



MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, JULY 18, 2023

WORK SESSION – 5 PM IN COUNCIL ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell L. Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Police Chief Darin Parke, and Recorder Leesa Kapetanov

OTHERS PRESENT

No one else attended this meeting

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230718_1659.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Mayor Porter called the work session to order at 5:00 pm and entertained a motion to begin the work session 00:00:00

Council Member Stewart so moved, followed by a second from Council Member Smyth. Council Members Orr, Strate, Stewart, and Smyth all voted aye.

Note: Council Member Howard was not present for this vote. He arrived at 5:02 pm.

II. REVIEW OF AGENDA

- Council Member Strate asked several questions about transfer of funds and for what the money should be used 00:00:15

- The McCool family from South Ogden surprised the Council with brownies and milk in thanks for recently repaving their street

00:03:04

- Continued discussion on money transferred from enterprise funds

00:06:07

III. DISCUSSION ITEMS

A. FY2024 Budget

- City Manager Matt Dixon led discussion on the FY2024 budget, mostly concerning utility rates. As part of the discussion, he gave each member of the Council a handout. See Attachment A.

00:11:40

IV. ADJOURN

- At 6:02 pm, Mayor Porter called for a motion to adjourn the work session

Council Member Smyth so moved, followed by a second from Council Member Orr. All present voted aye.

01:01:14

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell L. Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Communications and Events Specialist Jamie Healy, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Ryan Johnson, Darin Ryan, Bruce & Joyce Hartman, family and friends of Chance Byer and Jonathan Giles

Note: The time stamps indicated in **blue** correspond to the audio recording of this meeting, which can be found by clicking this link:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230718_1806.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:07 pm and asked for a motion to begin
00:00:00

Council Member Howard so moved. The motion was seconded by Council Member Orr. In a voice vote Council Members Orr, Strate, Stewart, Howard and Smyth all voted aye.

B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Stewart led everyone in the Pledge of Allegiance

II. RECOGNITION OF NEW EMPLOYEES

- Fire Chief Cameron West introduced Chance Byer and Jonathan Giles as the newest firefighters. Photos were then taken with the Council.

00:01:24

III. PUBLIC COMMENTS

- There were no comments from those present The mayor announced he would accept online comments until 6:15 pm

00:03:15

IV. RESPONSE TO PUBLIC COMMENT

- Not applicable at this time

V. CONSENT AGENDA

- A. Approval of June 20, 2023 Council Minutes
- B. Set Date for Public Hearing (August 1, 2023 at 6 pm) To Receive and Consider Comments on the Following Items:
 1. The Proposed Increase of South Ogden City's Portion of Property Taxes
 2. The FY2024 Budget

- Mayor Porter read through the items on the consent agenda and asked if there were any questions or comments. Council Member Stewart pointed out some errors on the minutes

00:03:38

- The mayor called for a motion to approve the consent agenda with the corrections

00:05:11

Council Member Smyth so moved, followed by a second from Council Member Strate. The voice vote was unanimous in favor of the motion.

VI. PUBLIC HEARINGS

To Receive and Consider Comments on the Following Items:

- A. City's Intent to Continue Not Charging Itself for Water, Sewer, and Storm Drain Used For Normal City Operations During FY2024
- B. Proposed Utility Franchise Fee Transfers from the Enterprise Funds to the General Fund

- Mayor Porter read the items for which the public hearings would be held and called for a motion to open the public hearings

00:05:24

Council Member Strate so moved. The motion was seconded by Council Member Orr. All members of the Council voted aye in favor of the motion.

- Mayor Porter let those online know they could submit comments until 6:20 and then invited City Manager Dixon to give an overview of the public hearing items
00:05:49
- The mayor called for a motion to leave online comments open until the specified time, but close the public hearing in chambers
00:09:52

Council Member Howard so moved followed by a second from Council Member Smyth. The voice vote was unanimous in favor of the motion.

