspective 15:6 21:9 29:18 30:11 50:2 62:18 63:8 64:1,10</p> <p>Phase 30:13</p> <p>pick 37:19 39:3 76:22 80:6 88:13</p> <p>picked 37:5 38:20</p> <p>picking 36:12</p> <p>picture 28:19 85:10</p> <p>pictures 83:2</p>
---	--	---

<p> pier 77:21 piers 24:18,21 pike 76:8 Pillar 74:20 77:16 80:8,12 pipe 55:3 pivot 40:21 placed 24:13 places 74:7 plan 4:23 5:4,6,7,12,17 6:11,14,16 7:4,7,9,15,23 8:2,17 21:16 23:19 28:1,9 34:19 38:16,22 39:16,18,22 40:11 43:20,24 47:7 53:10 58:20,21 59:6,8 74:19 planning 27:15 39:19,20 40:3 54:20 plans 2:10 4:3 6:13 28:18 29:4 44:15,20 46:19 47:1,4,6 play 30:6 plays 31:3 please 13:7 61:14 75:4 pleased 64:11 plenty 68:9 plow 68:13 plus 73:22 point 2:8 4:2 5:25 6:8 8:24 9:4 15:11 17:14 19:10 20:8 21:25 22:11 24:4 27:23 30:8 31:18 35:18 36:19 40:9,21 41:24 43:7 48:21 51:1 52:6,15 53:25 54:1,21 59:1,4,14,15,19,25 63:1 64:17 65:4 70:4 74:20,21 75:8,11 77:14,16 80:8,12 81:2,19 83:10,11 86:13,25 pointed 54:14 63:16 86:11 </p>	<p> pointing 87:23 points 20:14 Point's 80:15 pond 38:18 ponding 4:17,23 6:9 22:1,8 poorly 25:17 popular 80:10 portion 3:21 31:18,20,25 32:16 50:15 87:4 posed 62:17 position 9:17 10:14 26:7,13 40:25 41:1 48:3 49:6,14 50:3 positive 42:23 possibility 31:12 32:19 possible 43:6 46:21 48:8 53:11 64:5 possibly 28:15-55:19 postulated 55:16,24 pot 26:23 potential 15:14 27:13 29:13 51:5 62:17 76:18 potentially 6:9 38:18 49:23 52:20 81:4 powered 23:3 Powers 2:15 48:17 PRA 11:19 41:14 preclude 14:2 predates 34:19 preliminary 65:9 preparation 59:9 prepare 44:15 prepared 6:7 7:9 9:11 preparing 5:16 23:8 presence 82:3 present 3:15 46:16 61:17 </p>	<p> presentation 55:20 62:16 63:18 84:19 85:7 presentations 79:24 presented 63:12 presenting 65:16 preserve 66:9 pretty 9:1 27:9 40:23 67:3 74:11 prevent 6:19 67:17 previous 10:1,18 previously 30:6 50:15 price 25:21 prior 39:15 87:18 privy 34:4 proactively 82:10 probably 23:23,24 40:12 60:9 67:20 73:2 74:8 78:9 87:19 problem 12:4 20:5 68:2 problems 54:5 67:13,15,24 74:16,25 proceed 25:25 proceedings 1:3 3:1 14:2 15:3 90:7 process 39:19 44:16,23 65:13 70:23 73:3,9 procured 41:14 produced 17:23 60:12 productive 84:18 profit 68:17 profitable 20:24 progress 51:13 65:17,20 73:19 86:14 progressively 18:14 project 21:13 33:20,23 39:22 44:12,13,24 51:8 59:10 73:22 projected 33:24 projections 27:21 </p>
---	--	--

