



In the Matter Of:

OC FAIR & EVENT CENTER

DRAFT INFRASTRUCTURE AUDIT

October 07, 2020

Case No:

CERTIFIED COPY

32ND DISTRICT AGRICULTURAL ASSOCIATION  
ORANGE COUNTY FAIR & EVENT CENTER  
FACILITIES COMMITTEE - DRAFT INFRASTRUCTURE AUDIT  
WEDNESDAY, OCTOBER 7, 2020  
6:00 P.M.

**CERTIFIED COPY**

Reported by:

Patricia Garrido

CSR No. 14364

1 32ND DISTRICT AGRICULTURAL ASSOCIATION 18:03:51  
2 ORANGE COUNTY FAIR & EVENT CENTER 18:03:51  
3 FACILITIES COMMITTEE - DRAFT INFRASTRUCTURE AUDIT 18:03:51  
4 WEDNESDAY, OCTOBER 7, 2020 18:03:51  
5 6:00 P.M. 18:03:51  
6 18:03:51  
7 18:03:51  
8 18:03:51  
9 18:03:51  
10 Meeting of the OCFEC Facilities Committee Draft 18:03:51  
11 Infrastructure Audit Workshop, stenographically reported 18:03:51  
12 by Patricia Garrido, a Certified Shorthand Reporter for 18:03:51  
13 the State of California, commencing at 6:00 p.m. and 18:03:51  
14 ending at 6:41 p.m., Wednesday, October 7, 2020, Via 18:03:51  
15 Zoom. 18:03:51  
16 18:03:51  
17 18:03:51  
18 APPEARANCES OF COMMITTEE MEMBERS: 18:03:51  
19 Ashleigh Aitken, Chair 18:03:51  
20 Newton Pham, Member 18:03:51  
21 18:03:51  
22 ALSO PRESENT: 18:03:51  
23 Michele Richards, CEO 18:03:51  
24 Ken Karns, COO 18:03:51  
25 Summer Angus, Meeting Secretary Executive Assistant 18:03:51  
Director Doug La Belle 18:03:51  
Jerry Eldridge, OC Fair Team 18:03:51  
Sean Slay, CCA Project Manager 18:03:53  
Mark Surdam, EMG Consultant 18:03:49  
PUBLIC SPEAKERS: 18:03:07

1		18:03:07
	Reggie Mundekis	18:03:07
2	Leigh-Ann Kazolas	18:03:07
	Carolyn Beaver	18:03:07
3	Gibran Stout	18:03:07
		18:03:07
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32ND DISTRICT AGRICULTURAL ASSOCIATION

ORANGE COUNTY FAIR & EVENT CENTER

FACILITIES COMMITTEE - DRAFT INFRASTRUCTURE AUDIT

WEDNESDAY, OCTOBER 7, 2020

6:00 P.M.

CHAIR AITKEN: Okay. Thank you everybody for being here. I really appreciate you making the time to help us work through this. I just wanted to start and just acknowledge some of the people that are -- well, actually, let me start -- I'm sorry -- with the pledge of allegiance. Director La Belle, can I have you lead us in the pledge of allegiance, please.

DIRECTOR LA BELLE: Yes.

(Pledge of Allegiance conducted.)

CHAIR AITKEN: Thank you so much. Summer, can you just lead us in a brief roll call.

SECRETARY ANGUS: Committee Chair Aitken?

CHAIR AITKEN: Present.

SECRETARY ANGUS: Director Pham?

DIRECTOR PHAM: Here.

SECRETARY ANGUS: And Director La Belle?

DIRECTOR LA BELLE: Here.

1 SECRETARY ANGUS: Thank you. 18:03:18

2 CHAIR AITKEN: Thank you. I wanted to just 18:03:19  
3 introduce a couple of other people that are on this Zoom 18:03:21  
4 conference with us so that our members of the public can 18:03:25  
5 put some names to faces and recognize -- I know some of 18:03:28  
6 the names that we bring up during our infrastructure 18:03:32  
7 updates. So obviously, we have Director Pham, my 18:03:36  
8 co-chair, as well as Director La Belle. 18:03:40

9 We have our CEO, Michele Richards, as well as 18:03:44  
10 Ken Karns and Jerry Eldridge from the OC Fair Team. And 18:03:47  
11 then I wanted to introduce from CCA we have Sean Slay 18:03:52  
12 who is the project manager, and also from EMG, who's our 18:03:55  
13 consultant, Mr. Mark Surdam. So we are going to be 18:03:55  
14 working collaboratively together to go through this and 18:04:03  
15 try to answer everyone's questions, both from the Board 18:04:06  
16 and from the public. 18:04:10

17 Hopefully everybody had a chance -- I know it's 18:04:13  
18 voluminous, and it is three very large binders and even 18:04:15  
19 the summary itself is quite information intensive. But 18:04:19  
20 we have all the time in the world to kind of go through 18:04:24  
21 that and answer questions, which is just kind of an 18:04:27  
22 overarching umbrella thought, we just wanted to kind of 18:04:31  
23 re-emphasize that we put this together as a way to give 18:04:36  
24 us a road map so that over the next couple of years when 18:04:39  
25 we are making decisions on our capital expenditure 18:04:44

1 budget and we are asking the Board to approve some of 18:04:49  
2 these items in the budget, there's a road map and a 18:04:51  
3 reasoning why we are doing that. 18:04:53

4 This infrastructure audit is meant as a -- as a 18:04:56  
5 kind of road map for us. It's not mandating us to do 18:05:01  
6 anything. It's not requiring us to do anything. It's 18:05:06  
7 just trying to help us assess when we go through all the 18:05:08  
8 different zones, you know, what are the highest needs, 18:05:10  
9 highest priority projects versus things that are more we 18:05:14  
10 can put on the backburner for long-term needs. 18:05:18

11 I did want to give a kind of special shout out 18:05:20  
12 to the Friends and Neighbors of Orange County 18:05:24  
13 Fairgrounds, we got your letter. Thank you very much. 18:05:30  
14 We're going to try to go through there, and obviously, 18:05:33  
15 go through and answer some of your questions. But 18:05:34  
16 please, I want this to be very collaborative kind of 18:05:37  
17 like we've done in other -- or when we did in person 18:05:40  
18 with our Equestrian Center Committee and then what 18:05:42  
19 happened with the Governance Committee. 18:05:46

20 So either in the chat function or if there's 18:05:47  
21 not a lot of people jumping in, just let us know if 18:05:50  
22 there's a question or a part that you want us to slow 18:05:54  
23 down, dig in deeper, any questions that you have. If I 18:05:58  
24 don't know the answer, Ken, Jerry, our consultants -- if 18:06:01  
25 we don't know the answers right away, we will get back 18:06:04

1 to you as soon as we can. We will find out the answer. 18:06:07

2 But hopefully we'll be able to answer 18:06:10  
3 everybody's questions today. So I'm going to turn it 18:06:12  
4 over briefly to Ken. If you want to just kind of give a 18:06:16  
5 little bit of a brief background in description of the 18:06:21  
6 audit process. 18:06:23

7 COO KARNS: Sure. Thank you very much, 18:06:26  
8 Director Aitken, and -- so really first I want to take 18:06:26  
9 the opportunity to thank the Board and in particular the 18:06:30  
10 facility's committees for all their help and guidance. 18:06:32  
11 And, yes, I said that plural because if we think back, 18:06:34  
12 this started -- the committee was Director La Belle and 18:06:39  
13 Director Ruiz, and now Director Aitken and Pham. 18:06:40

14 So we really appreciate all the guidance and 18:06:44  
15 direction and support in this major undertaking. 18:06:46  
16 I'd like to also thank Sean Slay from CCA and Mark 18:06:51  
17 Surdam from EMG. They've been very dedicated and 18:06:53  
18 focused on this project and thank everyone for being on 18:06:57  
19 the call and assisting us as we work through this 18:07:01  
20 infrastructure audit. 18:07:03

21 The goals to do an infrastructure audit, were 18:07:04  
22 on the buildings and ground so that we could better 18:07:07  
23 understand where everything is in its life cycle and 18:07:11  
24 then to have a tool to guide us and reference as we 18:07:15  
25 develop our capital works and ultimately a master site 18:07:19



1 plan. And then to also have a guide, and anything that 18:07:24  
2 we do decide on, ultimately, will be up to the Board to 18:07:27  
3 evaluate and approve as staff presents future budgets 18:07:31  
4 and projects. 18:07:34

5 So another tool in our tool box to help guide 18:07:35  
6 us as we go as Ashleigh pointed out. And again, finally 18:07:37  
7 this process is not over. There will be another 18:07:41  
8 opportunity, a future board meeting, for more input and 18:07:44  
9 determining any additional next steps. These drafts are 18:07:49  
10 posted on the website and when finalized and we have a 18:07:53  
11 complete document, that will also be posted. So with 18:07:58  
12 that, Director Aitken, I'll turn it over to you. 18:08:02

13 And you're on mute. 18:08:09

14 CHAIR AITKEN: I have to do that once every 18:08:12  
15 Zoom. Sorry about that. I wanted to just see if -- 18:08:15  
16 Summer, if we have any members of the public that would 18:08:15  
17 like to make any public comments before we move on. 18:08:18

18 SECRETARY ANGUS: Is my understanding that it'd 18:08:23  
19 be just kind of collaborative, people chime in when they 18:08:26  
20 want to like we did with the governance? 18:08:29

21 CHAIR AITKEN: Okay. No. That -- that's fine 18:08:32  
22 with me. I think I'm going to then just actually first 18:08:35  
23 defer to my fellow directors and see if as a jumping off 18:08:39  
24 point if either Director La Belle or Director Pham had 18:08:45  
25 any areas of concern or questions that they would like 18:08:49

1 to raise first. 18:08:52

2 DIRECTOR PHAM: This is Director Pham or 18:09:01  
3 Newton. I think we already discussed it prior, and I'm 18:09:04  
4 all on the same page as everyone, so -- 18:09:10