VII. DISCUSSION /ACTION ITEMS

- A. Consideration of Previously Tabled Ordinance 23-05 – Adopting the South Ogden City General Plan**
- Staff overview 00:10:03
 - Discussion/questions by Council
00:12:09
 - Mayor Porter called for a motion to approve Ordinance 23-05
00:32:52

Council Member Strate so moved. The motion was seconded by Council Member Howard. Mayor Porter asked if there was further discussion and seeing none, he called the vote:

Council Member Orr-	No
Council Member Strate-	Yes
Council Member Stewart -	No
Council Member Howard-	Yes
Council Member Smyth-	Yes

The motion stood. The General Plan was adopted.

- B. Consideration of Ordinance 23-15 – Amending the Consolidated Fee Schedule for Ambulance Transport Fees** 00:33:44
- The mayor announced no online public comments had been submitted
00:33:55
 - Staff overview 00:34:00
 - Discussion There was no discussion on this item
 - Mayor Porter called for a motion to approved Ordinance 23-15
00:34:50

Council Member Smyth so moved. Council Member Howard seconded the motion. After determining there was no further discussion, the mayor called the vote:

Council Member Smyth -	Yes
Council Member Howard -	Yes
Council Member Stewart -	Yes
Council Member Strate -	Yes
Council Member Orr-	Yes

The new fees were approved.

C. Consideration of **Resolution 23-26 – Declaring South Ogden City’s Intent to Adjust a Boundary With Ogden City**

- Staff overview 00:35:05
- Discussion There was no discussion on this item
- The mayor called for a motion to approve Resolution 23-26
00:39:43

Council Member Strate so moved, followed by a second from Council Member Smyth. There was no further discussion. Mayor Porter called the vote:

Council Member Stewart -	Yes
Council Member Howard -	Yes
Council Member Strate -	Yes
Council Member Orr -	Yes
Council Member Smyth -	Yes

Resolution 23-26 was adopted.

D. Consideration of **Resolution 23-27 – Approving an Agreement with Staker and Parson for 2023 Street Maintenance Project**

- Staff overview 00:40:01
- Discussion 00:42:19
- The mayor called for a motion to approve Resolution 23-27
00:43:40

Council Member Smyth so moved. Council Member Strate seconded the motion. After asking for further comments and hearing none, Mayor Porter made a roll call vote:

Council Member Howard -	Yes
Council Member Orr -	Yes
Council Member Smyth -	Yes

Council Member Stewart - Yes
Council Member Strate- Yes

The agreement with Staker and Parson was approved.

E. Consideration of Resolution 23-28 – Approving the Renewal of an Agreement With Craig Call for Hearing Officer Services

- Staff overview 00:43:59
- Discussion There was no discussion on this item
- The mayor called for a motion to adopt Resolution 23-28
00:46:10

Council Member Howard so moved after which a second was offered by Council Member Strate. Mayor Porter called the vote:

Council Member Orr - Yes
Council Member Strate - Yes
Council Member Stewart - Yes
Council Member Howard - Yes
Council Member Smyth - Yes

Resolution 23-28 was adopted.

F. Consideration of Resolution 23-29 – Approving an Agreement With Overland Homes Inc. for Concrete/Sidewalk Replacement

- Staff overview 00:46:28
- Discussion 00:48:40
- The mayor called for a motion to adopt Resolution 23-29
00:49:39

Council Member Smyth so moved. Council Member Orr seconded the motion. Mayor Porter called the vote:

Council Member Smyth- Yes
Council Member Howard- Yes
Council Member Stewart- Yes
Council Member Strate- Yes
Council Member Orr- Yes

The agreement with Overland Homes was approved.