<p>projects 51:3 65:1 promote 82:23 83:17 prone 23:17 proper 15:8,11 71:19 properties 68:13,15 74:4 property 21:6 43:16,17 50:11 68:8,9,10,11,16,18 69:17,18,19 proposal 5:15 proposed 8:13 59:5,8 protect 66:18 protection 2:10 4:2,21 5:7,9 7:4 26:18 40:19 provide 11:5 12:9 13:13 14:12 22:21 41:13 56:8 provided 6:4 7:25 41:20 providing 13:12 46:5 public 2:7,13,22 3:20,21,22 4:4 11:11 12:23 14:7,19 15:23 19:11,14 44:23,24 53:15 62:7 65:6,23 69:6,7 75:10,13,16,18,20 77:3 publicity 80:3 publicly 24:3 public's 20:18 pulled 11:14 12:19 purely 26:12 purpose 46:14 pursuant 59:5 pursue 5:3 61:24 62:9 66:8,13 putting 6:17 65:1 85:1</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>quality 2:12 4:4 7:2 52:1</p>	<p>quandry 25:25 quarterly 74:6 question 7:19 11:4 15:1,7 32:4 33:17 57:15 64:20 81:7 86:19 questions 18:25 29:1,8 35:9 quite 17:7 20:24 36:12,16 49:17 50:13 55:13 56:19 58:11 70:7 73:2 quo 33:5 76:17 quoted 59:20</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>rack 81:7 racks 81:14 radio 80:4 rain 6:10 raised 33:1 35:6 raising 17:17 ramp 24:12,14 36:20,22 ran 52:3 range 40:19 ratchet 29:21 rate 74:25 rather 13:21 35:17 66:20 reach 15:13 19:10 35:22 70:20 82:10 reading 17:11 46:14 58:16,24 60:10 72:18 real 85:10 realistically 31:11 reality 42:20 55:15 63:19 realize 71:25 realized 60:1 really 10:17 11:24 19:9,19 25:3,6 27:14,16,25 28:11</p>	<p>33:20 37:18 41:23 51:9,19 52:1,8,14,21 53:1,14 54:3,6 58:11 69:9 71:18 72:4,11,17,20 74:2,15 76:24,25 77:25 78:1,8 80:7,10 83:1 87:15,17 88:5 reason 54:6 81:18 rec 81:19 recall 14:16 31:10 receipt 5:13 receive 30:2 received 4:15 8:10 receiving 74:5 recent 79:12 recently 62:19 recognize 75:17 76:4 recognizing 42:4 85:12 recollection 13:16 recommend 22:16 64:12 recommendation 61:18,24 recommendations 46:16 recommended 40:12 record 4:12 12:11 62:7 70:3 84:1 90:7 records 11:11 22:14,18 27:3,6 recreation 53:4 77:24 78:4 refer 32:6 reference 4:12 referencing 49:3 referring 11:9 refined 65:13 reflective 65:2 reflects 35:22 regain 31:17 regard 33:17 regarding 2:8,15 4:1</p>
---	--	---

<p>48:16 Regional 2:11 4:3,18 6:13 7:2,10 40:8 44:5 regrade 10:15 regrading 6:14 regular 36:2 regularly 37:18 rehabilitate 59:13 reinvestment 25:19 relate 11:25 related 64:16 90:13 relationship 29:12,13 33:11 43:5 59:23 64:21 68:5,6 69:10 70:17 71:15 relationships 85:14 relatively 22:4 38:12 relevant 12:21 28:3,8 43:8 73:2 remains 9:17 62:23 63:3 remarkable 77:21 remember 10:8,9 19:18 61:7 79:19 remind 45:24 reminding 46:1 remiss 65:22 renewal 74:14 rent 74:1 81:15 renting 80:13 repair 59:3 repairs 6:25 45:8 86:11 repaving 6:15 replace 30:23 34:10 59:4 report 7:12 8:25 42:2 60:12 62:11,12 63:1 65:17 74:1 reported 1:19 90:8 reporter 23:13 90:9 Reporters 1:21</p>	<p>REPORTER'S 1:3 reporters@uccellireport