5 DIRECTOR LA BELLE: This is Director La Belle. 18:09:12  
6 I've reviewed the executive summary in the documents, 18:09:13  
7 and I'm just on the -- on the call to kind of get 18:09:17  
8 everybody else's input and thoughts at this point in 18:09:21  
9 time. I know ultimately this will come before the full 18:09:24  
10 board for policy direction relative to individual 18:09:28  
11 projects in the overall scope of the work. So I'm -- 18:09:33  
12 I'm here to listen this evening. 18:09:38

13 CHAIR AITKEN: Okay. Thank you very much. So 18:09:40  
14 if -- I know we have the slides up, so it's hard for me 18:09:44  
15 to see a full gallery review. So I'll rely on other 18:09:50  
16 members of the staff. If you see anybody raising your 18:09:52  
17 hand, I can only see three or two of you at a time. So 18:09:55  
18 is there somebody that would like to kick it off that 18:09:59  
19 has a question or concern for either the committee, for 18:10:00  
20 CCA, or for our consultant from EMG, Mark Surdam? 18:10:04

21 REGGIE MUNDEKIS: Hi. This is Reggie Mundekis, 18:10:14  
22 and thank you for having this meeting. And Director 18:10:16  
23 Aitken, thank you for framing the issue, so to speak, 18:10:20  
24 where this is a tool for decision making and is not 18:10:23  
25 something that's set in stone, that this is something 18:10:27

1 that is going to be used in our other processes to help 18:10:31  
2 guide our future. 18:10:35

3 So I'd just like to -- you have the letter that 18:10:37  
4 was sent in. I have no major concerns with the way the 18:10:40  
5 work was done. I didn't see anything in the report that 18:10:46  
6 I disagreed -- you know, that I had a major disagreement 18:10:49  
7 with or I looked at it and said how did they come to 18:10:53  
8 that conclusion. I thought the report was reasonable. 18:10:54  
9 There is an ongoing source of confusion for some people, 18:10:58  
10 and that's the cost estimates. 18:11:02

11 Okay. I've done a lot of technical work. I'm 18:11:07  
12 an engineer. I've written a lot of reports, and I 18:11:10  
13 understand that when you put together a report like 18:11:12  
14 this -- and please, stop me if I -- please correct me if 18:11:14  
15 I get this wrong. You put together numbers as a way of 18:11:17  
16 putting in order of -- putting orders of magnitude on 18:11:21  
17 things, on projects, and items that need to be fixed in 18:11:27  
18 order to give some indicators as to larger projects 18:11:31  
19 versus smaller projects and that the numbers aren't 18:11:35  
20 actual quotes for work. 18:11:40

21 And I just wanted to check my understanding of 18:11:41  
22 that, and if there's anything else that would like to be 18:11:44  
23 added regarding the various prices that are published in 18:11:47  
24 reports for the different projects. Thank you. 18:11:52

25 CHAIR AITKEN: Okay. Do we want -- Ken or 18:12:00

1 Jerry, I don't know if this is a -- something you want 18:12:04  
2 to touch on, but let's say, for instance, if we look 18:12:06  
3 at -- I'm going to pick one of our red zone, wood zone 18:12:09  
4 issues, where it's like the campground restrooms 18:12:10  
5 trailer. If we decide to prioritize that and move 18:12:15  
6 forward with that, how do we arrive at a final estimate 18:12:19  
7 for those costs? 18:12:22

8 COO KARNs: Thank you, Director Aitken. So, 18:12:24  
9 yes, we can use that. An example -- and I'll try to 18:12:26  
10 answer Reggie's questions at the same time or maybe 18:12:29  
11 we'll start with Reggie's and follow up. I think you 18:12:34  
12 have a great understanding, Reggie, of how that works. 18:12:38  
13 There's some guides for determining order, magnitude, 18:12:41  
14 some general overviews, general concepts, and we can ask 18:12:46  
15 Mark to go more in depth. These are not hard quotes, so 18:12:53  
16 you are correct in your assumptions. 18:12:56

17 Ashleigh, if we chose a project, it would be 18:12:59  
18 developed like any other and Jerry can give more 18:13:02  
19 detail -- would determine a scope of work. There's 18:13:05  
20 different ways to determine the initial rough budgets 18:13:07  
21 utilizing CCA, different consultants, or contractors 18:13:11  
22 that we can solicit information from to get a rough 18:13:17  
23 budget. And then finally, when a full scope of work is 18:13:22  
24 put together and bid, then we know the final price. 18:13:26

25 But as it relates to how the numbers are 18:13:31

1 derived at related to the infrastructure audit, Mark can 18:13:35  
2 give more details on some of those guides that are 18:13:40  
3 used - the industry standard guides that were used. So 18:13:44  
4 Mark -- because there's a couple of names and they're 18:13:48  
5 not coming to my memory recall, so if you could round 18:13:51  
6 that out please. 18:13:56

7 MARK SURDAM: Sure thing. Thanks again. We 18:13:57  
8 use -- basically the numbers are generalized per 18:13:57  
9 service. We use R.S. Means, we use Marshall & Swift, we 18:14:01  
10 use a product -- national estimated product called 18:14:08  
11 Whitestone put out by Coldwell Banker Real Estate, and 18:14:08  
12 we also use anecdotal information from our clients when 18:14:16  
13 coming up with replacement costs for the various systems 18:14:18  
14 whether they be HBAC, electrical building finishes, you 18:14:24  
15 know, the asphalt services, site finishes, and that sort 18:14:32  
16 of thing. 18:14:37

17 And -- and I want to reiterate what Ken says. 18:14:39  
18 These are generalized budget numbers so that it -- it 18:14:44  
19 basically places a hierarchy of values and we use -- 18:14:49  
20 utilize national or published standards by the 18:14:54  
21 manufacturers for estimated useful life. And when we 18:14:59  
22 visit the site, we determine the condition and -- and 18:15:04  
23 the -- we estimate the remaining useful life which is 18:15:09  
24 not necessarily based on when the component was placed 18:15:13  
25 into service because various things can either lessen 18:15:18

1 the estimated useful life or increase. 18:15:23

2 And, you know, generally what we saw is that 18:15:28  
3 most of the asset, your assets or components, have very 18:15:32  
4 good maintenance. And the life -- the estimated life 18:15:39  
5 was -- was prolonged. But at the same time, we 18:15:43  
6 recognize that things eventually need to be replaced, 18:15:48  
7 and we basically use our experience to estimate when 18:15:52  
8 that occurs. 18:15:56

9 COO KARNs: Thank you, Mark. 18:15:58

10 CEO RICHARDS: Director Aitken, if I could pop 18:16:01  
11 in here for a second. This is Michele. I know there 18:16:04  
12 are some members of the public on this Zoom that would 18:16:07  
13 like to speak that are using the chat function. We -- 18:16:09  
14 we don't -- we discourage use of that because we are 18:16:14  
15 recording this Zoom for the benefit of the rest of the 18:16:19  
16 public, this will be posted on our website. And the 18:16:22  
17 recording doesn't pick up the chat. So I think maybe 18:16:26  
18 what might be good is if we -- we just call on members 18:16:31  
19 of the public who might want to comment. I know there 18:16:35  
20 are several of them that have indicated that they would 18:16:38  
21 like to make comment. 18:16:42

22 CHAIR AITKEN: Yes. I have the chat function 18:16:44  
23 up, and just so people can let me know that they want to 18:16:47  
24 speak, and so if -- if no further comment, then I want 18:16:50  
25 to call on Leigh Ann Kazolas then Carolyn Beaver and 18:16:54

1 then it says OC Vaulting, which I think is Gibran, but 18:17:00  
2 I'm not sure. 18:17:04

3 LEIGH-ANN KAZOLAS: I don't have anything. At 18:17:04  
4 that time I was just -- my question was -- Michele 18:17:07  
5 just -- now she's answering it. Is it -- if and when we 18:17:08  
6 do want to make a comment, how do we go about indicating 18:17:11  
7 it? I know I can waive, but I know that Carolyn and 18:17:14  
8 Gibran don't have their radio feeds on. So I just want 18:17:18  
9 to clarify the process for when you do want to make a 18:17:20  
10 comment how to go about indicating that. 18:17:21

11 CHAIR AITKEN: If you just want to put in the 18:17:23  
12 chat function "pick me" then I would do that. 18:17:25

13 LEIGH-ANN KAZOLAS: But that's all I have for 18:17:29  
14 now. 18:17:31

15 CHAIR AITKEN: Okay. Thank you so much 18:17:32  
16 Leigh-Ann. Okay. So next I want to go to Carolyn 18:17:33  
17 Beaver who had said she had a comment. 18:17:36

18 CAROLYN BEAVER: Thank you, Ashleigh. I 18:17:39  
19 appreciate that. I think I'm off mute, so can you hear 18:17:41  
20 me okay? 18:17:45

21 CHAIR AITKEN: Yes. 18:17:48

22 CAROLYN BEAVER: Perfect. I just wanted to 18:17:49  
23 really, I guess, ask a question. Early on when this was 18:17:49  
24 discussed at the board, to have this infrastructure 18:17:54  
25 audit -- which I'm really glad that the board did do -- 18:17:57

1 I remember that one of the recommendations was to ensure 18:18:01  
2 that the firm that did it had experience with equestrian 18:18:05  
3 centers and with historical buildings. And I'm 18:18:11  
4 wondering whether that was addressed with the firm that 18:18:15  
5 was chosen. 18:18:18

6 CHAIR AITKEN: Yeah. And can we have our 18:18:20  
7 consultant, Mark, would you mind speaking to that? 18:18:23

8 MARK SURDAM: Sure. Thank you. Yes. We're 18:18:27  
9 basically EMG is a -- a nationwide company. We're based 18:18:29  
10 in Columbia, Maryland. We've been in business for 35 18:18:35  
11 years. We were recently acquired probably two years ago 18:18:40  
12 by Bureau Veritas which is a multi-national company. 18:18:44  
13 We've done thousands of sites and facilities. 18:18:48

14 We do historical buildings. We do equestrian 18:18:52  
15 centers. We do a whole range of buildings and 18:18:57  
16 facilities, you know, and -- and it's -- probably 18:19:02  
17 represents about 25 percent of our workload - the 18:19:09  
18 historical facilities, not necessarily the equestrian 18:19:14  
19 facilities. But we do have experience with all types of 18:19:19  
20 buildings. 18:19:23