G. Consideration of Resolution 23-30 – Approving an Agreement With Larose Paving Inc. for Asphalt Spot Repair

- Staff overview 00:49:57
- Discussion 00:51:12
- The mayor called for a motion to adopt Resolution 23-30
00:51:59

**Council Member Howard so moved followed by a second from Council Member Strate.
The mayor made a roll call vote:**

Council Member Stewart-	Yes
Council Member Howard-	Yes
Council Member Strate-	Yes
Council Member Smyth-	Yes
Council Member Orr-	Yes

Resolution 23-30 was adopted.

VII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

- Council Member Stewart - 00:52:40
- Council Member Smyth - 00:53:22
- Council Member Howard - nothing to report
- Council Member Strate - 00:54:28
- Council Member Orr - 00:56:48

B. City Manager Dixon 01:02:34

C. Mayor Porter 01:09:26

VIII. RECESS INTO CLOSED EXECUTIVE SESSION

In Accordance With 52-4-205(1), to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual

- At 7:18 pm, Mayor Porter called for a motion to enter a closed executive session to discuss the character, professional competence, or physical or mental health of an individual
01:11:52

**Council Member Smyth so moved. The motion was seconded by Council Member Howard.
All present voted aye.**

- The mayor excused everyone from the room other than council members. After a short break, the mayor and council moved to an office across from the Council Chambers to protect their conversation from any security cameras.

VI. ADJOURN

- At 7:50 pm, the mayor and council re-entered the Council Chambers and the mayor called for a motion to adjourn the closed executive session, reconvene City Council Meeting, and adjourn.

Council Member Howard so moved. Council Member Smyth seconded the motion. The voice vote was unanimous in favor of the motion.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Work Session and Council Meeting held Tuesday, July 18, 2023.


Leesa Kapetanov, City Recorder

August 15, 2023
Date Approved by the City Council

ATTACHMENT A

Handout from City Manager Dixon

Base Year 2024
Inflation 3% WATER CAPITAL IMPROVEMENTS PLAN

Project	Year	Description	Cost	Const. Cost
	2024	Briar Pointe Water Replacement	\$1,120,000	\$1,120,000
	2024	PRV Scada install (40th & 900 E)	\$50,000	\$50,000
	2024	Benlomoned & Sunset	\$1,120,000	\$1,120,000
	2024	38th Grant and Kiesel Loop	\$346,610	\$346,610
	2025	40th below Washington Blvd.	\$514,329	\$529,759
	2025	Chimes View below Washington Blvd.	\$514,329	\$529,759
	2026	Porter Ave. PRV (regulator pit)	\$750,000	\$795,675
	2026	Benlomond to Sunset Dr.	\$209,728	\$222,500
P-26	2026	Future Planning Studies	\$20,000	\$21,218
P-8	2027	Replace Existing 4" Line w/lan 8" Line on Adams (3800 S & Sylvia)	\$85,140	\$93,035
P-13	2027	Replace Existing 4" Line w/lan 8" Line on Del Mar Dr (Madison Ave & 775 E)	\$89,700	\$98,018
P-14	2027	Replace Existing 4" Line w/lan 8" Line on Maple St (Madison Ave & 3600 S) & on Madison Ave(3600 S & 3700 S)	\$214,260	\$234,128
P-16	2027	Replace Existing 4" Line w/lan 8" Line on Adams (Leona & 3700 S)	\$143,256	\$156,540
	2027	42nd Reconnect - WBWCD	\$813,000	\$888,387
	2027	Service Line Disconnect/Reconnect	\$50,000	\$54,636
P-6	2028	Replace Existing 4" Line w/lan 8" Line on Leona Dr (Adams and 3800 S)	\$168,318	\$189,443
	2028	5800 S. (1325 E. to 5850 S.)	\$180,942	\$203,652
	2028	PRV (40th & Adams)	\$100,000	\$112,551
P-9	2028	Replace Existing 6" Line w/lan 8" line on 900 E (5375 S)	\$181,140	\$203,875
P-17	2028	Construct a New PRV Station at 3850 S on Orchard Ave	\$89,676	\$100,931
P-25	2028	Replace an Existing 14" Transite Line w/la 14" D.1 Water Line on Countyr Hills Dr (Harrison Blvd & Grammercy Ave)	\$439,320	\$494,459
	2028	900 E. (4200 S. to 4400 S.)	\$504,808	\$568,166
	2028	800 E. (5300 to 5600)	\$433,850	\$488,302
	2028	Briar Pointe (east and west roads)	\$489,000	\$550,374
P-10	2029	Replace Existing 6" Line w/lan 8" Line on 900 E (5700 S.)	\$68,364	\$79,253
P-2	2029	Replace Existing 6" Line w/lan 8" Line on Adams Ave	\$158,610	\$183,872
P-3	2029	Replace Existing 4" Line w/lan 8" line on Madison Ave (3800 S & 3700 S, 3700) & 3700 S (Madison Ave & City Boundary)	\$235,932	\$273,510
P-4	2029	Replacing Existing 4" Line w/lan 8" line on Jefferson Ave (3600 S. & 3900 S.)	\$151,668	\$175,825
P-11	2029	Replace Existing 4" Line w/lan 8" Line on Liberty Ave (Monroe Blvd and Country Hills Dr)	\$137,580	\$159,493
	2029	800 E. (5300 S. to 5600 S.)	\$259,124	\$300,396
P-20	2029	Reconstruct the Inlet Structure at Strongs Canyon	\$105,000	\$121,724
P-21	2029	Replace and Realign an Existing Water Line Between the Strongs Canyon Diversion Structure and WBWCD Treatment Plan No. 2	\$812,430	\$941,829
Total			\$12,039,921	\$12,793,452