ing.com 1:24 reports 4:17,20 46:18 request 11:11,19 41:15,19 requested 12:13 46:6 requesting 46:9 required 2:10 4:3,20 requirement 4:19 requirements 56:7 requires 30:22 research 58:10 researched 26:17 researching 59:23 Reservation 32:1 reserves 26:18 resolution 5:19 resolve 74:25 resolved 20:17 resolving 73:6 resource 81:3 resources 4:14 75:20 respective 5:15 7:16 9:7 90:14 response 5:17 responses 23:8 responsibilities 29:22 responsibility 9:10,16,20 11:15 17:8,10 26:15 43:2 68:2 responsible 15:13 16:1,3 18:21,22 56:24 67:10 85:20 rest 71:7 rests 69:16 result 11:10 68:22 revenue 30:2 55:21 68:12,14 69:5 74:5</p>	<p>77:9 revenues 65:6 75:16 revetment 35:12 review 7:11,17 9:22 21:20 26:22 41:9 73:24 reviewed 42:1 reviews 77:1 ride 77:18 rights 31:18 ring 42:16 riprap 10:11 rise 18:17 19:8 27:15,21 39:20 rises 18:15 rising 5:10 20:3 road 1:22 20:24 64:2 robust 65:18 82:17 role 69:19 roll 3:11 roller 20:12 room 1:14 9:7 41:6 48:11 Rosenberg 9:12,14 11:7 12:4,15,17,20,23,25 14:6 16:9,12,15,21,25 17:3,5 23:4,5 26:21 27:1 32:3,8 34:19,24 35:3 48:8 rosier 63:20 RPR 1:19 rules 78:25 rumored 26:25 run 48:11 76:10,13 77:20 runners 53:11,12 running 17:12 77:11 rush 41:16 50:2 <hr/> S <hr/> sails 80:18</p>
--	--	---

<p>San 1:1,15,22 2:11,17,18 4:3 5:19 17:23 20:21 40:2 42:12 48:17,19 58:14,17,25 79:14 90:3</p> <p>Santa 81:13</p> <p>saw 10:8 59:25</p> <p>scale 39:11</p> <p>scavenger 26:18</p> <p>schedule 4:22 5:8 6:22 47:19</p> <p>scheduled 5:12</p> <p>school 79:7</p> <p>schooled 63:19</p> <p>science 65:10</p> <p>scope 33:12</p> <p>sea 5:10 10:10 18:15,17 19:8 27:15,20 35:18 39:20 55:8</p> <p>sec 23:19</p> <p>second 5:18 84:21 85:5,7</p> <p>section 18:2</p> <p>sections 20:7</p> <p>seeing 9:3 27:18 74:6</p> <p>seek 62:9</p> <p>seem 20:25 21:5 28:8</p> <p>seemed 41:3</p> <p>seems 9:24 28:3 36:11 84:13</p> <p>seen 33:20 41:11,22 51:25 78:14 80:7 87:1</p> <p>selection 9:2</p> <p>send 68:17 82:16</p> <p>sense 26:9 28:5,20 34:1 51:2</p> <p>sent 79:20</p> <p>sentence 18:4</p> <p>separate 63:9 67:1 75:16</p>	<p>separating 65:6</p> <p>sequel 14:8</p> <p>server 11:6</p> <p>services 77:3</p> <p>session 61:17</p> <p>setting 2:20 84:4</p> <p>settlement 14:1,22 15:3,24 18:3</p> <p>settlements 18:4</p> <p>several 49:20 84:17</p> <p>sewer 24:23</p> <p>share 5:16 10:25 12:17 21:20 46:20 50:7 51:16 65:11</p> <p>shared 7:14 41:6 70:6</p> <p>shares 65:2</p> <p>sharing 5:21 23:24 51:2</p> <p>she's 8:6 84:2</p> <p>shocking 25:5</p> <p>shore 35:25</p> <p>Shorenstein 30:8,11 31:5,16 32:6 33:7,22</p> <p>Shorenstein-SKS 51:6</p> <p>shoreside 