



BALBOA PARK STATION AREA COMMUNITY ADVISORY COMMITTEE (BPSACAC)

AGENDA

Tuesday, November 27, 2018

6:00 pm -8:00 pm

City College of San Francisco, Multi-Use Building, Room 140, First Floor, 55 Frida Kahlo Way, SF, CA

1. Order of Business (Aaron Goodman, Chair) 20 minutes
 - a. Welcome and Call to Order/Roll Call
 - b. Approval of September 25, 2018 Meeting Minutes -Discussion and possible action
 - c. Resignation of member Robert Muehlbauer –Discussion and possible action
2. Presentation on proposed #54 Felton Bus Route Changes. Informational Item Only. (SFMTA Public Relations Officer Bonnie Jean von Krog and SFMTA Transportation Planner Tracey Lin) 20 minutes
3. Presentation Geneva Car Barn and Powerhouse Project. Informational Item only. SF Recreation and Parks Planner Reem Assaf), 20 minutes
4. Presentation on Geneva -San Jose Intersection Study. Informational Item Only. (SFMTA Engineer Tony Henderson) 25 minutes
5. Presentation on Excelsior and Outer Mission Neighborhood Strategy. Informational Item Only. (SF Planning, Planner Reanna Tong) 10 minutes
6. Closing Business (Chair) 15 minutes
 - a. General Public Comment. Members of the public may address the Committee on matters that are within the Committee's jurisdiction not on the meeting agenda.
 - b. CAC member Information and Agenda Item Request (For Discussion Only) 15 minutes



Transit Directions to City College Ocean Campus: 511.org

- BART or MUNI (J/M/K) to Balboa Park Station
- Muni Routes 8, 8BX, 29, 43, 49, 54
- Parking: Permits are required to park in any lot, day or evening. For more information, contact Campus Police, Cloud Hall 119, (415) 239-3200.

ACCESSIBLE MEETING POLICY

The Balboa Park Station Area Community Advisory Committee meeting will be held in Room 140 at City College of San Francisco, 55 Frida Kahlo Way, Multi-Use Building. The closest accessible BART station is the Balboa Park Station. Accessible Muni transit serving this location are: Muni Metro Lines J Church, K Ingleside, M-Ocean View; 8 Bayshore, 8BX Bayshore B Express, 29 Sunset, 43 Masonic, 49 Van Ness-Mission, 54 Felton. For information about Muni accessible services, call 415-701-4485.

The meeting room is wheelchair accessible. Parking permits are required to park in any lot, day or evening. For more information, contact Campus Police, Cloud Hall 119, (415) 239-3200. To obtain a disability-related accommodation, including auxiliary aids or services, or to obtain meeting materials in alternative format, please contact Kim Walton at 415-701-4566. Providing at least 72 hours notice will help to ensure availability. Written reports or background materials for agenda items are available for public inspection and copying at 1 South Van Ness Avenue 7th floor during regular business hours and are available online at www.sfmta.com.

To assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

To obtain a disability-related accommodation, including auxiliary aids or services, or to obtain meeting materials in alternative format, please contact Kim Walton at 415-701-4566. Providing at least 72 hours' notice will help to ensure availability. Written reports or background materials for calendar items are available for public inspection and copying at 1 South Van Ness Ave. 7th Floor during regular business hours and are available on-line at www.sfmta.com/cac. Public comment will be taken on each item before or during consideration of the item.

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The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chairman may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

Agenda Item #1

- ❖ Approval of September 25, 2018 Meeting Minutes

- ❖ Resignation letter from Member Robert Muehlbauer,
 - ❖ Dated November 8, 2018



BALBOA PARK STATION AREA COMMUNITY ADVISORY COMMITTEE (BPSACAC)
Draft Meeting Minutes

Tuesday, September 25, 2018

6:00 pm -8:00 pm

City College of San Francisco, 55 Frida Kahlo Way Multi-Use Building, First Floor, Room 140

1. Order of Business and Roll Call (SFMTA Staff Liaison) 20 minutes

Seat No.	Name	Representing	Attendance
1	Tiffany Ng	Low-income or underserved interests	Present
2	Nell Selandar	Youth and Families interests	Present
3	Javier Vigil	Student, faculty, and staff interests	Excused
4	VACANT	Senior/Disabled Community Interest	As of January 23, 2018
5	Robert Muehlbauer	Muni Riders Interests	Present
6	Jason Chommanard	Pedestrian and Bicyclist interests	Present
7	Aaron Goodman	Neighborhood Residents interests	Present
8	Luis Licea	Community & Economic Development interests	Absent
9	Jessie Fernandez	Non-Profit Organization/community group interests	Present

1. **Approval of July 24, 2018 Meeting Minutes -Discussion and possible action (Chair)**

Nell Selandar and Aaron Goodman provided changes to the July 24, 2018 minutes:

- 1.) There is only one "l" in Selandar; and
- 2.) On Page 2, Item #3 should state that " Safety needs to be improved for example on Silver Avenue at Lisbon."

Nell Selander motioned that the July 24, 2108 minutes be approved and Tiffany Ng seconded the motion.

CAC member comment/discussion -None

Public comments- None

On the Motion:

That the July 24, 2018 minutes be approved with the aforementioned changes.

ADOPTED: AYES - Goodman, Fernandez, Ng, Selander, Chommanard, Muehlbauer
 NAYES – None
 ABSENT– Licea, Vigil

2. Discussion of Notification of Project Receiving Environmental Review - Balboa Park Upper Yard Project Description -Discussion and possible action (Chair) (30 minutes)

Public Comment:

John Winston stated that the MTA should conduct a transit assessment. The developer of the Upper Yard project should not be tasked to conduct this assessment.

Scott Falcon commented that there have been three community meetings and that the developer will return to continue engaging the public and CAC in the process.

Nell Selandar made a motion that was seconded by Robert Muehlbauer:

Motion to request the environmental planning staff at the November meeting or the next one to provide a update on the environmental review process and any results from that analysis for CAC discussion and an overview of the process going forward and how the project will be approved.

Amended by Robert Muehlbauer to include the following language:

“And also consider the safety study at San Jose and Geneva in the transportation analysis.”

Public Comment:

Scott Falcon stated that the developer would like help from the Committee and community members to get clarity from the MTA about the timing of the study and its implications are working with them on our corner but the corner needs to connect throughout the intersection. Any support the CAC could give would be good.

John Winston stated that he thought another amendment would be to consider the effect of redesigning Ocean Avenue and the Geneva Avenue and the intersection here at Freda Kahlo Way and Ocean all that stuff is happening is connected.