21 CAROLYN BEAVER: Appreciate that. 18:19:25

22 CHAIR AITKEN: And I know Ken can probably 18:19:26  
23 expand on this a little bit, but one of the things early 18:19:29  
24 on in the discussions is that we did specifically 18:19:31  
25 highlight that we have a corner of the property that is 18:19:33



1 an equestrian center. We have a corner of the property 18:19:35  
2 that's an amphitheater. We have a corner of the 18:19:39  
3 property that is is a museum, we have public art. 18:19:40

4 So what we were very careful to make sure that 18:19:44  
5 each part of the property although, you know, one big 18:19:47  
6 part of our OC Fairgrounds has a very unique personality 18:19:49  
7 and each one needs to be addressed individually. 18:19:55

8 CAROLYN BEAVER: Well, and the reason I ask -- 18:19:58  
9 and so I'm wondering what specific equestrian centers 18:20:00  
10 people on the project had experience with. And the 18:20:03  
11 reason I ask is because one of the recommendations, for 18:20:06  
12 example, referred to sinks in the barn -- barns and 18:20:11  
13 there are no sinks. There are waters for the horses. 18:20:13

14 And the recommendation on replacing the waters 18:20:19  
15 that the cost estimates were significantly more than 18:20:22  
16 what the actual cost of replacement waters are. So that 18:20:26  
17 just made me wonder about what the experience was. So, 18:20:32  
18 Mark, perhaps you could address that a little bit more, 18:20:36  
19 please. 18:20:40

20 MARK SURDAM: Sure. That particular cost -- we 18:20:40  
21 basically have a database call ACICO where we derive our 18:20:42  
22 cost. And it's general -- it's more or less 18:20:48  
23 generalized. We don't -- if we were to call out the 18:20:53  
24 specific nomenclature for each type of building, then 18:20:58  
25 the database would get too unwieldy. So we use -- we 18:21:04

1 use the generalized term of a sink, a stainless steel 18:21:09  
2 sink or metal sink, for the water troughs that -- that 18:21:14  
3 your equestrian center uses. 18:21:16

4 The cost is somewhat high for individual sinks, 18:21:20  
5 however, there is a labor cost, there is a -- you know, 18:21:26  
6 the -- there's a number of associated costs. When we go 18:21:29  
7 into a building that is not new, there may be, on 18:21:33  
8 replacement, associated piping cost, you know, to get to 18:21:40  
9 the sink or venting cost and some of that is included in 18:21:46  
10 the cost. So what you'll see, I think across the 18:21:49  
11 boarder. Generally higher costs than you would normally 18:21:53  
12 see for an individual component. 18:21:57

13 CAROLYN BEAVER: Okay. Thank you. 18:22:02

14 CHAIR AITKEN: OC Vaulting which I think is -- 18:22:07  
15 is Gibran. Is she -- is she on or no? Maybe that's 18:22:11  
16 not -- 18:22:15

17 GIBRAN STOUT: Yes. It's me. 18:22:15

18 CHAIR AITKEN: Okay. Sorry. I see an OC 18:22:18  
19 Vaulting and a Gibran so I want to make sure. 18:22:21

20 GIBRAN STOUT: Gibran is my (inaudible) 18:22:21  
21 Vaulting is my laptop so I can look at this thing not at 18:22:21  
22 my phone. So anyway, yes, those are great questions 18:22:21  
23 Carolyn. I'd like to also add that one of the things 18:22:33  
24 that caught my attention was -- that made me question 18:22:38  
25 the equestrian center experience as well was the comment 18:22:40

1 that all of the water -- waters are falling off the 18:22:44  
2 wall. And if anyone who knows horses and animals, these 18:22:48  
3 are floatation devices. 18:22:53

4 They're not sinks. They don't have any 18:22:56  
5 venting. They don't have any drain. They're just like 18:22:57  
6 water bowls with the float in them. So they're quite 18:22:58  
7 simple, but they also require installation at an angle 18:23:01  
8 in order to not overflow and -- and in order for the 18:23:06  
9 flotation mechanism to work. 18:23:10

10 So there was concern that there wasn't 18:23:13  
11 experience, and I think that is just those types of 18:23:15  
12 things that were why we were concerned why there was a 18:23:18  
13 recommendation for them all to be replaced, because I 18:23:21  
14 could tell you, the horse ladies are crazy, and I'm one. 18:23:23  
15 I can say we would never tolerate, you know, water -- 18:23:27  
16 waters falling off the wall. 18:23:30

17 So what -- what equestrian centers were -- was 18:23:34  
18 your experience with? 18:23:38

19 MARK SURDAM: Well, we've done equestrian 18:23:44  
20 centers in Colorado. We've done equestrian centers in 18:23:48  
21 the Central Valley. I associated with facilities that 18:23:50  
22 we've done. I can get you a list of equestrian centers. 18:23:58  
23 I don't know them offhand. 18:24:02

24 GIBRAN STOUT: I think the bigger concern was 18:24:04  
25 just that they're -- that they're installed exactly how 18:24:06

1 the manufacturer recommends and that they're not falling 18:24:10  
2 off the wall. And there was a concern that perhaps it 18:24:14  
3 wasn't looked at very closely or maybe there wasn't 18:24:17  
4 familiarity with the equipment itself. 18:24:19

5 And I think what Carolyn mentioned, calling 18:24:22  
6 them sinks -- whereby sinks normally have drains and 18:24:24  
7 like you had mentioned denting and that sort of thing, 18:24:27  
8 and that's not what it is. And it's in a horse stall 18:24:30  
9 where it's getting kicked and urinated on and all kinds 18:24:34  
10 of things so -- and they're also galvanized, not 18:24:40  
11 stainless steel. 18:24:41

12 So just little things like that, I think, drew 18:24:41  
13 some concern insofar as recognizing what it is that 18:24:44  
14 we're looking at when we're assessing it. So that was 18:24:49  
15 the biggest reason for that question to come up. 18:24:52

16 COO KARNs: If I could jump in here and, Gibran 18:24:56  
17 and Carolyn, thank you for highlighting that for sure, 18:25:01  
18 and hence a draft which we knew wasn't 100 percent 18:25:05  
19 perfect out of the gate, lots of I's. And there was a 18:25:10  
20 lot of information to go through and we knew there would 18:25:15  
21 be something missed and there's likely more, so we're 18:25:17  
22 happy to revisit and make any necessary changes to 18:25:20  
23 reflect that accurately. So we appreciate that. 18:25:24

24 CHAIR AITKEN: Okay. I don't see anybody else 18:25:37  
25 in the chat indicating that they have a question on 18:25:37

1 anything specific, so if -- if that is incorrect, please 18:25:39  
2 let me know. Okay. Hearing that, and please, again, 18:25:45  
3 feel free to interrupt me, I saw, Gibran, your comment 18:25:53  
4 about what the board of directors -- what our feedback 18:25:58  
5 and thoughts are from this process. 18:26:03

6 You know, I think this is going to be a very 18:26:05  
7 helpful document. I think it provides us a road map to 18:26:08  
8 assess when we start looking at capital expenditures as 18:26:12  
9 we near the budget process, what we need to prioritize 18:26:16  
10 and what we don't need to prioritize and it was nice to 18:26:21  
11 have an independent set of eyes come and help us make -- 18:26:23  
12 and make or help our team make that assessment. 18:26:26

13 Speaking just as not for the board but just as 18:26:29  
14 myself, as a director, I think going forward this is 18:26:32  
15 going to be helpful for us to weigh what is our number 18:26:37  
16 one priority which is the health and safety of anyone 18:26:39  
17 that visits and uses our property and kind of set that 18:26:41  
18 against what our new post-Covid budget is going to be. 18:26:46

19 For those of you that have kind of been 18:26:51  
20 following the Facilities Committee, we have several 18:26:54  
21 projects that are on our capital expenditure budget and 18:26:56  
22 projects that we were hoping maybe we could do in 2020 18:27:01  
23 but obviously given budgetary constraints and our need 18:27:03  
24 to pull back and conserve as many resources as we can. 18:27:07

25 We just aren't going to get to, and maybe we 18:27:11

1 won't get to them next year. So this is going to be 18:27:14  
2 kind of incorporated into what we already know we need 18:27:17  
3 to do and help us kind of build that, you know, maybe 18:27:17  
4 two to three year or maybe beyond that as some of the 18:27:21  
5 facilities are -- are fine and in mint condition, you 18:27:26  
6 know, what is kind of going to be our road map and then 18:27:28  
7 really pivot this to reopening that master site plan 18:27:33  
8 just to help us build a road map and how we -- what we 18:27:38  
9 want to do on the property and what we want it to -- to 18:27:39  
10 look like as we, you know, plan for the next, you know, 18:27:41  
11 five years and beyond. 18:27:43

12 So that's how -- that's how I see it. Again, I 18:27:45  
13 think it's really important to note that nothing in this 18:27:48  
14 report is requiring or mandating us to do anything. We 18:27:53  
15 haven't gotten bids on any of these projects, so it's 18:27:56  
16 not that we are going to be taking this to the Board and 18:27:57  
17 asking for -- to start right after. 18:28:00

18 And I think what our plan is -- is to turn this 18:28:04  
19 over to the full Board, make the comments -- and if 18:28:07  
20 anyone, you know, after this meeting, if something comes 18:28:11  
21 up and you say, "Oh, my gosh, I forgot get to mention 18:28:15  
22 this," or "I didn't think about this the first time," 18:28:19  
23 please send me, Director Pham, our CEO, Michele 18:28:19  
24 Richards, Ken, any one of us an e-mail if there's a 18:28:23  
25 correction, a mistake. If something's unclear, we want 18:28:29

1 to make this as clear as possible. 18:28:31

2 I think that would be really helpful for us 18:28:33  
3 moving forward. And we will also be seeking that 18:28:36  
4 input -- input from our other board members. Again, I 18:28:38  
5 know it's a lot of information to digest and I really 18:28:41  
6 thank our members of the public that took the time to go 18:28:44  
7 through this painstakingly, and I think that's going to 18:28:46  
8 help us make this document as solid and as helpful as 18:28:52  
9 possible. So those are -- those are my intentions for 18:28:57  
10 next steps. I don't know if Michele or Ken if you want 18:28:59  
11 to add anything to that. 18:29:02