59:11</p> <p>shoring 55:9</p> <p>short 86:7</p> <p>shorthand 1:21 90:9</p> <p>short-term 2:9 4:2,21 5:4 6:11 7:4 8:3,13,17 21:13 22:7 38:22 40:22 43:23,24 47:6 73:21 86:2,4,5</p> <p>shot 35:17</p> <p>showing 35:11,21 38:15 55:21</p> <p>shown 6:16 22:2 35:24</p> <p>shows 35:14</p> <p>sides 78:15</p> <p>sight 29:20</p> <p>significant 18:8 20:10</p>	<p>42:5 75:13,18,19</p> <p>Silicon 1:23</p> <p>similar 40:1 56:23</p> <p>simple 17:15 47:22 66:20 86:20</p> <p>simply 77:1</p> <p>Simultaneous 22:25 23:12 57:2 86:6</p> <p>sinking 17:4,14 20:4 55:10</p> <p>sit 13:8 62:2 64:2 88:3</p> <p>site 18:5 24:1 30:2 51:10 54:9 59:10 70:10,13 71:2,6 74:17 78:17 85:8 87:1,5</p> <p>sitting 72:6 87:25</p> <p>situation 18:16 25:18 27:22 28:4</p> <p>Six 45:2,3</p> <p>sizing 61:10</p> <p>skirt 24:11,14</p> <p>skirt's 24:20</p> <p>SKS 30:9 33:22</p> <p>slips 52:10,13,17 60:15 61:1,10</p> <p>small 58:25</p> <p>smaller 52:10 56:8</p> <p>social 82:2</p> <p>solely 40:25 46:17</p> <p>solution 16:13 20:18</p> <p>somebody 83:2</p> <p>somehow 29:21 33:7 60:24</p> <p>someone 68:4</p> <p>somewhere 23:8</p> <p>sooner 88:23</p> <p>sorry 23:13 32:3 83:25</p> <p>sort 19:13 20:20 21:8 27:18 28:7,25 62:1 64:7 71:19 73:15,16 80:10</p>
---	---	--

<p>sorted 20:6</p> <p>sound 42:17</p> <p>sounded 49:18</p> <p>sounds 16:11,14 19:1 78:19</p> <p>source 77:24</p> <p>sources 39:24 55:22</p> <p>south 1:1,15,22 2:18 5:19 17:23 20:21 35:11 36:4 48:18 51:12 58:24 79:14</p> <p>spaced 22:16</p> <p>speak 9:12 14:14 19:14 65:24 66:22</p> <p>speakers 2:22 22:25 23:12 57:2 86:6</p> <p>speaks 14:11,12 48:4</p> <p>special 3:8 67:7 82:13</p> <p>specific 11:24 12:12 39:23</p> <p>specifications 47:9</p> <p>specifics 39:22</p> <p>specified 67:2,3</p> <p>specifies 66:21</p> <p>specs 47:11</p> <p>spelled 68:1</p> <p>spend 28:25 68:23</p> <p>spent 10:21</p> <p>spirit 53:19 88:11</p> <p>spoke 9:15</p> <p>sporadic 22:2</p> <p>spot 37:11,17 39:3 53:1</p> <p>square 30:13</p> <p>ss 90:2</p> <p>stabilize 25:20</p> <p>staff 5:13 7:6 10:1,2,19 11:2 41:5,17 45:15 46:9 49:24 61:16,19,22 62:5,12 63:23 64:22,24 66:7 69:8</p>	<p>70:18 75:19 82:10,11 84:20 85:9 87:16</p> <p>staffs 9:8</p> <p>staff's 50:2 62:16 63:8 64:1,10</p> <p>staff-to-staff 15:10</p> <p>stand 48:1 51:13</p> <p>standards 34:15 35:1</p> <p>standing 3:9</p> <p>stands 50:7</p> <p>standup 80:9</p> <p>stand-up 80:14</p> <p>start 14:7 28:6 43:2 44:11 66:21 74:16</p> <p>started 65:13 75:3</p> <p>starting 19:25 38:25 73:23</p> <p>starts 44:4</p> <p>state 4:13 59:6 90:1,9</p> <p>statements 69:25</p> <p>states 