On the motion:

ADOPTED: AYES Goodman, Fernandez, Ng, Selander, Chommanard, Muehlbauer
NAYES None
ABSENT Licea; Vigil,

3. Presentation on Environmental Review Process -SF Planning Department, invited Informational Only (15 minutes)

Representatives from the SF Planning Department were not able to attend. This item will be postponed to a later date when representatives are available.

4. Presentation on Balboa Eastside Project and Balboa Park Modernization, Tim Chan, BART, Informational Only –(30 minutes)

Public Comments: None

5. Closing Business (Chair)

a. General Public Comment. Members of the public may address the Committee on matters that are within the Committee's jurisdiction not on the meeting agenda. (20 minutes)

No comments from the general public.

b. CAC member Information and Agenda Item Request (For Discussion Only) 15 minutes

- Balboa Reservoir Notice of Preparation - EIR scoping meeting to be held on October 30, 2018 at 6 pm at City College.
- Free public form on "The Future of Transportation San Francisco" hosted by "Save Muni" group" on Saturday September 29, 2018 from 10 am to 12 noon at the SF Main Library

Adjournment of September 25, 2018 Meeting

Robert Muehlbauer motioned that the September 25, 2018 meeting be adjourned and Nell Selander seconded the motion

On the motion:

That the September 25, 2018 meeting be adjourned.

ADOPTED: AYES Goodman, Fernandez, Ng, Selander, Chommanard, Muehlbauer
NAYES None
ABSENT Licea; Vigil

The meeting ended at 7:20 pm.

Robert Muehlbauer, 57 Majestic Avenue, San Francisco, CA. 94112

Kim Walton, Senior Transportation Manager

SFMTA

Sustainable Streets Division

1 S. Van Ness Ave, 7th Flr

San Francisco, CA. 94103

November 8, 2018

Re: Resignation from Balboa Park Station Citizens Advisory Committee (BPSCAC)

Dear Kim,

I am writing to inform SFMTA and my fellow committee members that I am resigning from the BPSCAC. My resignation is effective immediately. Let me explain my reasons for doing this.

The BPSCAC is a unique citizens advisory committee because its advisory capacity is to serve the goals of the 2009 Balboa Park Station Area Plan adopted by Board of Supervisors. It goes beyond narrowly focused transit matters associated with Balboa Park Station and includes major public improvements in addition to other community development land use initiatives such as affordable housing. Having served several years on the committee it is apparent that SFMTA is not the appropriate agency to provide the BPSCAC with staff support. A senior manager there admitted it, saying that the Agency is "transit orientated" and without specific land use expertise. SFMTA should have expressed this limitation at the outset when City and SFMTA administrators were making decisions and agreements concerning staff support for the commission. The end result is that the BPSCAC has chronically suffered in its deliberations due to insufficient background information for committee members. One look at the level and expertise of staff support for the Balboa Reservoir Citizens Advisory Committee on which I also serve will confirm these impressions to anyone who attends those meetings.

Contributing to my decision to resign is that I understand that the BPSCAC will be allowed to sunset in January, 2019. I have served for nearly six years and maybe the value of my time on the BPSCAC has run its course. That said, if the committee does sunset I will be deeply disappointed at the lost opportunity to the neighborhoods and residents served by Balboa Park Station. There are major public projects currently underway at the station area and if the committee sunsets the public voice will be rudderless.

Sincerely,

Robert Muehlbauer

c: Mayor London Breed

Ed Reiskin

Asha Safai

Aaron Goodman, BPSCAC chair

Jon Winston, BRCAC chair

Agenda Item #2
54 Felton Bus Route Changes

- ❖ 54 Felton Route Update Survey
- ❖ 54 Felton Realignment Proposal

Agenda Item #3
Geneva Car Barn and Powerhouse Project

Project Manager Briefing Sheet

Balboa Park Station CAC – Work Plan - Project Manager Briefing Sheet

Name of Project	Geneva Car Barn and Powerhouse	
Date of CAC Meeting	November 27, 2018	
PM Request: Type of Action by CAC at this meeting (check box)	No formal action to be taken at this time	X
	Request from PM for Formal Support of Project (Via Motion)	
	Return to CAC at later date (TBD) to provide specific & agreed upon information not available at this meeting. (Via Motion)	
Agency/Department	Rec and Park	
Project Manager (s) Name (s)	Reem Assaf	
Brief Description of Project (provide additional information one (1) page max and attached to form.	See website: https://sfrecpark.org/project/geneva-car-barn-improvements/	

Project Timeline	Begin Date: Spring/Summer 2018	End Date: Spring/Summer 2019
Project Costs and Funding Sources	See website https://sfrecpark.org/project/geneva-car-barn-improvements/	
Type of Project	Check Box	
	Study	
	Pilot	
	Framework	
	Other (fill in) Renovation	X
Project Status at time of BPSCAC Meeting	Check Box	
	Conceptual Design	
	Planning	
	Design & Engineering	
	Construction	X
Most recent Outreach (including to BPSCAC)		
	When (date) 3/19/2018 Project Groundbreaking	
	Action (s) taken after outreach Construction Began	

Agenda Item #4
Geneva-San Jose Intersection Study

❖ **Project Manager Briefing Sheet**

❖ **Presentation**

Balboa Park Station CAC – Work Plan - Project Manager Briefing Sheet

Name of Project	Geneva Avenue/San Jose Avenue Intersection Study	
Date of CAC Meeting	November 27, 2018	
PM Request: Type of Action by CAC at this meeting (check box)	No formal action to be taken at this time	X
	Request from PM for Formal Support of Project (Via Motion)	
	Return to CAC at later date (TBD) to provide specific & agreed upon information not available at this meeting. (Via Motion)	
Agency/Department	SFMTA, Sustainable Streets Division	
Project Manager (s) Name (s)	Tony Henderson	
Brief Description of Project (provide additional information one (1) page max and attached to form.	<p>Balboa Park Station is one of the busiest transit hubs in the San Francisco Bay Area where four Bay Area Rapid Transit (BART) lines connect to three Muni Metro light rail lines and eight Muni bus routes. In addition to this heavy concentration of transit and pedestrian activity, the intersection of Geneva and San Jose avenues handles high volumes of automobile traffic due to its proximity to I-280 freeway ramps and the demand for pick-up and drop-off activity, as well as the direct connectivity that both Geneva and San Jose avenues provide to neighboring destinations.</p> <p>This study will develop conceptual design improvements to address safety issues near the intersection. The analysis will include a focus on passenger access to Muni's M Ocean View Line, which terminates within the Cameron Beach Yard on San Jose Avenue between Geneva and Niagara Avenues. This study will build upon past analyses and develop recommendations for improvements consistent with known plans.</p> <p>Through this study, the SFMTA is coordination with adjacent projects, including the Upper Yard Housing Development, and BART Plaza project.</p>	

Project Timeline	Begin Date: Fall 2016	End Date: Mid 2019
Project Costs and Funding Sources	NTIP Prop K, \$150,000	
Type of Project	Check Box	
	Study	X
	Pilot	
	Framework	
	Other (fill in)	
Project Status at time of BPSCAC Meeting	Check Box	
	Conceptual Design	
	Planning	X
	Design & Engineering	
	Implementation	
Most recent Outreach (including to BPSCAC)		
	When (date): BPSCAC (4 meeting presentations); Project open house (Oct 2016); Balboa Park In-Station Outreach (March 2018); Upper Yard Outreach Meetings; Supervisor Briefing	
	Action (s) taken after outreach: Incorporate feedback into conceptual designs.	