12 COO KARNS: So thank you for that Ashleigh. 18:29:06  
13 Yes, back to the full Board whenever it's deemed to be 18:29:08  
14 agendized for further discussion, and again, no rush to 18:29:14  
15 finalize. We would like to, you know, at some point be 18:29:21  
16 out of the draft and have a -- have a final document. 18:29:24  
17 I'm sure CCA and Mark want to be done at some point in 18:29:25  
18 time and we will but there's nothing that we can't 18:29:30  
19 adjust and change for -- for years to come. 18:29:32

20 I think part of the discussion with the entire 18:29:34  
21 board will be next steps. There's some recommendations 18:29:37  
22 to be considered coming from -- from EMG that have 18:29:41  
23 value, and in reading the letter from the Friends and 18:29:47  
24 Neighbors of fair, there's some great value and 18:29:52  
25 recommendations on -- in there as well to be -- to be 18:29:55

1 considered on continuing the expanse of gaining the 18:29:57  
2 knowledge we need to ensure we're going in the right 18:30:02  
3 direction for the next five, ten, fifteen to twenty 18:30:06  
4 years. 18:30:11

5 So I think the next steps will be the full 18:30:11  
6 Board finalizing the draft and then determining next 18:30:14  
7 steps. 18:30:18

8 CHAIR AITKEN: Thank You. Oh, so sorry 18:30:20  
9 Director Pham, go ahead. 18:30:20

10 DIRECTOR PHAM: Yeah. No problem. I could 18:30:22  
11 just -- yeah, like, just expand beyond just, you know, 18:30:22  
12 the near term budget. I think this provides, you know, 18:30:26  
13 a good -- good -- good data for us to plan for the long 18:30:30  
14 run, long term, see how, you know, these will likely be 18:30:36  
15 Facility or what particular maintenancing needs to be 18:30:39  
16 done. You know, like Ken said five, ten, fifteen years 18:30:42  
17 from now. I think that's really helpful. That's pretty 18:30:47  
18 much all I can add to everything that's been said. 18:30:49

19 DIRECTOR LA BELLE: Director Aitken, this is 18:30:55  
20 Director La Belle. If I could make just a brief 18:30:57  
21 comment. 18:31:00

22 CHAIR AITKEN: Please. 18:31:01

23 DIRECTOR LA BELLE: First of all, when the 18:31:03  
24 infrastructure study was envisioned several years ago, 18:31:05  
25 this is exactly what I was hoping we would get as a 18:31:09



1 product. First of all over the course of my other life, 18:31:15  
2 I'd review the number of these documents and I just got 18:31:20  
3 to compliment the committee staff and EMG. This is an 18:31:24  
4 outstanding report. It's very complete, very thorough, 18:31:29  
5 and I was very, very impressed by the product. 18:31:33

6 I think my only comment at this time would be 18:31:37  
7 Reggie and her communication to the Board mentioned the 18:31:41  
8 separation of what our annual outgoing maintenance cost 18:31:49  
9 versus what are specific capital projects. I think one 18:31:55  
10 of the things we need to look at would be in most 18:32:00  
11 jurisdictions we do capital projects. 18:32:05

12 Reggie, you can correct me if you have some 18:32:06  
13 further ideas -- would be that usually you set a minimum 18:32:10  
14 budget anything over X, say 50,000, as an example, would 18:32:16  
15 become a capital project that would involve significant 18:32:22  
16 engineering work, et cetera, et cetera. Anything less 18:32:28  
17 than that would be normal ongoing maintenance that would 18:32:31  
18 be included in the operating budget for the -- for the 18:32:36  
19 district. 18:32:41

20 If you're going to paint a ream in one 18:32:42  
21 building, that's maintenance. If you're going to paint 18:32:46  
22 every building and repair every single roof structure, 18:32:50  
23 that would be a capital project. So I think that's 18:32:56  
24 something that we should -- should carefully look at as 18:33:00  
25 the district when we get to full board re -- full board 18:33:00

1 review of this. So that would be my comment. Thank you 18:33:07  
2 very much. 18:33:11

3 CHAIR AITKEN: Thank you so much Director La 18:33:13  
4 Belle. Two questions for Michele. I know that the 18:33:16  
5 Board got a copy of Friend and Neighbors of Orange 18:33:21  
6 County Fairground letter. Is this going to be attached 18:33:26  
7 as our incoming correspondence to our next board meeting 18:33:29  
8 so members of the public at large have a chance to read 18:33:32  
9 it. 18:33:34

10 CEO RICHARDS: Yes. Yes. It will be part of 18:33:36  
11 the agenda packet for the October 22nd meeting. 18:33:38

12 CHAIR AITKEN: Okay. Wonderful. Thank you. 18:33:44  
13 And then my other question -- and I'm not quite sure how 18:33:45  
14 we can go about this given that we don't have really an 18:33:50  
15 open administration building yet because of the 18:33:54  
16 Covid-19, but it's such a voluminous document that is 18:33:57  
17 there a way that we could -- is it only available 18:34:02  
18 electronically or is there a way to have the three large 18:34:04  
19 binders, maybe a public copy if somebody that wasn't 18:34:09  
20 technologically savvy or did not want to print out a 18:34:13  
21 gazillion and a half pages could maybe stop by the admin 18:34:19  
22 building and read it if they made an appointment or -- 18:34:20  
23 so we have a little bit more public access to the 18:34:25  
24 document? 18:34:28

25 CEO RICHARDS: We can certainly try to arrange 18:34:30

1 that maybe by appointment. You know, the interior of 18:34:33  
2 the property is still closed to the public. So, yes, I 18:34:37  
3 think by appointment that way we know if someone's 18:34:42  
4 coming, they can check in if we can do the health 18:34:48  
5 screening that is required. But also, you know, if 18:34:50  
6 someone wants us to, you know, ship a copy to them, you 18:34:54  
7 know, print out hard copies and ship it to them, we can 18:35:01  
8 do that too as a regular course of response to public 18:35:05  
9 records request. 18:35:09

10 CHAIR AITKEN: Thank you. That was -- those 18:35:12  
11 were my two comments. If anyone has anything else for 18:35:13  
12 the -- for the good of the order, if not, that's all I 18:35:18  
13 have for this infrastructure audit review meeting. 18:35:22  
14 Okay. 18:35:33

15 COO KARNIS: Okay. 18:35:37

16 (Multiple speakers at once.) 18:35:38

17 CEO RICHARDS: I think Leigh-Ann -- I think 18:35:38  
18 Leigh-Ann is raising her -- you have to unmute yourself 18:35:39  
19 Leigh-Ann. 18:35:43

20 CHAIR AITKEN: Okay. Leigh-Ann. 18:35:43

21 LEIGH-ANN KAZOLAS: I'm sorry. I'm still not 18:35:46  
22 -- I'm still not very Zoom (inaudible) but -- no, I 18:35:46  
23 appreciate what's being said about dividing up into 18:35:50  
24 capital projects and into general maintenance. I'm also 18:35:55  
25 hoping, you know, obviously as an equestrian center user 18:35:58

1 I focus only on Zone 6. I'm sorry I didn't review any 18:36:01  
2 of the others. I will admit that. 18:36:05

3 But just also to go through what our needs and 18:36:07  
4 versus what our wants and what are really even 18:36:11  
5 necessary. For example they brought something that was 18:36:14  
6 brought up as an immediate need is some wooden patios 18:36:17  
7 that trainers have actually put outside their tack rooms 18:36:21  
8 so that there's not just a drop off but sometimes 18:36:25  
9 there's some leveling issues or (inaudible) step down of 18:36:26  
10 some people have built patios for aesthetic reasons or 18:36:30  
11 to put some chairs out for their -- for their riders. 18:36:35

12 And, you know, those were sort of seen as an 18:36:37  
13 immediate need for repairs. That would actually, you 18:36:42  
14 know, that's one of those things that I know the 18:36:43  
15 equestrian center is different because there's a private 18:36:44  
16 operator that belongs to the Fair and Event Center, but 18:36:47  
17 also, like, things like those patios and such. Since 18:36:53  
18 the trainers put those up, I would think that they would 18:36:54  
19 also be responsible for maintaining those and -- and 18:36:57  
20 repairing any necessary, you know, doing any necessary 18:37:00  
21 repairs. 18:37:04

22 It's the same thing. Another thing that was 18:37:05  
23 mentioned was painting of interior of tack rooms, for 18:37:07  
24 instance, you know, those spaces are rented by trainers 18:37:09  
25 and some private people to share. So again -- we 18:37:13

1 don't -- we look around. We're like "We don't need 18:37:16  
2 paint. This is fabulous. This is our happy place." 18:37:19

3 And if there were anything to be painted we 18:37:21  
4 would -- we would take that on and make those 18:37:25  
5 improvements ourselves. So I think, you know, having 18:37:29  
6 spoken with some of the equestrians we also are -- look 18:37:31  
7 forward to working with the Board and working with the 18:37:31  
8 committee on what we can do as equestrians to help you 18:37:33  
9 guys out and to help you point out, you know, some of 18:37:37  
10 the things that might look rusty on a wall -- the walls 18:37:40  
11 are actually not walls. 18:37:42

12 They're partitions between stalls that can be 18:37:42  
13 removed easily and taken down and have nothing really to 18:37:45  
14 do with the structure -- those are easily patched and 18:37:47  
15 replaced. So I think that there's, you know, maybe 18:37:52  
16 looking at the list of these three equestrian centers 18:37:54  
17 and seeing, you know, where do those responsibilities 18:37:57  
18 lie? 18:37:59

19 The operator -- what as equestrians can do, you 18:37:59  
20 know, in keeping our spaces, you know, in good working 18:37:59  
21 order, looking well, and what might be capital expenses 18:38:04  
22 down the road. So we look forward to working with you 18:38:08  
23 guys and sort of helping put those in some of the 18:38:12  
24 categories as the people that use those every day. 18:38:13  
25 That's it. 18:38:18

1 CHAIR AITKEN: Thank you. No. I think that's 18:38:19  
2 a good comment. Thank you, Leigh-Ann. Gibran, did you 18:38:20  
3 have another comment or did you have anything? 18:38:25