2024	\$2,636,610
2025	\$1,059,518
2026	\$1,039,393
2027	\$1,524,743
2028	\$2,911,752
2029	\$2,235,901

Water

Revenue Increase Needed		18%	18%	18%	18%	18%	3%	3%	3%
	2023	2024	2025	2026	2027	2028	2029	2030	2035
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Operating Revenue									
Charges for Service	1,988,848	2,346,841	2,769,272	3,267,741	3,855,934	4,550,002	4,686,503	4,827,098	5,595,929
Miscellaneous	132,050	134,691	137,385	140,133	142,935	145,794	148,710	151,684	167,471
Total Operating Revenue	2,120,898	2,481,532	2,906,657	3,407,873	3,998,869	4,695,796	4,835,212	4,978,782	5,763,400
Operating Expense									
Personnel Services	(414,886)	(431,481)	(448,741)	(466,690)	(485,358)	(504,772)	(524,963)	(545,962)	(664,246)
Weber Basin Exchange	(320,725)	(349,590)	(381,053)	(415,348)	(452,730)	(493,475)	(537,888)	(586,298)	(902,092)
Contractual Services (incl. GF Charge)	(270,256)	(281,066)	(292,309)	(304,001)	(316,161)	(328,808)	(341,960)	(355,638)	(432,689)
Materials and Supplies	(273,322)	(284,255)	(295,625)	(307,450)	(319,748)	(332,538)	(345,840)	(359,673)	(437,597)
Franchise Expense	(119,331)	(140,810)	(166,156)	(196,064)	(231,356)	(273,000)	(281,190)	(289,626)	(335,756)
Depreciation Expense	(194,000)	(201,760)	(209,830)	(218,224)	(226,953)	(236,031)	(245,472)	(255,291)	(310,600)
Total Operating Expense	(1,592,520)	(1,688,963)	(1,793,715)	(1,907,778)	(2,032,305)	(2,168,624)	(2,277,313)	(2,392,488)	(3,082,980)
Total Non Operating Revenue (Expense)	65,702	128,074	115,204	116,469	120,797	125,017	123,070	126,408	146,259
Net Revenues Available for DS	594,080	920,642	1,228,146	1,616,564	2,087,361	2,652,189	2,680,970	2,712,702	2,826,680
Debt Service	-	-	-	-	-	-	-	-	-
Initial Bond Proceeds	-	-	-	-	-	-	-	-	-
Carry Over of Bond Proceeds	-	-	-	-	-	-	-	-	-
Total Bond Proceeds	-	-	-	-	-	-	-	-	-
Capital Improvements	(1,886,037)	(2,636,610)	(1,059,518)	(1,039,393)	(1,524,743)	(2,911,752)	(2,235,901)	(2,235,901)	(2,235,901)
Change in Net Position	(1,291,957)	(1,715,968)	168,628	577,171	562,618	(259,563)	445,069	476,801	590,779
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted Beginning	3,041,381	1,749,424	33,456	202,084	779,255	1,341,873	1,082,311	1,527,379	4,174,165
Unrestricted Ending	1,749,424	33,456	202,084	779,255	1,341,873	1,082,311	1,527,379	2,004,180	4,764,943
Days of Capital	401	7	41	149	241	182	245	306	564
Coverage Ratio	-	-	-	-	-	-	-	-	-