Geneva/San Jose Intersection Study

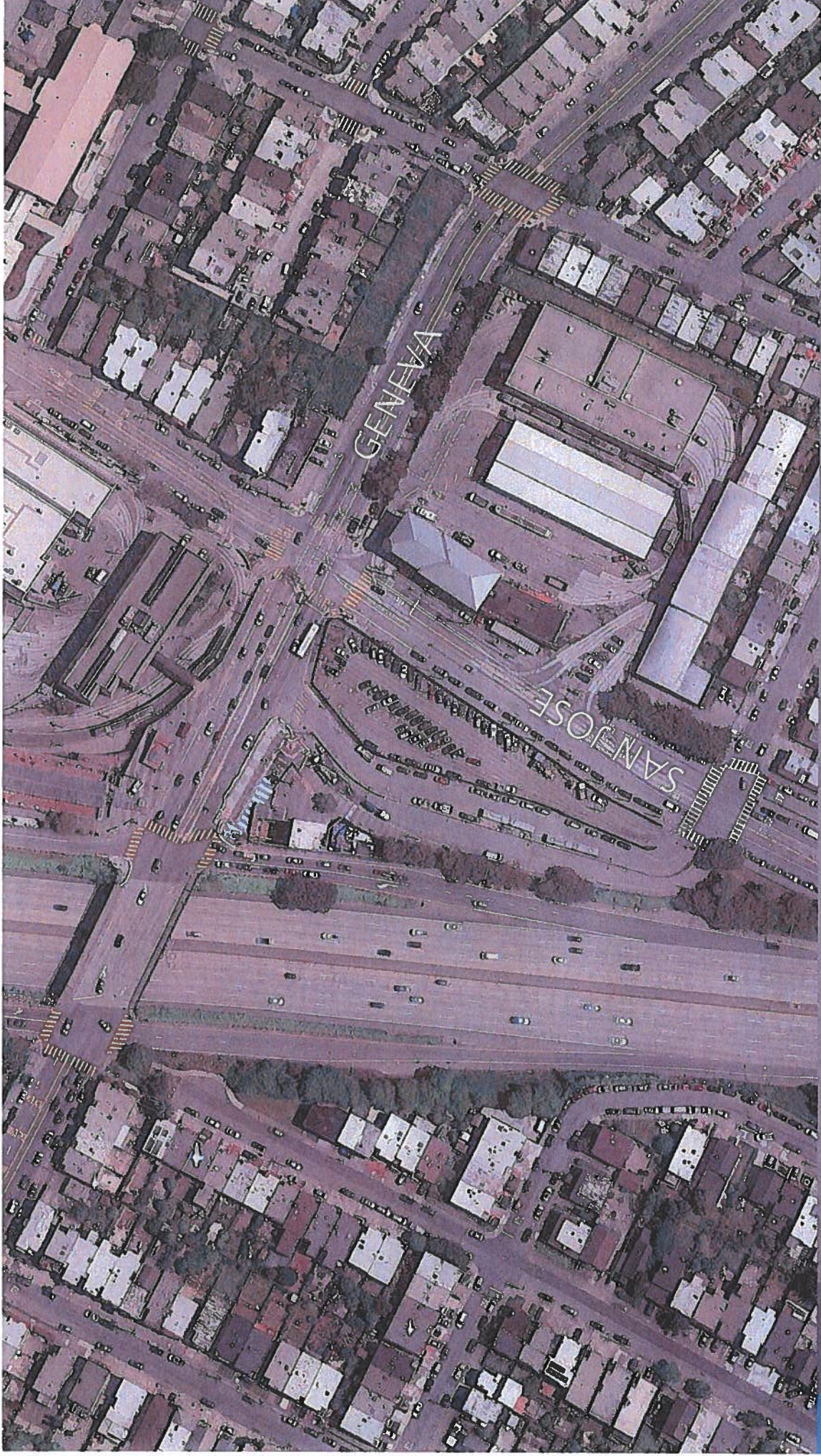
Project Update

Balboa Park Station CAC

November 27, 2018

Study Overview

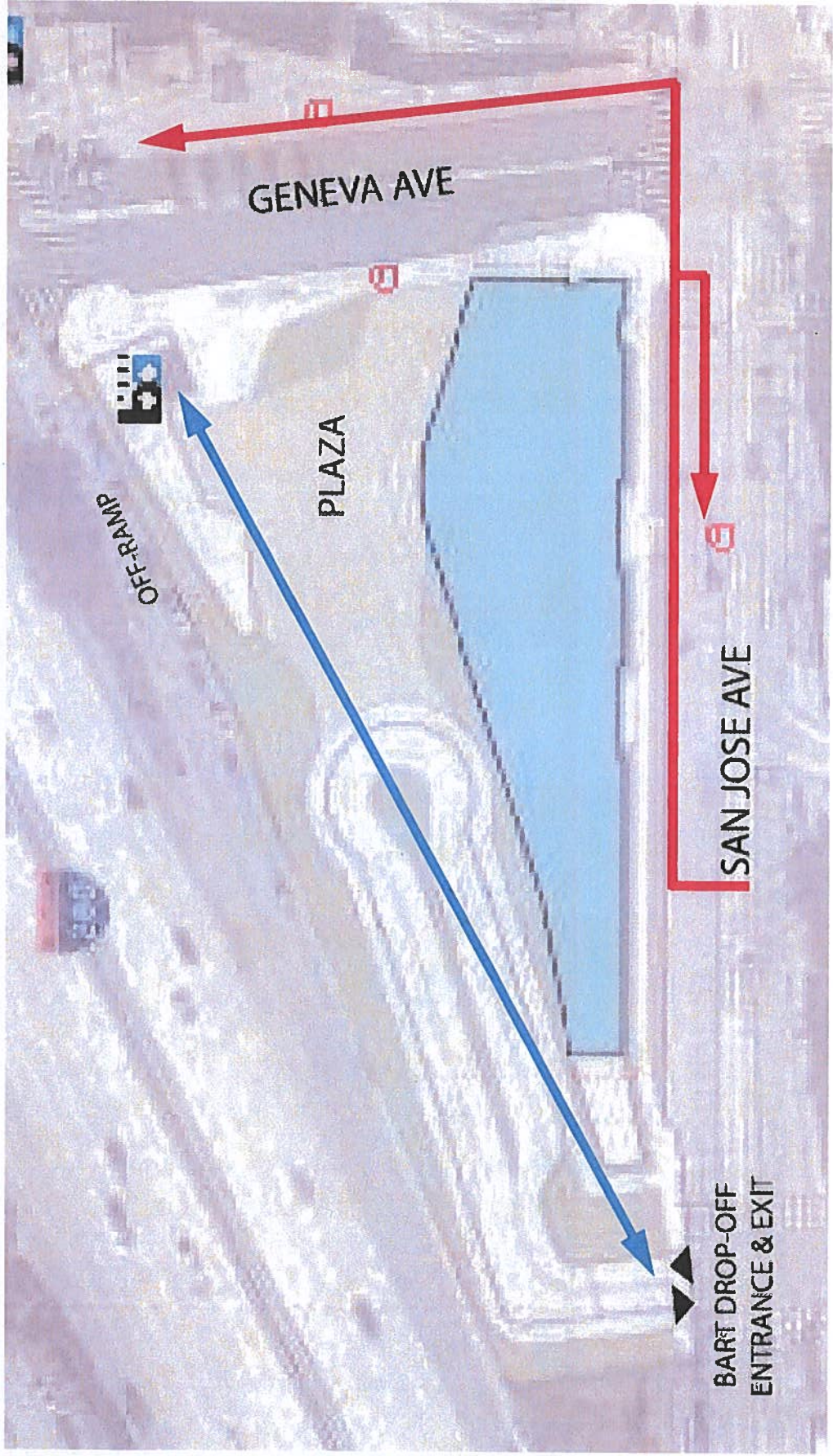
Develop concepts to improve multimodal safety and access to transit
Coordinate with BART, Upper Yard and Geneva Car Barn/Powerhouse