4 (Multiple speakers at once.) 18:38:30

5 SECRETARY ANGUS: Director Aitken, I did get a 18:38:30  
6 message from Gibran saying that she would like a hard 18:38:40  
7 copy of the audit. 18:38:44

8 GIBRAN STOUT: That was all. Yes, that was it. 18:38:48

9 COO KARNS: And can I ask a question for 18:38:52  
10 clarification on that? Would -- for any hard copies, do 18:38:55  
11 you want the copy of the draft as it is now or would you 18:39:00  
12 prefer to wait until after the board meeting? If 18:39:05  
13 there's any further corrections and we do one more 18:39:08  
14 revision of the draft before we make another hard copy 18:39:12  
15 because that's a lot of pages. 18:39:15

16 GIBRAN STOUT: Great question. You're right. 18:39:18  
17 Strike that request, Summer. 18:39:21

18 CEO RICHARD: Also -- 18:39:23

19 COO KARNS: Happy to do it. I just want to, 18:39:23  
20 you know -- 18:39:24

21 GIBRAN STOUT: Oh, no, you're right. You're 18:39:25  
22 totally right, so thank you. 18:39:27

23 CEO RICHARDS: And Gibran, you know that the 18:39:29  
24 entire report is posted on the website. So if you 18:39:31  
25 wanted to print out even portions of it now, you can do 18:39:34

1 that. 18:39:39

2 GIBRAN STOUT: Yes, yes, I know. I just don't 18:39:40

3 have a color printer, quite frankly, so -- 18:39:42

4 CEO RICHARDS: Oh, Leigh-Ann has a copy. 18:39:47

5 GIBRAN STOUT: Yes, she does, and I've been 18:39:49

6 coveting her copy, and I've completely gone through 18:39:52

7 every page -- and it is, I would like to -- I do have 18:39:53

8 one last thing I'd like to add is Director La Belle is 18:39:56

9 absolutely correct. This was an excellent report. It 18:39:58

10 was very well done. It was very detailed. 18:40:00

11 And it is, essentially, in the commercial real 18:40:04

12 estate appraisal in summary form and it's very detailed. 18:40:06

13 I think that a lot of people were thinking we were going 18:40:11

14 to be getting more of a home inspection report instead 18:40:14

15 of a real estate appraisal type report, but obviously 18:40:18

16 this type of report in -- with its detail and the amount 18:40:22

17 of information is critical in financial planning for the 18:40:25

18 property for the future. So it is an excellent report, 18:40:29

19 very detailed. Okay. That's it. 18:40:32

20 CHAIR AITKEN: Okay. Michele, do you have 18:40:40

21 anything in closing? If not, I don't have anything 18:40:42

22 else. 18:40:45

23 CEO RICHARDS: No. Just to echo the thank you 18:40:46

24 that Director La Belle said. Really great work on the 18:40:50

25 part of the committee and staff, you know, Jerry and 18:40:55

1 Ken, and certainly Sean from CCA, Mark in EMG, thank you 18:40:58  
2 so much for your work on the project, but also for being 18:41:04  
3 here tonight and available to answer questions. Much 18:41:09  
4 appreciated. 18:41:12

5 CHAIR AITKEN: Okay. Thank you everybody for 18:41:15  
6 being here, and again, if you think of something, wake 18:41:17  
7 up in the middle of the night and think of a burning 18:41:22  
8 question, please email us. We'll be -- we'll be happy 18:41:22  
9 to get back to you with an answer. So thank you 18:41:25  
10 everybody. 18:41:28

11 (Whereupon, the OCFEC Facilities Committee 18:41:30  
12 Draft Infrastructure Audit Meeting was hereby adjourned 18:41:30  
13 at 6:41 p.m.) 18:41:30  
14 18:41:30  
15 18:41:30  
16 18:41:30  
17 18:41:30  
18 18:41:30  
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22 18:41:30  
23 18:41:30  
24 18:41:30  
25 18:41:30



CERTIFICATE

OF

CERTIFIED SHORTHAND REPORTER

\* \* \* \*

The undersigned Certified Shorthand Reporter of the  
State of California does hereby certify:

That the foregoing Proceeding was taken before me  
at the time and place therein set forth.

That the statements made at the time of the  
Proceeding were recorded stenographically by me and were  
thereafter transcribed, said transcript being a true and  
correct copy of the proceedings thereof.

In witness whereof, I have subscribed my name, this  
date: 10/18/2020

*Patricia Garrido*

Patricia Garrido, CSR No. 14364

<b>1</b>	<b>addressed</b> 15:4 16:7	<b>appreciated</b> 31:4	23:19,20,23 25:4 30:8,24	<b>C</b>
<b>100</b> 19:18	<b>adjourned</b> 31:12	<b>approve</b> 6:1 8:3	<b>belongs</b> 27:16	<b>California</b> 2:11
<b>2</b>	<b>adjust</b> 22:19	<b>areas</b> 8:25	<b>benefit</b> 13:15	<b>call</b> 4:19 7:19 9:7 13:18,25 16:21, 23
<b>2020</b> 2:4,12 4:4 20:22	<b>admin</b> 25:21	<b>arrange</b> 25:25	<b>bid</b> 11:24	<b>called</b> 12:10
<b>22nd</b> 25:11	<b>administration</b> 25:15	<b>arrive</b> 11:6	<b>bids</b> 21:15	<b>calling</b> 19:5
<b>25</b> 15:17	<b>admit</b> 27:2	<b>art</b> 16:3	<b>big</b> 16:5	<b>campground</b> 11:4
<b>3</b>	<b>aesthetic</b> 27:10	<b>Ashleigh</b> 2:18 8:6 11:17 14:18 22:12	<b>bigger</b> 18:24	<b>capital</b> 5:25 7:25 20:8,21 24:9,11, 15,23 26:24 28:21
<b>32ND</b> 2:1 4:1	<b>agenda</b> 25:11	<b>asphalt</b> 12:15	<b>biggest</b> 19:15	<b>careful</b> 16:4
<b>35</b> 15:10	<b>agendized</b> 22:14	<b>assess</b> 6:7 20:8	<b>binders</b> 5:18 25:19	<b>carefully</b> 24:24
<b>5</b>	<b>AGRICULTURAL</b> 2:1 4:1	<b>assessing</b> 19:14	<b>bit</b> 7:5 15:23 16:18 25:23	<b>Carolyn</b> 3:2 13:25 14:7,16, 18,22 15:21 16:8 17:13,23 19:5,17
<b>50,000</b> 24:14	<b>ahead</b> 23:9	<b>assessment</b> 20:12	<b>board</b> 5:15 6:1 7:9 8:2,8 9:10 14:24,25 20:4,13 21:16,19 22:4, 13,21 23:6 24:7, 25 25:5,7 28:7 29:12	<b>categories</b> 28:24
<b>6</b>	<b>Aitken</b> 2:18 4:9, 18,20,21 5:2 7:8, 13 8:12,14,21 9:13,23 10:25 11:8 13:10,22 14:11,15,21 15:6,22 17:14,18 19:24 23:8,19,22 25:3,12 26:10,20 29:1,5 30:20 31:5	<b>asset</b> 13:3	<b>boarder</b> 17:11	<b>caught</b> 17:24
<b>6</b> 27:1	<b>allegiance</b> 4:14, 15,17	<b>assets</b> 13:3	<b>bowls</b> 18:6	<b>CCA</b> 2:24 5:11 7:16 9:20 11:21 22:17 31:1
<b>6:00</b> 2:5,11 4:5	<b>amount</b> 30:16	<b>attached</b> 25:6	<b>box</b> 8:5	<b>center</b> 2:2 4:2 6:18 16:1 17:3, 25 26:25 27:15, 16
<b>6:41</b> 2:12 31:13	<b>amphitheater</b> 16:2	<b>attention</b> 17:24	<b>briefly</b> 7:4	<b>centers</b> 15:3,15 16:9 18:17,20,22 28:16
<b>7</b>	<b>anecdotal</b> 12:12	<b>audit</b> 2:3,10 4:3 6:4 7:6,20,21 12:1 14:25 26:13 29:7 31:12	<b>bring</b> 5:6	<b>Central</b> 18:21
<b>7</b> 2:4,12 4:4	<b>angle</b> 18:7	<b>B</b>	<b>brought</b> 27:5,6	<b>CEO</b> 2:22 5:9 13:10 21:23 25:10,25 26:17 29:18,23 30:4,23
<b>A</b>	<b>Angus</b> 2:23 4:20, 22,24 5:1 8:18 29:5	<b>back</b> 6:25 7:11 20:24 22:13 31:9	<b>budget</b> 6:1,2 11:23 12:18 20:9,18,21 23:12 24:14,18	<b>Certified</b> 2:11
<b>absolutely</b> 30:9	<b>animals</b> 18:2	<b>backburner</b> 6:10	<b>budgetary</b> 20:23	<b>cetera</b> 24:16
<b>access</b> 25:23	<b>Ann</b> 13:25	<b>background</b> 7:5	<b>budgets</b> 8:3 11:20	<b>Chair</b> 2:18 4:9, 18,20,21 5:2 8:14,21 9:13 10:25 13:22 14:11,15,21 15:6,22 17:14,18 19:24 23:8,22 25:3,12 26:10,20 29:1 30:20 31:5
<b>accurately</b> 19:23	<b>annual</b> 24:8	<b>Banker</b> 12:11	<b>build</b> 21:3,8	
<b>ACICO</b> 16:21	<b>answering</b> 14:5	<b>barn</b> 16:12	<b>building</b> 12:14 16:24 17:7 24:21,22 25:15, 22	
<b>acknowledge</b> 4:12	<b>answers</b> 6:25	<b>barns</b> 16:12	<b>buildings</b> 7:22 15:3,14,15,20	
<b>acquired</b> 15:11	<b>APPEARANCES</b> 2:17	<b>based</b> 12:24 15:9	<b>built</b> 27:10	
<b>actual</b> 10:20 16:16	<b>appointment</b> 25:22 26:1,3	<b>basically</b> 12:8,19 13:7 15:9 16:21	<b>Bureau</b> 15:12	
<b>add</b> 17:23 22:11 23:18 30:8	<b>appraisal</b> 30:12, 15	<b>Beaver</b> 3:2 13:25 14:17,18,22 15:21 16:8 17:13	<b>burning</b> 31:7	
<b>added</b> 10:23		<b>Belle</b> 2:23 4:14, 16,24,25 5:8 7:12 8:24 9:5	<b>business</b> 15:10	
<b>additional</b> 8:9				
<b>address</b> 16:18				