Base Year 2024
Inflation 3%

SEWER CAPITAL IMPROVEMENTS PLAN

Project	Year	Description	Cost	Const. Cost
P-1	2024	Replace 700 E./H. Guy Child	461,700	461,700
P-2	2024	1300 E. Manhole Drop	25,200	25,200
P-4	2024	CDBG Project - Aging sewers reconstruction on various streets	686,500	686,500
P-3	2025	Install Lining in Existing Sewer Pipe Along Burch Creek Between Country Club Drive and 40th Street	163,200	168,096
	2025	Install Lining in Sewer Pipe on Riverdale Road from 36th Street to 3675 Street	55,536	57,202
P-5	2026	40th Street Sewer Lining Project	293,400	311,268
P-6	2026	Chimes View Sewer Lining Project	274,200	290,899
P-7	2026	Replace Existing Sewer Pipe in Leona Drive From Adams Avenue to Jefferson Avenue	207,210	219,829
P-8	2027	Relocate Existing Sewer Line in the area of the Intersection of Jefferson Avenue and Edgewood Drive.	79,200	86,544
	2028	Replace Existing Sewer Pipe in County Club Drive From 115 Country Club Drive to Yale Avenue	95,652	107,657
Total			3,038,998	3,052,932

2024	1,173,400
2025	225,298
2026	821,996
2027	86,544
2028	107,657
TOTAL	2,414,895

Sewer

Base Fee Increase Needed		7%	7%	7%	7%	7%	0%	0%	0%
	2023	2024	2025	2026	2027	2028	2029	2030	2035
	Budget								
Total Operating Revenue	2,374,925	2,537,837	2,712,086	2,898,465	3,097,821	3,311,061	3,312,533	3,314,034	3,322,003
Total Operating Expense	(2,273,638)	(2,368,758)	(2,467,954)	(2,571,429)	(2,679,376)	(2,791,997)	(2,895,907)	(3,003,973)	(3,612,708)
Total Non Operating Revenue (Expense)	(6,495)	14,464	7,040	7,235	3,577	6,093	9,224	11,610	11,037
Net Revenues Available for DS	94,792	183,544	251,173	334,271	422,022	525,157	425,850	321,672	(279,668)
Debt Service	-	-	-	-	-	-	-	-	-
Initial Bond Proceeds	-	-	-	-	-	-	-	-	-
Carry Over of Bond Proceeds	-	-	-	-	-	-	-	-	-
Total Bond Proceeds	-	-	-	-	-	-	-	-	-
Capital Improvements	(619,147)	(1,173,400)	(225,298)	(821,996)	(86,544)	(107,657)	(107,657)	(107,657)	(107,657)
Change in Net Position	(524,355)	(989,856)	25,875	(487,725)	335,478	417,500	318,193	214,014	(387,325)
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted Beginning	2,452,939	1,928,584	938,728	964,603	476,878	812,356	1,229,857	1,548,050	1,471,649
Unrestricted Ending	1,928,584	938,728	964,603	476,878	812,356	1,229,857	1,548,050	1,762,064	1,084,324
Days of Capital Coverage Ratio	310	145	143	68	111	161	195	214	110