SFMTA

BART Plaza and Upper Yard

Proposed designs provide opportunity to relocate M Line pickup/drop-off to SJ/Niagara intersection with improved pedestrian connection to BART



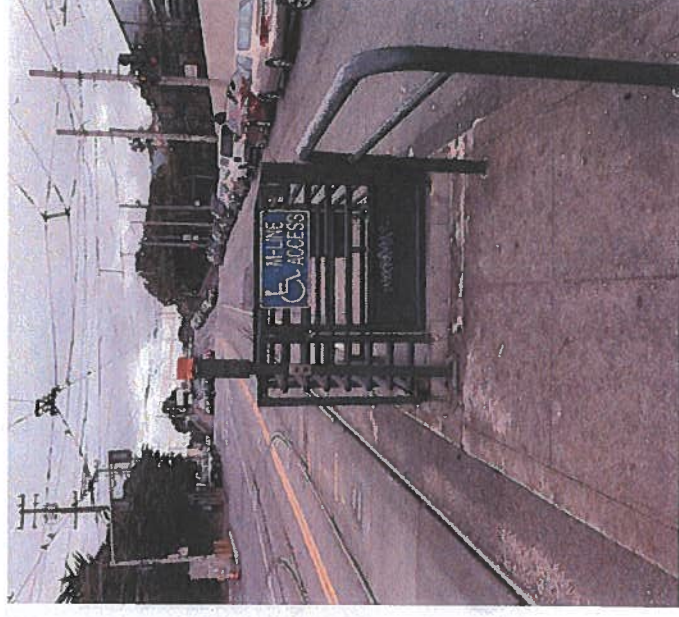
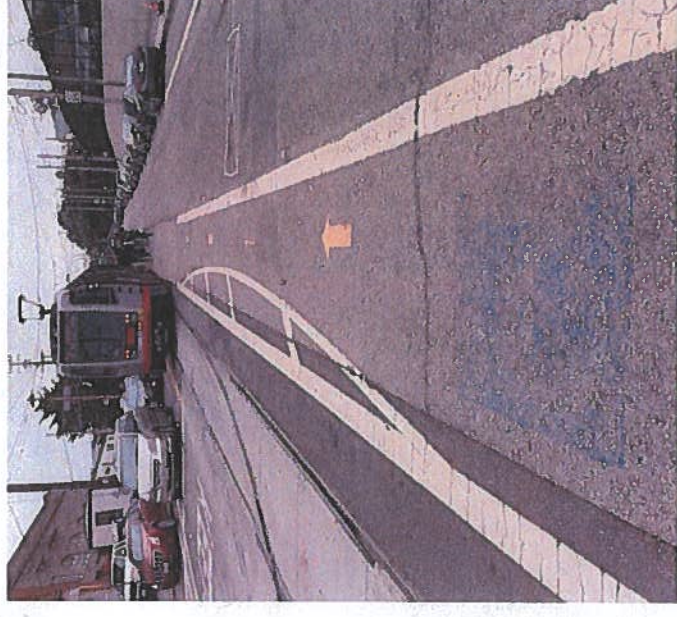
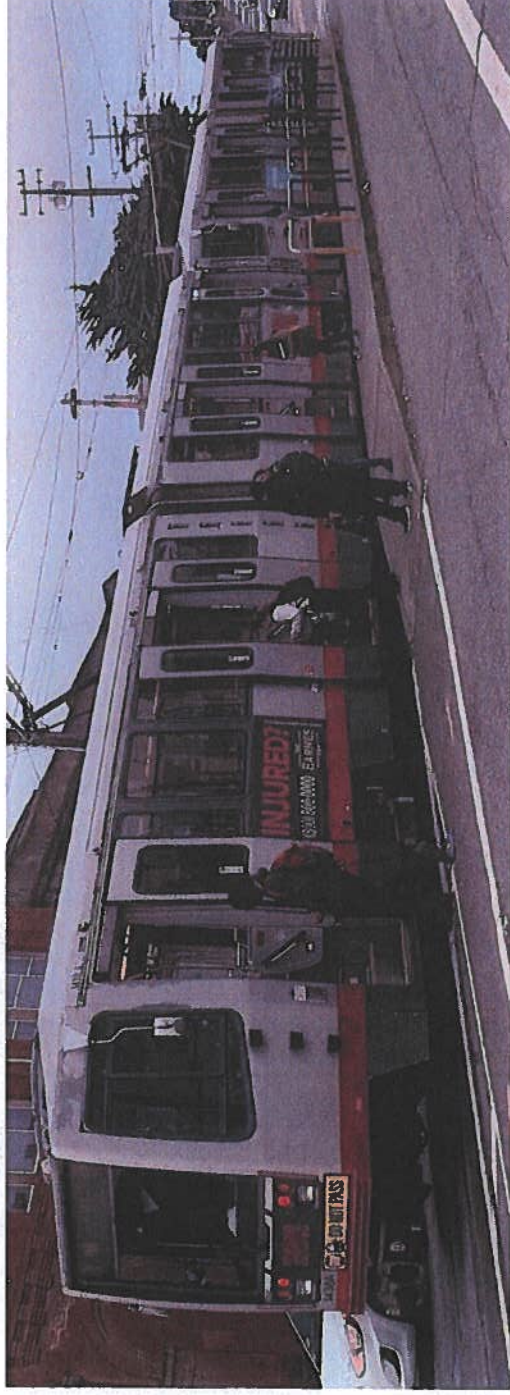
Upper Yard Opportunities