<b>chairs</b> 27:11 <b>chance</b> 5:17 25:8 <b>change</b> 22:19 <b>chat</b> 6:20 13:13, 17,22 14:12 19:25 <b>check</b> 10:21 26:4 <b>chime</b> 8:19 <b>chose</b> 11:17 <b>chosen</b> 15:5 <b>clarification</b> 29:10 <b>clarify</b> 14:9 <b>clear</b> 22:1 <b>clients</b> 12:12 <b>closed</b> 26:2 <b>closely</b> 19:3 <b>closing</b> 30:21 <b>co-chair</b> 5:8 <b>Coldwell</b> 12:11 <b>collaborative</b> 6:16 8:19 <b>collaboratively</b> 5:14 <b>color</b> 30:3 <b>Colorado</b> 18:20 <b>Columbia</b> 15:10 <b>commencing</b> 2:11 <b>comment</b> 13:19, 21,24 14:6,10,17 17:25 20:3 23:21 24:6 25:1 29:2,3 <b>comments</b> 8:17 21:19 26:11 <b>commercial</b> 30:11 <b>committee</b> 2:3, 10,17 4:3,20 6:18,19 7:12 9:19 20:20 24:3 28:8 30:25 31:11 <b>committees</b> 7:10 <b>communication</b> 24:7	<b>company</b> 15:9,12 <b>complete</b> 8:11 24:4 <b>completely</b> 30:6 <b>compliment</b> 24:3 <b>component</b> 12:24 17:12 <b>components</b> 13:3 <b>concepts</b> 11:14 <b>concern</b> 8:25 9:19 18:10,24 19:2,13 <b>concerned</b> 18:12 <b>concerns</b> 10:4 <b>conclusion</b> 10:8 <b>condition</b> 12:22 21:5 <b>conducted</b> 4:17 <b>conference</b> 5:4 <b>confusion</b> 10:9 <b>conserve</b> 20:24 <b>considered</b> 22:22 23:1 <b>constraints</b> 20:23 <b>consultant</b> 2:25 5:13 9:20 15:7 <b>consultants</b> 6:24 11:21 <b>continuing</b> 23:1 <b>contractors</b> 11:21 <b>COO</b> 2:22 7:7 11:8 13:9 19:16 22:12 26:15 29:9,19 <b>copies</b> 26:7 29:10 <b>copy</b> 25:5,19 26:6 29:7,11,14 30:4,6 <b>corner</b> 15:25 16:1,2 <b>correct</b> 10:14 11:16 24:12 30:9 <b>correction</b> 21:25 <b>corrections</b> 29:13	<b>correspondence</b> 25:7 <b>cost</b> 10:10 16:15, 16,20,22 17:4,5, 8,9,10 24:8 <b>costs</b> 11:7 12:13 17:6,11 <b>County</b> 2:2 4:2 6:12 25:6 <b>couple</b> 5:3,24 12:4 <b>coveting</b> 30:6 <b>Covid-19</b> 25:16 <b>crazy</b> 18:14 <b>critical</b> 30:17 <b>cycle</b> 7:23	<b>developed</b> 11:18 <b>devices</b> 18:3 <b>dig</b> 6:23 <b>digest</b> 22:5 <b>direction</b> 7:15 9:10 23:3 <b>director</b> 2:23 4:14,16,22,23, 24,25 5:7,8 7:8, 12,13 8:12,24 9:2,5,22 11:8 13:10 20:14 21:23 23:9,10, 19,20,23 25:3 29:5 30:8,24 <b>directors</b> 8:23 20:4 <b>disagreed</b> 10:6 <b>disagreement</b> 10:6 <b>discourage</b> 13:14 <b>discussed</b> 9:3 14:24 <b>discussion</b> 22:14, 20 <b>discussions</b> 15:24 <b>district</b> 2:1 4:1 24:19,25 <b>dividing</b> 26:23 <b>document</b> 8:11 20:7 22:8,16 25:16,24 <b>documents</b> 9:6 24:2 <b>Doug</b> 2:23 <b>draft</b> 2:3,10 4:3 19:18 22:16 23:6 29:11,14 31:12 <b>drafts</b> 8:9 <b>drain</b> 18:5 <b>drains</b> 19:6 <b>drew</b> 19:12 <b>drop</b> 27:8	<b>early</b> 14:23 15:23 <b>easily</b> 28:13,14 <b>echo</b> 30:23 <b>Eldridge</b> 2:24 5:10 <b>electrical</b> 12:14 <b>electronically</b> 25:18 <b>else's</b> 9:8 <b>email</b> 31:8 <b>EMG</b> 2:25 5:12 7:17 9:20 15:9 22:22 24:3 31:1 <b>ending</b> 2:12 <b>engineer</b> 10:12 <b>engineering</b> 24:16 <b>ensure</b> 15:1 23:2 <b>entire</b> 22:20 29:24 <b>envisioned</b> 23:24 <b>equestrian</b> 6:18 15:2,14,18 16:1, 9 17:3,25 18:17, 19,20,22 26:25 27:15 28:16 <b>equestrians</b> 28:6, 8,19 <b>equipment</b> 19:4 <b>essentially</b> 30:11 <b>estate</b> 12:11 30:12,15 <b>estimate</b> 11:6 12:23 13:7 <b>estimated</b> 12:10, 21 13:1,4 <b>estimates</b> 10:10 16:15 <b>evaluate</b> 8:3 <b>evening</b> 9:12 <b>Event</b> 2:2 4:2 27:16 <b>eventually</b> 13:6 <b>everybody's</b> 7:3 <b>everyone's</b> 5:15
---	---	---	--	--

<p><b>excellent</b> 30:9,18 <b>executive</b> 2:23 9:6 <b>expand</b> 15:23 23:11 <b>expanse</b> 23:1 <b>expenditure</b> 5:25 20:21 <b>expenditures</b> 20:8 <b>expenses</b> 28:21 <b>experience</b> 13:7 15:2,19 16:10,17 17:25 18:11,18 <b>eyes</b> 20:11</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>fabulous</b> 28:2 <b>faces</b> 5:5 <b>facilities</b> 2:3,10 4:3 15:13,16,18, 19 18:21 20:20 21:5 31:11 <b>Facility</b> 23:15 <b>facility's</b> 7:10 <b>fair</b> 2:2,24 4:2 5:10 22:24 27:16 <b>Fairground</b> 25:6 <b>Fairgrounds</b> 6:13 16:6 <b>falling</b> 18:1,16 19:1 <b>familiarity</b> 19:4 <b>feedback</b> 20:4 <b>feeds</b> 14:8 <b>feel</b> 20:3 <b>fellow</b> 8:23 <b>fifteen</b> 23:3,16 <b>final</b> 11:6,24 22:16 <b>finalize</b> 22:15 <b>finalized</b> 8:10 <b>finalizing</b> 23:6 <b>finally</b> 8:6 11:23</p>	<p><b>financial</b> 30:17 <b>find</b> 7:1 <b>fine</b> 8:21 21:5 <b>finishes</b> 12:14,15 <b>firm</b> 15:2,4 <b>fixed</b> 10:17 <b>float</b> 18:6 <b>floatation</b> 18:3 <b>flotation</b> 18:9 <b>focus</b> 27:1 <b>focused</b> 7:18 <b>follow</b> 11:11 <b>forgot</b> 21:21 <b>form</b> 30:12 <b>forward</b> 11:6 20:14 22:3 28:7, 22 <b>framing</b> 9:23 <b>frankly</b> 30:3 <b>free</b> 20:3 <b>Friend</b> 25:5 <b>Friends</b> 6:12 22:23 <b>full</b> 9:9,15 11:23 21:19 22:13 23:5 24:25 <b>function</b> 6:20 13:13,22 14:12 <b>future</b> 8:3,8 10:2 30:18</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>gaining</b> 23:1 <b>gallery</b> 9:15 <b>galvanized</b> 19:10 <b>Garrido</b> 2:11 <b>gate</b> 19:19 <b>gazillion</b> 25:21 <b>general</b> 11:14 16:22 26:24 <b>generalized</b> 12:8, 18 16:23 17:1 <b>generally</b> 13:2 17:11</p>	<p><b>Gibran</b> 3:3 14:1, 8 17:15,17,19,20 18:24 19:16 20:3 29:2,6,8,16,21, 23 30:2,5 <b>give</b> 5:23 6:11 7:4 10:18 11:18 12:2 <b>glad</b> 14:25 <b>goals</b> 7:21 <b>good</b> 13:4,18 23:13 26:12 28:20 29:2 <b>gosh</b> 21:21 <b>governance</b> 6:19 8:20 <b>great</b> 11:12 17:22 22:24 29:16 30:24 <b>ground</b> 7:22 <b>guess</b> 14:23 <b>guidance</b> 7:10,14 <b>guide</b> 7:24 8:1,5 10:2 <b>guides</b> 11:13 12:2,3 <b>guys</b> 28:9,23</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>half</b> 25:21 <b>hand</b> 9:17 <b>happened</b> 6:19 <b>happy</b> 19:22 28:2 29:19 31:8 <b>hard</b> 9:14 11:15 26:7 29:6,10,14 <b>HBAC</b> 12:14 <b>health</b> 20:16 26:4 <b>hear</b> 14:19 <b>Hearing</b> 20:2 <b>helpful</b> 20:7,15 22:2,8 23:17 <b>helping</b> 28:23 <b>hierarchy</b> 12:19 <b>high</b> 17:4</p>	<p><b>higher</b> 17:11 <b>highest</b> 6:8,9 <b>highlight</b> 15:25 <b>highlighting</b> 19:17 <b>historical</b> 15:3, 14,18 <b>home</b> 30:14 <b>hoping</b> 20:22 23:25 26:25 <b>horse</b> 18:14 19:8 <b>horses</b> 16:13 18:2</p> <hr/> <p style="text-align: center;"><b>I</b></p> <hr/> <p><b>I's</b> 19:19 <b>ideas</b> 24:13 <b>important</b> 21:13 <b>impressed</b> 24:5 <b>improvements</b> 28:5 <b>inaudible</b> 17:20 26:22 27:9 <b>included</b> 17:9 24:18 <b>incoming</b> 25:7 <b>incorporated</b> 21:2 <b>incorrect</b> 20:1 <b>increase</b> 13:1 <b>independent</b> 20:11 <b>indicating</b> 14:6, 10 19:25 <b>indicators</b> 10:18 <b>individual</b> 9:10 17:4,12 <b>individually</b> 16:7 <b>industry</b> 12:3 <b>information</b> 5:19 11:22 12:12 19:20 22:5 30:17 <b>infrastructure</b> 2:3,10 4:3 5:6 6:4 7:20,21 12:1</p>	<p>14:24 23:24 26:13 31:12 <b>initial</b> 11:20 <b>input</b> 8:8 9:8 22:4 <b>inspection</b> 30:14 <b>installation</b> 18:7 <b>installed</b> 18:25 <b>instance</b> 11:2 27:24 <b>intensive</b> 5:19 <b>intentions</b> 22:9 <b>interior</b> 26:1 27:23 <b>interrupt</b> 20:3 <b>introduce</b> 5:3,11 <b>involve</b> 24:15 <b>issue</b> 9:23 <b>issues</b> 11:4 27:9 <b>items</b> 6:2 10:17</p> <hr/> <p style="text-align: center;"><b>J</b></p> <hr/> <p><b>Jerry</b> 2:24 5:10 6:24 11:1,18 30:25 <b>jump</b> 19:16 <b>jumping</b> 6:21 8:23 <b>jurisdictions</b> 24:11</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>Karns</b> 2:22 5:10 7:7 11:8 13:9 19:16 22:12 26:15 29:9,19 <b>Kazolas</b> 3:2 13:25 14:3,13 26:21 <b>keeping</b> 28:20 <b>Ken</b> 2:22 5:10 6:24 7:4 10:25 12:17 15:22 21:24 22:10 23:16 31:1</p>
--	--	--	--	--