9:19</p> <p>stating 7:3</p> <p>status 33:5 76:17</p> <p>steeper 35:12</p> <p>step 8:20 19:22 20:4 41:9</p> <p>stepping 82:2</p> <p>steps 2:19 39:20 78:20 83:21,22 84:4</p> <p>Steve 2:14 4:5</p> <p>stifled 56:7</p> <p>stop 18:10 73:19 78:24</p> <p>storage 81:13</p> <p>storm 6:18</p> <p>storms 6:24</p> <p>story 25:16 27:5,18</p> <p>striper 79:21</p> <p>strongly 29:22</p> <p>structure 24:18</p>	<p>struggled 76:24</p> <p>struggling 42:22 53:12</p> <p>studied 61:19</p> <p>studies 5:25 10:4</p> <p>stuff 14:11 41:23 71:12 73:18 88:2</p> <p>sub 38:19</p> <p>subcommittee 1:7 3:23</p> <p>subject 6:9 36:2</p> <p>subjected 67:17</p> <p>submit 4:21</p> <p>submittal 4:19 7:4</p> <p>submitted 5:4,17 6:13 7:7,13 39:18 43:20 47:6</p> <p>subscribed 90:15</p> <p>subsequent 5:13 14:2 15:16</p> <p>subsequently 4:25</p> <p>subsided 24:17</p> <p>subsidence 18:9,10,14,17,23 19:8 20:8,10,14 25:2,4,8 42:5</p> <p>subsidize 66:24 69:2</p> <p>subsidy 66:9</p> <p>success 30:21</p> <p>successfully 76:25</p> <p>sue 59:21</p> <p>suggested 49:9 80:1</p> <p>suggestion 84:15</p> <p>suitable 5:5</p> <p>sum 64:18</p> <p>summary 45:6</p> <p>sums 21:9</p> <p>supervisors 66:14,15 77:7</p> <p>support 13:18 59:11</p> <p>supporting 46:13</p> <p>supposed 67:24 68:23</p>
---	--	--

<p>69:2 sure 7:22 11:7 12:1 13:2,10 17:20 28:22 33:15 43:10 45:22 49:15 51:21 55:4 57:17 64:5,9 71:9 74:7 82:12 86:14 surface 18:4 survey 6:8 38:17 suspect 31:1 swap 31:17,25 32:5 33:10,18 system 63:17</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 31:12 45:24 53:20 73:13 taking 11:15 40:2 43:2 49:5 81:17 83:2 84:25 85:11 talk 14:4 23:14 43:11 67:12 talked 39:23 64:19 75:9 76:12 78:23 84:6 talking 12:2 45:14,15 50:5 66:13 69:13 78:17,20 83:20 talks 17:24 18:3 28:8 66:25 task 28:24 tax 50:11 55:23 teaching 80:12 team 52:4,5 Tech 27:12 40:14,16 technical 4:20 12:7 Tel 1:23 tenant 30:13 55:22 tenant-landlord 26:13 41:1 tend 26:7 ten-year 64:23 term 29:8,14 64:23 86:7</p>	<p>terminal 54:4,8,13 termination 33:2,14 49:7,19,23 62:4,15,17 73:12 76:16 terms 6:5,6 66:22 67:5 Terra 27:12 terrific 33:23 territory 59:2 test 58:1,5 Tetra 40:14,16 thank 3:7 4:9 7:18 8:18 9:13 23:1,10 40:17 62:21 70:2 87:16 88:8,12 89:11 thankful 88:10 Thankfully 22:16 Thanks 66:2 that's 3:6 6:2 7:24 8:16 10:23 16:6,19 17:11 18:12,19 19:13 21:8,17 22:9 23:22 25:12 28:23 31:1,21 32:19 33:16 37:4,9,17,22 38:5,14,15,25 39:3,7 40:12,14 44:10 45:19 48:10,12,14,24 52:4 53:19 55:10 57:15,17 59:23 61:3 63:20,23 64:5,17 67:6,25 68:25 69:7,21 71:22 72:5 74:2 75:15,21 76:14 78:5 79:9 80:16 82:21 83:16 