Building setback will reduce sidewalk pinch point on Geneva and improve visibility between turning motorists and pedestrians



M Line – Inbound

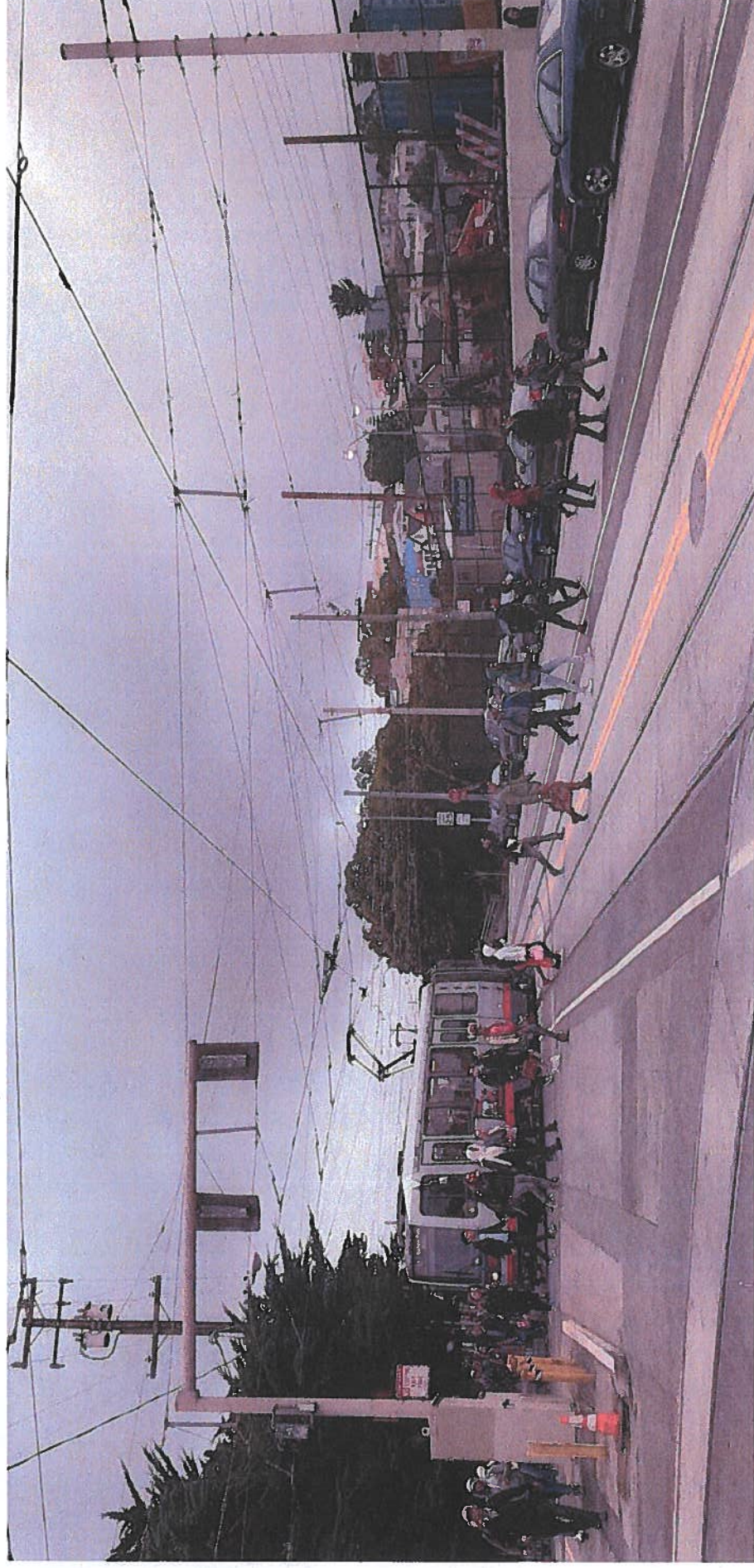
- Boarding island does not accommodate two-car train
- Boarding island does not connect to crosswalk
- Mechanical lift is unreliable