<b>kick</b> 9:18 <b>kicked</b> 19:9 <b>kind</b> 5:20,21,22 6:5,11,16 7:4 8:19 9:7 20:17, 19 21:2,3,6 <b>kinds</b> 19:9 <b>knew</b> 19:18,20 <b>knowledge</b> 23:2 <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <b>La</b> 2:23 4:14,16, 24,25 5:8 7:12 8:24 9:5 23:19, 20,23 25:3 30:8, 24 <b>labor</b> 17:5 <b>ladies</b> 18:14 <b>laptop</b> 17:21 <b>large</b> 5:18 25:8, 18 <b>larger</b> 10:18 <b>lead</b> 4:14,19 <b>Leigh</b> 13:25 <b>Leigh-ann</b> 3:2 14:3,13,16 26:17,18,19,20, 21 29:2 30:4 <b>lessen</b> 12:25 <b>letter</b> 6:13 10:3 22:23 25:6 <b>leveling</b> 27:9 <b>lie</b> 28:18 <b>life</b> 7:23 12:21,23 13:1,4 24:1 <b>list</b> 18:22 28:16 <b>listen</b> 9:12 <b>long</b> 23:13,14 <b>long-term</b> 6:10 <b>looked</b> 10:7 19:3 <b>lot</b> 6:21 10:11,12 19:20 22:5 29:15 30:13 <b>lots</b> 19:19	<hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <b>made</b> 16:17 17:24 25:22 <b>magnitude</b> 10:16 11:13 <b>maintaining</b> 27:19 <b>maintenance</b> 13:4 24:8,17,21 26:24 <b>maintenancing</b> 23:15 <b>major</b> 7:15 10:4, 6 <b>make</b> 8:17 13:21 14:6,9 16:4 17:19 19:22 20:11,12 21:19 22:1,8 23:20 28:4 29:14 <b>making</b> 4:10 5:25 9:24 <b>manager</b> 2:24 5:12 <b>mandating</b> 6:5 21:14 <b>manufacturer</b> 19:1 <b>manufacturers</b> 12:21 <b>map</b> 5:24 6:2,5 20:7 21:6,8 <b>Mark</b> 2:25 5:13 7:16 9:20 11:15 12:1,4,7 13:9 15:7,8 16:18,20 18:19 22:17 31:1 <b>Marshall</b> 12:9 <b>Maryland</b> 15:10 <b>master</b> 7:25 21:7 <b>Means</b> 12:9 <b>meant</b> 6:4 <b>mechanism</b> 18:9 <b>meeting</b> 2:10,23 8:8 9:22 21:20 25:7,11 26:13 29:12 31:12	<b>Member</b> 2:18 <b>members</b> 2:17 5:4 8:16 9:16 13:12,18 22:4,6 25:8 <b>memory</b> 12:5 <b>mention</b> 21:21 <b>mentioned</b> 19:5, 7 24:7 27:23 <b>message</b> 29:6 <b>metal</b> 17:2 <b>Michele</b> 2:22 5:9 13:11 14:4 21:23 22:10 25:4 30:20 <b>middle</b> 31:7 <b>mind</b> 15:7 <b>minimum</b> 24:13 <b>mint</b> 21:5 <b>missed</b> 19:21 <b>mistake</b> 21:25 <b>move</b> 8:17 11:5 <b>moving</b> 22:3 <b>multi-national</b> 15:12 <b>multiple</b> 26:16 29:4 <b>Mundekis</b> 3:1 9:21 <b>museum</b> 16:3 <b>mute</b> 8:13 14:19 <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <b>names</b> 5:5,6 12:4 <b>national</b> 12:10, 20 <b>nationwide</b> 15:9 <b>necessarily</b> 12:24 15:18 <b>Neighbors</b> 6:12 22:24 25:5 <b>Newton</b> 2:18 9:3 <b>nice</b> 20:10 <b>night</b> 31:7 <b>nomenclature</b> 16:24	<b>normal</b> 24:17 <b>note</b> 21:13 <b>number</b> 17:6 20:15 24:2 <b>numbers</b> 10:15, 19 11:25 12:8,18 <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <b>OC</b> 2:24 5:10 14:1 16:6 17:14, 18 <b>occurs</b> 13:8 <b>OCFEC</b> 2:10 31:11 <b>October</b> 2:4,12 4:4 25:11 <b>offhand</b> 18:23 <b>ongoing</b> 10:9 24:17 <b>open</b> 25:15 <b>operating</b> 24:18 <b>operator</b> 27:16 28:19 <b>opportunity</b> 7:9 8:8 <b>Orange</b> 2:2 4:2 6:12 25:5 <b>order</b> 10:16,18 11:13 18:8 26:12 28:21 <b>orders</b> 10:16 <b>outgoing</b> 24:8 <b>outstanding</b> 24:4 <b>overarching</b> 5:22 <b>overflow</b> 18:8 <b>overviews</b> 11:14 <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <b>p.m.</b> 2:5,11,12 4:5 31:13 <b>packet</b> 25:11 <b>pages</b> 25:21 29:15 <b>painstakingly</b> 22:7	<b>paint</b> 24:20,21 28:2 <b>painted</b> 28:3 <b>painting</b> 27:23 <b>part</b> 6:22 16:5,6 22:20 25:10 30:25 <b>partitions</b> 28:12 <b>patched</b> 28:14 <b>patios</b> 27:6,10,17 <b>Patricia</b> 2:11 <b>people</b> 4:12 5:3 6:21 8:19 10:9 13:23 16:10 27:10,25 28:24 30:13 <b>percent</b> 15:17 19:18 <b>perfect</b> 14:22 19:19 <b>person</b> 6:17 <b>personality</b> 16:6 <b>Pham</b> 2:18 4:22, 23 5:7 7:13 8:24 9:2 21:23 23:9, 10 <b>phone</b> 17:22 <b>pick</b> 11:3 13:17 14:12 <b>pipng</b> 17:8 <b>pivot</b> 21:7 <b>place</b> 28:2 <b>places</b> 12:19 <b>plan</b> 8:1 21:7,10, 18 23:13 <b>planning</b> 30:17 <b>pledge</b> 4:13,15, 17 <b>plural</b> 7:11 <b>point</b> 8:24 9:8 22:15,17 28:9 <b>pointed</b> 8:6 <b>policy</b> 9:10 <b>pop</b> 13:10 <b>portions</b> 29:25
---	--	---	---	--