85:22 89:12 theirs 66:25 themselves 68:17 theoretically 62:16 there's 10:3,7,20,22 19:6 24:11,12 26:2,9,14 27:4 29:16 32:15 36:1,21 37:16 46:7 48:4 52:19 54:6,7 55:2 57:20 62:3 67:15 68:4 69:3 71:4,8 73:18 75:19 79:20 80:3,14,16</p>	<p>81:13 83:5 84:22 87:22 They'd 31:25 they're 7:13 11:11 12:23,25 20:3 25:16 40:15 58:5 66:13 68:8 69:12 74:15 80:12 83:3,7 they've 34:4 39:17 47:6 60:21 66:14,24 67:16 third 63:14 65:4 thousands 11:21 three-day 83:14 thrilled 53:21 throughout 22:2 throwing 53:15 73:17 Thursday 1:11 3:10 ticking 86:10 tidal 36:2 tide 4:18 6:19 19:22 35:18,19,23,24 36:5 38:19 tides 5:10 6:10 timeline 44:4 tipping 19:10 Title 34:15,20 today 28:8 33:3 42:2 44:12 48:12 53:20 84:13 85:1 88:1 to-do 13:16 Tom 3:4 9:7 83:20 Tom's 78:9 topo 6:11 35:18 topographic 6:8 38:17 toss 28:6 total 17:13 totally 36:18 67:12,18 69:17 81:6 touch 89:3 tough 28:11</p>
---	---	--

<p>tour 24:6</p> <p>towards 21:14 61:25</p> <p>toxic 67:25</p> <p>track 25:20 66:13</p> <p>traffic 36:13</p> <p>trail 53:1,8,11 75:13 77:17,18</p> <p>trails 77:17 83:7,8,9</p> <p>transcribed 90:8</p> <p>transcript 1:3 90:7</p> <p>transition 51:5</p> <p>transitioning 51:17</p> <p>tree 17:16</p> <p>tried 63:16</p> <p>trimming 17:16</p> <p>trip 83:14</p> <p>trouble 85:13,23</p> <p>truck 70:20</p> <p>trucks 71:4</p> <p>true 25:13 69:7 90:7</p> <p>truth 69:8</p> <p>try 9:9 23:13 41:16 58:1 68:16 74:25 81:11 83:3 87:11 88:13</p> <p>trying 17:12,25 74:17 79:24 85:4</p> <p>turned 30:25</p> <p>turns 35:14</p> <p>TV 80:3</p> <p>Twitter 82:20</p> <p>type 55:8,9</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>UCCELLI 1:21</p> <p>Uh-huh 32:21 37:2 86:12</p> <p>Ullom 2:24 65:25 66:2 69:7 70:2</p> <p>unable 15:13 31:9</p>	<p>underneath 24:20 68:1</p> <p>understand 7:22 8:21 15:4,24 16:2 18:1 23:10 26:13 29:12 40:25 48:2 50:3 63:4,24</p> <p>understanding 9:25 18:12,20 72:23 86:15</p> <p>understood 13:5 28:13 56:25</p> <p>undertaking 73:7</p> <p>unfortunate 18:16</p> <p>unfortunately 27:1 55:4 57:20 81:8</p> <p>Unless 34:22 38:2</p> <p>update 65:16 72:20</p> <p>updated 72:24</p> <p>updates 21:17 29:11</p> <p>upgrade 52:8</p> <p>upgraded 52:2</p> <p>upgrading 51:4,10</p> <p>upon 87:3</p> <p>upper 39:4</p> <p>useful 30:25 46:8 72:17</p> <p>user 78:8</p> <p>users 52:18 77:12,13 78:15</p> <p>usually 26:6</p> <p>utilities 24:24 25:20</p> <p>utilized 50:12,15</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>Valley 1:23</p> <p>valuable 26:1 87:4</p> <p>valves 6:18</p> <p>various 70:21 71:5</p> <p>vast 10:15</p> <p>Ventures 30:8</p> <p>venue 