M Line - Outbound

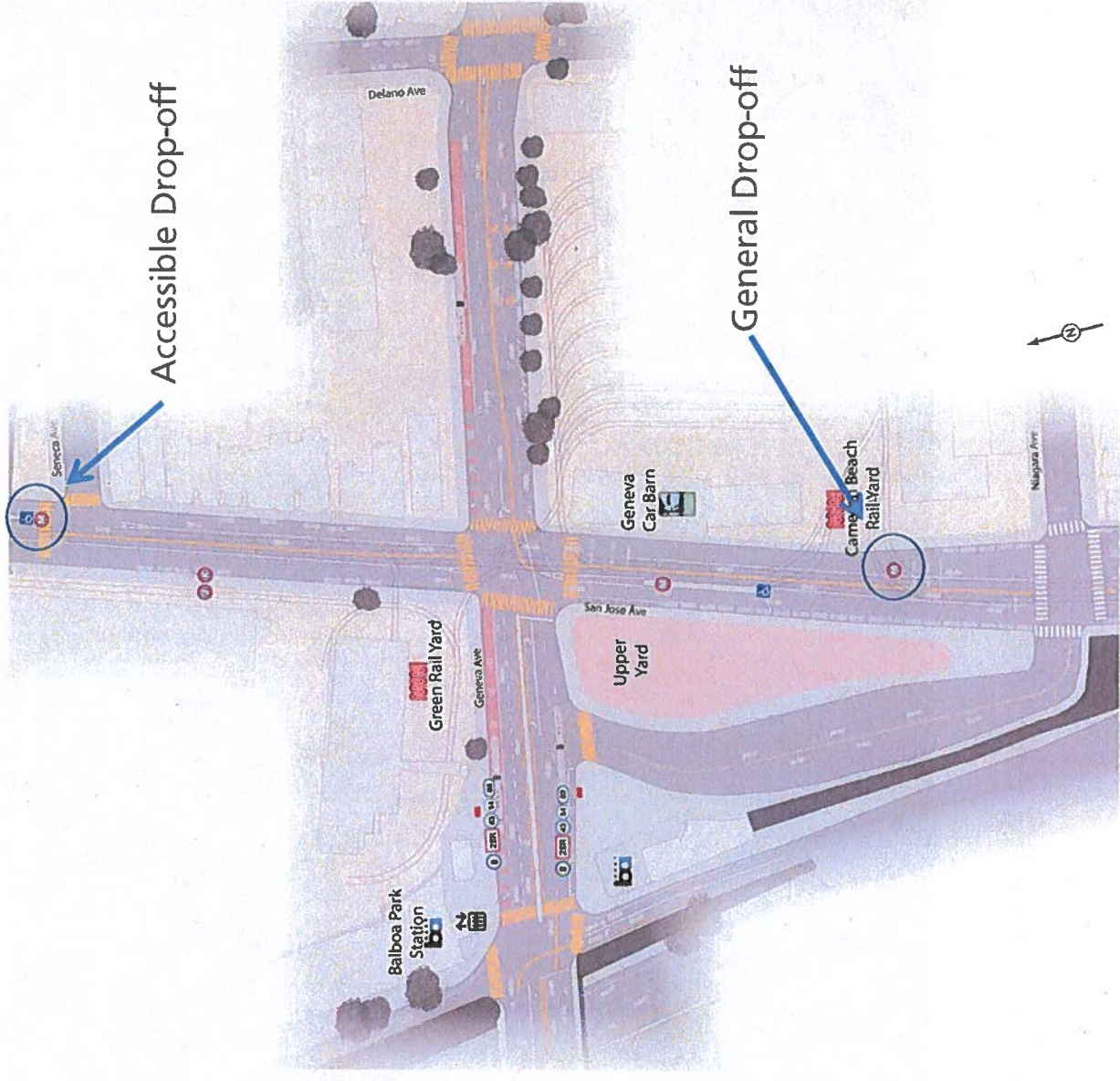
Drop-off lacks standard facilities

Trains drop-off at the yard gate and many customers cross midblock



Existing Accessible Drop-off

- Accessible drop-off is two blocks away at SJ/Seneca
- Requires a circuitous route that increases travel time for the ramp user and causes Muni delays