<p><b>post-covid</b> 20:18  <b>posted</b> 8:10,11  13:16 29:24  <b>prefer</b> 29:12  <b>Present</b> 2:21 4:21  <b>presents</b> 8:3  <b>pretty</b> 23:17  <b>price</b> 11:24  <b>prices</b> 10:23  <b>print</b> 25:20 26:7  29:25  <b>printer</b> 30:3  <b>prior</b> 9:3  <b>prioritize</b> 11:5  20:9,10  <b>priority</b> 6:9  20:16  <b>private</b> 27:15,25  <b>problem</b> 23:10  <b>process</b> 7:6 8:7  14:9 20:5,9  <b>processes</b> 10:1  <b>product</b> 12:10  24:1,5  <b>project</b> 2:24 5:12  7:18 11:17 16:10  24:15,23 31:2  <b>projects</b> 6:9 8:4  9:11 10:17,18,  19,24 20:21,22  21:15 24:9,11  26:24  <b>prolonged</b> 13:5  <b>property</b> 15:25  16:1,3,5 20:17  21:9 26:2 30:18  <b>public</b> 5:4,16  8:16,17 13:12,  16,19 16:3 22:6  25:8,19,23 26:2,  8  <b>published</b> 10:23  12:20  <b>pull</b> 20:24  <b>put</b> 5:5,23 6:10  10:13,15 11:24  12:11 14:11</p>	<p>27:7,11,18 28:23  <b>putting</b> 10:16</p> <hr/> <p><b>Q</b></p> <hr/> <p><b>question</b> 6:22  9:19 14:4,23  17:24 19:15,25  25:13 29:9,16  31:8  <b>questions</b> 5:15,  21 6:15,23 7:3  8:25 11:10 17:22  25:4 31:3  <b>quotes</b> 10:20  11:15</p> <hr/> <p><b>R</b></p> <hr/> <p><b>R.S.</b> 12:9  <b>radio</b> 14:8  <b>raise</b> 9:1  <b>raising</b> 9:16  26:18  <b>range</b> 15:15  <b>re-emphasize</b>  5:23  <b>read</b> 25:8,22  <b>reading</b> 22:23  <b>real</b> 12:11 30:11,  15  <b>ream</b> 24:20  <b>reason</b> 16:8,11  19:15  <b>reasonable</b> 10:8  <b>reasoning</b> 6:3  <b>reasons</b> 27:10  <b>recall</b> 12:5  <b>recently</b> 15:11  <b>recognize</b> 5:5  13:6  <b>recognizing</b>  19:13  <b>recommendation</b>  16:14 18:13  <b>recommendation</b>  s 15:1 16:11</p>	<p>22:21,25  <b>recommends</b>  19:1  <b>recording</b> 13:15,  17  <b>records</b> 26:9  <b>red</b> 11:3  <b>reference</b> 7:24  <b>referred</b> 16:12  <b>reflect</b> 19:23  <b>Reggie</b> 3:1 9:21  11:12 24:7,12  <b>Reggie's</b> 11:10,  11  <b>regular</b> 26:8  <b>reiterate</b> 12:17  <b>related</b> 12:1  <b>relates</b> 11:25  <b>relative</b> 9:10  <b>rely</b> 9:15  <b>remaining</b> 12:23  <b>remember</b> 15:1  <b>removed</b> 28:13  <b>rented</b> 27:24  <b>reopening</b> 21:7  <b>repair</b> 24:22  <b>repairing</b> 27:20  <b>repairs</b> 27:13,21  <b>replaced</b> 13:6  18:13 28:15  <b>replacement</b>  12:13 16:16 17:8  <b>replacing</b> 16:14  <b>report</b> 10:5,8,13  21:14 24:4 29:24  30:9,14,15,16,18  <b>reported</b> 2:10  <b>Reporter</b> 2:11  <b>reports</b> 10:12,24  <b>represents</b> 15:17  <b>request</b> 26:9  29:17  <b>require</b> 18:7  <b>required</b> 26:5</p>	<p><b>requiring</b> 6:6  21:14  <b>resources</b> 20:24  <b>response</b> 26:8  <b>responsibilities</b>  28:17  <b>responsible</b>  27:19  <b>rest</b> 13:15  <b>restrooms</b> 11:4  <b>review</b> 9:15 24:2  25:1 26:13 27:1  <b>reviewed</b> 9:6  <b>revision</b> 29:14  <b>revisit</b> 19:22  <b>RICHARD</b>  29:18  <b>Richards</b> 2:22  5:9 13:10 21:24  25:10,25 26:17  29:23 30:4,23  <b>riders</b> 27:11  <b>road</b> 5:24 6:2,5  20:7 21:6,8  28:22  <b>roll</b> 4:19  <b>roof</b> 24:22  <b>rooms</b> 27:7,23  <b>rough</b> 11:20,22  <b>round</b> 12:5  <b>Ruiz</b> 7:13  <b>run</b> 23:14  <b>rush</b> 22:14  <b>rusty</b> 28:10</p> <hr/> <p><b>S</b></p> <hr/> <p><b>safety</b> 20:16  <b>savvy</b> 25:20  <b>scope</b> 9:11 11:19,  23  <b>screening</b> 26:5  <b>Sean</b> 2:24 5:11  7:16 31:1  <b>Secretary</b> 2:23  4:20,22,24 5:1</p>	<p>8:18 29:5  <b>seeking</b> 22:3  <b>send</b> 21:23  <b>separation</b> 24:8  <b>service</b> 12:9,25  <b>services</b> 12:15  <b>set</b> 9:25 20:11,17  24:13  <b>share</b> 27:25  <b>ship</b> 26:6,7  <b>Shorthand</b> 2:11  <b>shout</b> 6:11  <b>significant</b> 24:15  <b>significantly</b>  16:15  <b>simple</b> 18:7  <b>single</b> 24:22  <b>sink</b> 17:1,2,9  <b>sinks</b> 16:12,13  17:4 18:4 19:6  <b>site</b> 7:25 12:15,22  21:7  <b>sites</b> 15:13  <b>Slay</b> 2:24 5:11  7:16  <b>slides</b> 9:14  <b>slow</b> 6:22  <b>smaller</b> 10:19  <b>solicit</b> 11:22  <b>solid</b> 22:8  <b>someone's</b> 26:3  <b>something's</b>  21:25  <b>sort</b> 12:15 19:7  27:12 28:23  <b>source</b> 10:9  <b>spaces</b> 27:24  28:20  <b>speak</b> 9:23 13:13,  24  <b>speakers</b> 26:16  29:4  <b>speaking</b> 15:7  20:13</p>
---	--	---	--	---

<b>special</b> 6:11 <b>specific</b> 16:9,24 20:1 24:9 <b>specifically</b> 15:24 <b>spoken</b> 28:6 <b>staff</b> 8:3 9:16 24:3 30:25 <b>stainless</b> 17:1 19:11 <b>stall</b> 19:8 <b>stalls</b> 28:12 <b>standard</b> 12:3 <b>standards</b> 12:20 <b>start</b> 4:11,13 11:11 20:8 21:17 <b>started</b> 7:12 <b>State</b> 2:11 <b>steel</b> 17:1 19:11 <b>stenographically</b> 2:10 <b>step</b> 27:9 <b>steps</b> 8:9 22:10, 21 23:5,7 <b>stone</b> 9:25 <b>stop</b> 10:14 25:21 <b>Stout</b> 3:3 17:17, 20 18:24 29:8, 16,21 30:2,5 <b>Strike</b> 29:17 <b>structure</b> 24:22 28:14 <b>study</b> 23:24 <b>summary</b> 5:19 9:6 30:12 <b>Summer</b> 2:23 4:18 8:16 29:17 <b>support</b> 7:15 <b>Surdam</b> 2:25 5:13 7:17 9:20 12:7 15:8 16:20 18:19 <b>Swift</b> 12:9 <b>systems</b> 12:13	<hr/> <b>T</b> <hr/> <b>tack</b> 27:7,23 <b>taking</b> 21:16 <b>team</b> 2:24 5:10 20:12 <b>technical</b> 10:11 <b>technologically</b> 25:20 <b>ten</b> 23:3,16 <b>term</b> 17:1 23:12, 14 <b>thing</b> 12:7,16 17:21 19:7 27:22 30:8 <b>things</b> 6:9 10:17 12:25 13:6 15:23 17:23 18:12 19:10,12 24:10 27:14,17 28:10 <b>thinking</b> 30:13 <b>thought</b> 5:22 10:8 <b>thoughts</b> 9:8 20:5 <b>thousands</b> 15:13 <b>time</b> 4:10 5:20 9:9,17 11:10 13:5 14:4 21:22 22:6,18 24:6 <b>today</b> 7:3 <b>tolerate</b> 18:15 <b>tonight</b> 31:3 <b>tool</b> 7:24 8:5 9:24 <b>totally</b> 29:22 <b>touch</b> 11:2 <b>trailer</b> 11:5 <b>trainers</b> 27:7,18, 24 <b>troughs</b> 17:2 <b>turn</b> 7:3 8:12 21:18 <b>twenty</b> 23:3 <b>type</b> 16:24 30:15, 16	<b>types</b> 15:19 18:11 <hr/> <b>U</b> <hr/> <b>ultimately</b> 7:25 8:2 9:9 <b>umbrella</b> 5:22 <b>unclear</b> 21:25 <b>understand</b> 7:23 10:13 <b>understanding</b> 8:18 10:21 11:12 <b>undertaking</b> 7:15 <b>unique</b> 16:6 <b>unmute</b> 26:18 <b>unwieldy</b> 16:25 <b>updates</b> 5:7 <b>urinated</b> 19:9 <b>user</b> 26:25 <b>utilize</b> 12:20 <b>utilizing</b> 11:21 <hr/> <b>V</b> <hr/> <b>Valley</b> 18:21 <b>values</b> 12:19 <b>Vaulting</b> 14:1 17:14,19,21 <b>venting</b> 17:9 18:5 <b>Veritas</b> 15:12 <b>versus</b> 6:9 10:19 24:9 27:4 <b>visit</b> 12:22 <b>visits</b> 20:17 <b>voluminous</b> 5:18 25:16 <hr/> <b>W</b> <hr/> <b>wait</b> 29:12 <b>waive</b> 14:7 <b>wake</b> 31:6 <b>wall</b> 18:2,16 19:2 28:10	<b>walls</b> 28:10,11 <b>wanted</b> 4:11 5:2, 11,22 8:15 10:21 14:22 29:25 <b>water</b> 17:2 18:1, 6,15 <b>waters</b> 16:13,14, 16 18:1,16 <b>ways</b> 11:20 <b>website</b> 8:10 13:16 29:24 <b>Wednesday</b> 2:4, 12 4:4 <b>weigh</b> 20:15 <b>Whitestone</b> 12:11 <b>Wonderful</b> 25:12 <b>wondering</b> 15:4 16:9 <b>wood</b> 11:3 <b>wooden</b> 27:6 <b>work</b> 4:11 7:19 9:11 10:5,11,20 11:19,23 18:9 24:16 30:24 31:2 <b>working</b> 5:14 28:7,20,22 <b>workload</b> 15:17 <b>works</b> 7:25 11:12 <b>Workshop</b> 2:10 <b>world</b> 5:20 <b>written</b> 10:12 <b>wrong</b> 10:15 <hr/> <b>Y</b> <hr/> <b>year</b> 21:1,4 <b>years</b> 5:24 15:11 21:11 22:19 23:4,16,24 <hr/> <b>Z</b> <hr/> <b>zone</b> 11:3 27:1 <b>zones</b> 6:8 <b>Zoom</b> 2:12 5:3 8:15 13:12,15	26:22
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