62:13</p> <p>verify 38:19</p>	<p>versus 16:17 58:15,18</p> <p>vessels 80:8</p> <p>viable 50:16 74:18</p> <p>view 25:21,22 52:22,25</p> <p>visit 24:1,4 54:9 70:10 78:17 79:23 87:1,5</p> <p>visited 79:14</p> <p>voluntary 62:3</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 15:8 32:3 58:20 60:16</p> <p>waiting 48:23</p> <p>wake 61:18 62:11</p> <p>walk 24:19 25:6 50:17 87:12</p> <p>wall 10:11 55:8</p> <p>wasn't 24:14 49:5 60:5,6 71:11</p> <p>waste 67:25</p> <p>WATA 54:11</p> <p>water 2:11 4:4,13,17 7:2 19:22 24:23 35:22 36:9 38:18 67:25 82:6 83:8,9</p> <p>waters 6:19</p> <p>Waterways 58:19</p> <p>ways 72:11 74:24 82:5 83:17</p> <p>website 22:22,24 27:19 81:25</p> <p>websites 33:22</p> <p>we'd 55:23 65:18</p> <p>week 23:24 24:3 44:13 48:9 65:10</p> <p>weeks 43:25 44:9,10,14,17,19,22,2 5 45:2 46:25 47:10,12 89:3</p> <p>weigh 8:23 57:1,9,18</p> <p>weighs 56:17</p>
--	--	--

<p>weird 37:17,25</p> <p>welcome 88:23</p> <p>we'll 3:8,10,24 10:3 12:8 16:4 23:24 47:4 89:15</p> <p>we're 12:2 13:20 16:3,5 17:12 19:5 21:25 22:1 23:16,17 26:3 27:18 28:14 29:11 40:7 42:22 45:14,15 47:14,15 52:13 54:20 55:8,14 56:1,2,7 61:1 65:14 73:13,23 74:3,4,6,22 76:3,7 77:10 78:1,17,19 82:23</p> <p>we've 10:14 18:16 20:12 24:21 25:1 45:16 47:3 51:25 55:13 56:4,5 57:3 58:23 60:15,16 65:8,20 73:21,22 75:12,13,14 76:7,15 79:18 80:7,11 84:6</p> <p>whatever 12:10 19:3 55:3 88:18</p> <p>WHEREOF 90:15</p> <p>whether 13:11 26:17 . 49:6 56:22 73:10 77:17</p> <p>whole 20:7 35:2 41:13 50:19 74:11 75:22</p> <p>who's 67:10 71:14</p> <p>whose 68:1</p> <p>willing 50:14 62:10</p> <p>wind 80:16 81:3</p> <p>windsurfing 81:3</p> <p>winter 6:23 44:1</p> <p>wisely 68:15</p> <p>WITNESS 90:15</p> <p>WOMAN 88:23</p> <p>wonder 13:11</p> <p>wondering 14:17</p> <p>work 6:23 13:4 15:9 33:5 43:5 47:19 51:14 60:24 61:25 62:5</p>	<p>73:9,22 81:10</p> <p>working 7:6 33:10 40:15 41:23 47:3 51:24 56:2 70:17 71:20 73:10</p> <p>workings 68:10</p> <p>works 2:13 4:5 12:10 31:5 33:8 54:16 88:19 89:9</p> <p>world 48:3</p> <p>worried 47:12</p> <p>worse 18:14</p> <p>worth 49:12</p> <p>worthwhile 71:13,23</p> <p>worthy 63:7</p> <p>write 16:4</p> <p>writing 13:17 49:10</p> <p>written 76:6</p> <p>www.uccellireporting.co m 1:24</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>Yacht 77:14</p> <p>year's 79:20</p> <p>yesterday 21:19</p> <p>yet 23:4 27:7 35:12 41:20</p> <p>you'll 16:4 37:20 38:20 69:21</p> <p>yours 67:1</p> <p>you've 16:1 33:1 67:6 72:22 81:2 84:20 86:24,25 88:11</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>Zollars 1:19 90:21</p>	
--	---	--