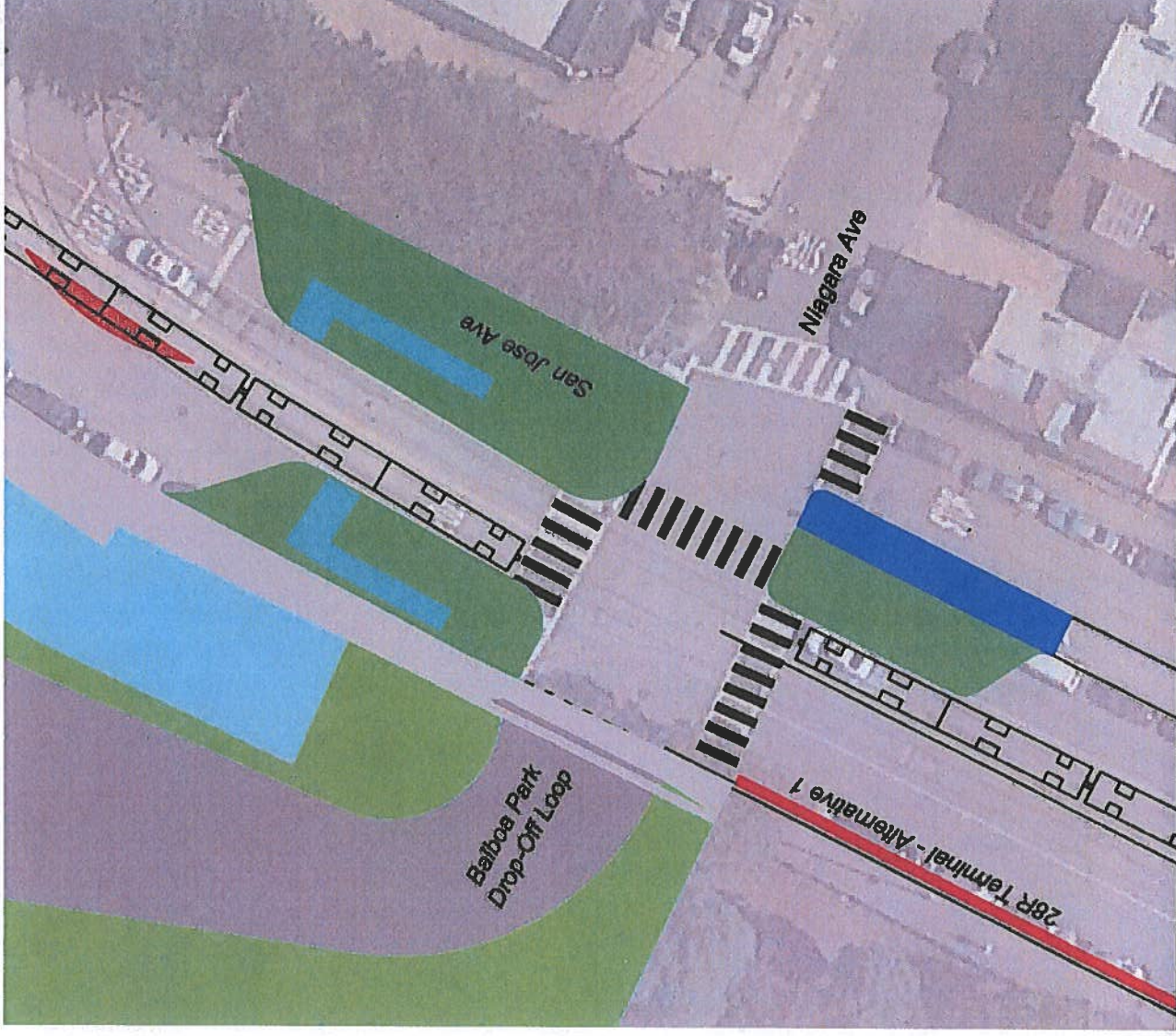
Design Constraints

Track turns restrict placement of boarding islands



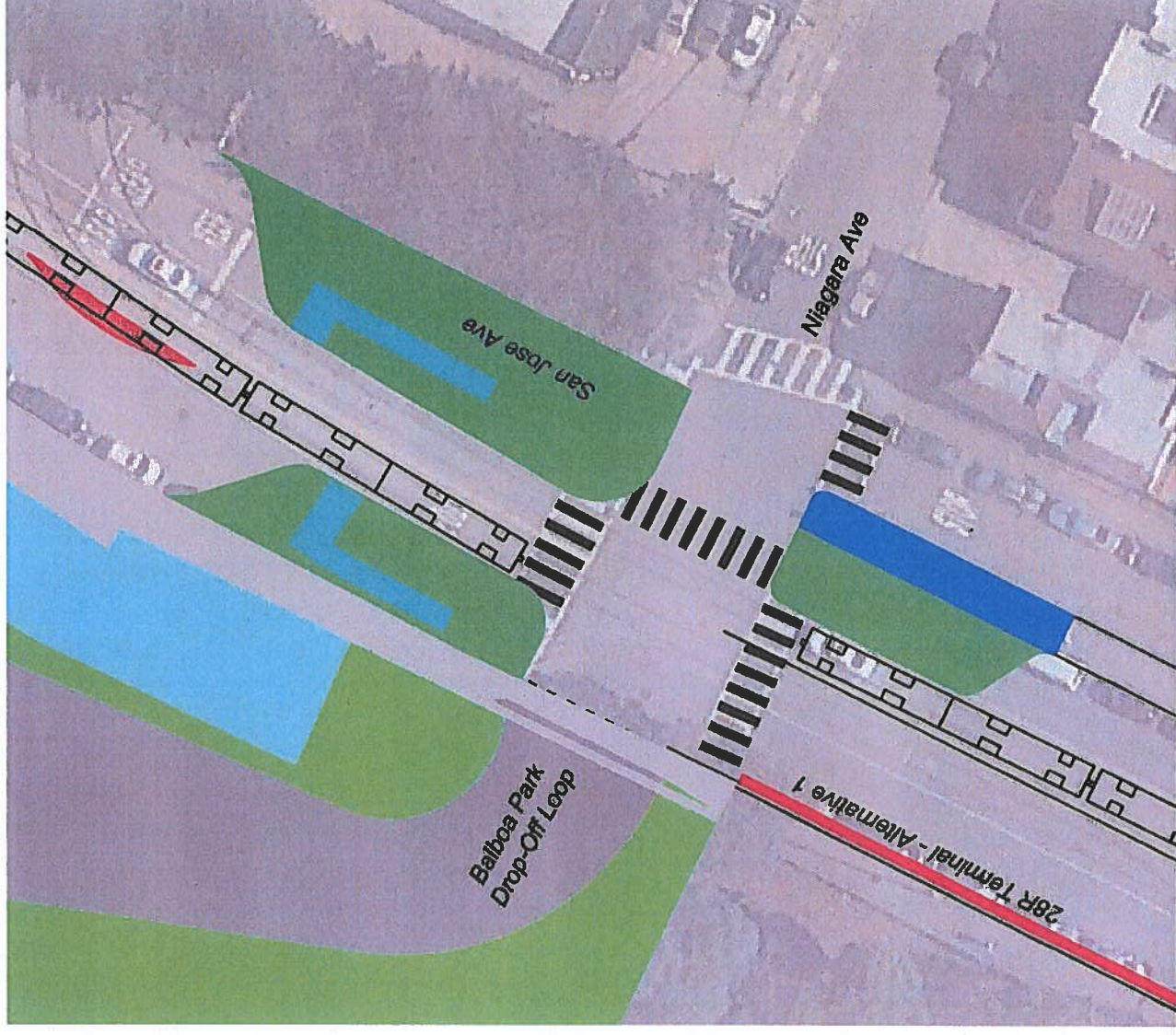
SJ/Niagara Proposal - Benefits

- No vehicles pass trains on right
- Accessible ramps adjacent to general passenger stops
- Moves boarding away from the congested Geneva/San Jose Intersection
- Discourages customers from crossing midblock
- BART Plaza provides new pedestrian connection that is less steep compared to walking along Geneva



SJ/Niagara Proposal – Trade-offs

- Increased walking distance for some customers
- Outbound trains block SJ/Niagara intersection when serving accessible ramp
- Removes one lane of traffic in each direction approaching Niagara



Next Steps

- Ongoing vetting of conceptual designs
 - Fire Department
 - Muni Operations
 - MAAC
 - Supervisor's Office
- Outreach in Winter
 - On-site pop-up meeting near the station during commute periods
- Current funding for planning only, working to identify design and implementation funding

Questions, Comments & Discussion

Tony Henderson

415.701.5375

tony.henderson@sfmta.com

Agenda Item #5

Excelsior and Outer Mission Neighborhood Strategy

❖ Meeting Flyer

An illustration in a stylized, painterly style. In the foreground, an elderly man with glasses and a light blue shirt stands on the left, looking towards a woman in a pink top who is pointing towards the right. In the background, there are buildings with signs that read "EXCELSIOR COMMUNITY CENTER" and "EXCELSIOR POOL AND TACKLE". Another woman in a white tank top is looking towards the viewer, and a child is partially visible in the lower center. The overall color palette is dominated by blues, pinks, and oranges.

EXCELSIOR OUTER MISSION

NEIGHBORHOOD STRATEGY

Join us for a
COMMUNITY MEETING ON **THURS. NOV 29**

6:00PM - 8:00PM
CALVARY BAPTIST CHURCH
5655 Mission St
San Francisco, CA 94112



EXCELSIOR

OUTER MISSION

NEIGHBORHOOD STRATEGY

Join us for a COMMUNITY MEETING ON

THURS. NOV 29

FROM 6:00PM TO 8:00PM
CALVARY BAPTIST CHURCH
5655 Mission Street
San Francisco, CA 94112



San Francisco
Planning

SAN FRANCISCO
Office of Economic and Workforce Development



Join the City of San Francisco, Supervisor Safai and staff from the Excelsior Action Group for a community meeting on the Excelsior & Outer Mission Neighborhood Strategy.

Over the past year and a half, neighbors in the Excelsior & Outer Mission identified and prioritized a number of strategies and goals to improve the neighborhood. At this community meeting, the City will present upcoming projects aligned with the identified goals and provide guidance on how other priorities can be accomplished.

City staff from San Francisco Planning, Mayor's Office of Economic Workforce Development, SFMTA, San Francisco Public Works and Mayor's Office of Housing and Community Development will be on hand to hear your feedback on these next steps. Come learn more about these neighborhood improvements that will be coming through the Strategy!

FOR MORE INFO, VISIT:

<https://tinyurl.com/EOM-Nov2018-CommunityMeeting>

Información en español | Impormasyon sa Tagalog | 中文詢問請電: (415) 575-9010

An illustration in a painterly style showing a community scene. In the foreground, an elderly man with glasses and a light blue shirt stands next to a woman in a pink top who is pointing towards the right. Another woman in a white tank top is looking towards the viewer. In the background, there are buildings with signs that read "EXCELSIOR COMMUNITY CENTER" and "EXCELSIOR POOL AND THERAPY".

EXCELSIOR OUTER MISSION

ESTRATEGIA DEL VECINDARIO

Acompáñenos en la ASAMBLEA COMUNITARIA

JUEVES, 29 DE NOVIEMBRE

DE 6:00PM - 8:00PM
CALVARY BAPTIST CHURCH
5655 Mission St
San Francisco, CA 94112



**EXCELSIOR
OUTER MISSION**

NEIGHBORHOOD STRATEGY

Acompáñenos en la ASAMBLEA COMUNITARIA

JUEVES, 29 DE NOVIEMBRE

DE 6:00PM - 8:00PM

CALVARY BAPTIST CHURCH

5655 Mission St

San Francisco, CA 94112



San Francisco
Planning



Participe de una asamblea comunitaria con la presencia del Supervisor Safai, de la Ciudad de San Francisco y personal del Excelsior Action Group sobre las estrategias de mejorar el área de Excelsior y Outer Mission. Durante el último año y medio, los vecinos del área de Excelsior & Outer Mission identificaron y priorizaron una variedad de estrategias y objetivos para mejorar el vecindario. En esta asamblea comunitaria, la Ciudad presentará los próximos proyectos que se alinean con los objetivos identificados y proporcionar orientación sobre cómo puede conseguirse otras prioridades.

Miembros de la ciudad de Planificación de San Francisco, la Oficina de Desarrollo Económico y Fuerza Laboral de la alcaldía, SFMTA, Obras Públicas de San Francisco y la Oficina de Desarrollo Comunitario y de Vivienda de la alcaldía estarán presentes para oír sus comentarios sobre estos próximos pasos a seguir. Venga y entérese más sobre estas mejoras al vecindario que se realizarán por medio de la Estrategia.

PARA MÁS INFORMACIÓN, VISITE:

<https://tinyurl.com/EOM-Nov2018-CommunityMeeting>

Información en español | Impormasyon sa Tagalog | 中文詢問請電: (415) 575-9010



EXCELSIOR OUTER MISSION

鄰里策略

請參加我們的社區會議

11月29日 星期四

晚上 6 點到 8 點

地點: 加略山浸信會

5655 Mission St

San Francisco, CA 94112



EXCELSIOR

OUTER MISSION

NEIGHBORHOOD STRATEGY

請參加我們的社區會議

11月29日 星期四

晚上 6 點到 8 點

地點: 加略山浸信會

5655 Mission St

San Francisco, CA 94112



San Francisco
Planning



歡迎您參加三藩市、參事安世輝 (Safai) 和 Excelsior 行動小組的工作人員就 Excelsior & Outer Mission 鄰里策略舉行的社區會議。

在過去的一年半中, Excelsior & Outer Mission 的鄰居們確定並優先考慮了一些改善社區的策略和目標。在本次社區會議上, 市政府將介紹符合既定目標的即將展開的項目, 並就任何實現其他優先事項提供指導。

來自三藩市規劃委員會、市長經濟勞動力發展辦公室、SFMTA、三藩市公務局和市長住房與社區發展辦公室的市政府工作人員將聽取您對這些後續步驟的反饋意見。歡迎您來瞭解這些通過測量實現的社區改善!

欲瞭解更多資訊, 請訪問:

<https://tinyurl.com/EOM-Nov2018-CommunityMeeting>

Información en español | Impormasyon sa Tagalog | 中文詢問請電: (415) 575-9010

An illustration in a blue and red color palette depicting a community scene. On the left, a building is labeled 'EXCELSIOR COMMUNITY CENTER'. In the center, an elderly man with glasses and a light blue shirt stands next to a woman in a pink top who is pointing towards the right. In the foreground, a woman in a white tank top looks towards the viewer. In the background, another building is labeled 'EXCELSIOR POOL AND THEATRE'.

EXCELSIOR OUTER MISSION

ESTRATEHIYA PARA SA KOMUNIDAD

Halina sa OPEN HOUSE AT PABUNGAD NA PAGDIRIWANG

HUWEBES, NOBYEMBRE IKA-29

MULA 6:00PM - 8:00PM
CALVARY BAPTIST CHURCH
5655 Mission St
San Francisco, CA 94112



EXCELSIOR OUTER MISSION

NEIGHBORHOOD STRATEGY

Halina sa OPEN HOUSE AT PABUNGAD NA PAGDIRIWANG

HUWEBES, NOBYEMBRE IKA-29

MULA 6:00PM - 8:00PM
CALVARY BAPTIST CHURCH
5655 Mission St
San Francisco, CA 94112 



San Francisco
Planning



Samahan ang Lungsod ng San Francisco, si Superbisor Safai, at ang mga kawani ng Excelsior Action Group para sa miting ng komunidad tungkol sa Stratehiyang Pangkomunidad ng Excelsior at Outer Mission (Excelsior & Outer Mission Neighborhood Strategy).

Sa loob nitong nakaraang isa at kalahating taon, natukoy at nabigyang-prayoridad na ng magkakapitbahay sa Excelsior at Outer Mission ang ilang stratehiya at tunguhin para mapabuti ang komunidad. Sa miting ng komunidad na ito, ihaharap ng Lungsod ang mga darating na proyekto na naka-ayon sa mga natukoy na tunguhin o goals, at magkakaloob ng gabay kung paano maipatutupad ang iba pang prayoridad.

Nasa miting ang mga kawani ng Pagpapalano para sa San Francisco (San Francisco Planning), Opisina ng Mayor para sa Pag-unlad ng Ekonomiya at mga Nagtatrabaho (Mayor's Office of Economic Workforce Development), SFMTA, Mga Pampublikong Pasilidad (Public Works) ng San Francisco, at ng Opisina ng Mayor para sa Pabahay at Pag-unlad ng Komunidad (Mayor's Office of Housing and Community Development) para pakinggan ang inyong opinyon tungkol sa mga susunod na hakbang na ito. Halikayo at alamin pa ang tungkol sa mga darating na pagpapabuti sa komunidad sa pamamagitan ng Strategy!

PARA SA KARAGDAGANG IMPORMASYON, BUMISITA SA:

<https://tinyurl.com/EOM-Nov2018-CommunityMeeting>

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Agenda Item #6

Closing Business

No materials provided for this Item