Base Year 2024
Inflation 3%

Storm Drain Utility CIP

Project	Year	Description	Cost	Const. Cost
	2024	Burch Creek Hollow reline	90,000	90,000
P-5	2024	Replace the existing storm drain system on 42nd street between Liberty Avenue and Adams Avenue and on Adams Avenue between 42nd Street and 4350 South with 30" and 36" diameter storm drain pipes.	779,100	779,100
P-6	2024	Replace the existing storm drain system on 40th street between Washington Blvd. and Burch Creek with 21" and 24" diameter storm drain pipes.	298,800	298,800
	2025	40th Below Washington Blvd.	346,391	356,783
	2025	Chimes View Below Washington Blvd.	717,922	739,460
P-5	2026	Replace storm drain - Combe Rd. to 15"	231,228	245,310
P-10	2026	Construct 15" storm drain - Village Way	200,760	212,986
P-11	2026	Ben Lomond (875 E. to Chambers) 15" storm drain	375,000	397,838
	2026	42nd St. - Liberty to Adams (grant)	903,190	958,194
P-3	2027	Replace the existing storm drain system on Glassman Way between Highway 89 and Burch Creek. (completed)	-	-
P-12	2027	Relandscape Detention Pond (38th & Grant)	64,800	70,809
P-7	2028	Construct 15" storm drain - Madison 4050 Edgewood	360,084	405,278
P-4	2028	Replace on 40th between Adams & Washington Blvd.	190,436	214,337
Total			6,082,966	6,170,209

*the only 2019 that has not been budgeted for

2024	1,167,900
2025	1,096,242
2026	1,814,328
2027	70,809
2028	619,615
TOTAL	4,768,894

Storm

Base Fee Increase Needed		40%	30%	30%	0%	0%	0%	0%	0%
	2023	2024	2025	2026	2027	2028	2029	2030	2035
	Budget								
Operating Revenue									
Charges for Service	1,258,675	1,762,145	2,290,789	2,978,025	2,978,025	2,978,025	2,978,025	2,978,025	2,978,025
Miscellaneous	-	-	-	-	-	-	-	-	-
Total Operating Revenue	1,258,675	1,762,145	2,290,789	2,978,025	2,978,025	2,978,025	2,978,025	2,978,025	2,978,025
Total Operating Expense	(1,029,905)	(1,098,289)	(1,169,710)	(1,252,235)	(1,295,177)	(1,339,837)	(1,386,283)	(1,434,587)	(1,706,683)
Total Non Operating Revenue (Expense)	56,392	75,084	71,867	72,592	72,472	85,106	93,384	101,375	136,451
Net Revenues Available for DS	285,162	738,940	1,192,945	1,798,382	1,755,320	1,723,294	1,685,126	1,644,813	1,407,793
Debt Service	-	-	-	-	-	-	-	-	-
Initial Bond Proceeds	-	-	-	-	-	-	-	-	-
Carry Over of Bond Proceeds	-	-	-	-	-	-	-	-	-
Total Bond Proceeds	-	-	-	-	-	-	-	-	-
Capital Improvements	(1,000,015)	(1,167,900)	(1,096,242)	(1,814,328)	(70,809)	(619,615)	(619,615)	(619,615)	(619,615)
Change in Net Position	(714,853)	(428,960)	96,703	(15,946)	1,684,512	1,103,679	1,065,511	1,025,198	788,178
Restricted	-	-	-	-	-	-	-	-	-
Unrestricted Beginning	1,574,031	859,178	430,218	526,921	510,975	2,195,487	3,299,166	4,364,677	9,041,415
Unrestricted Ending	859,178	430,218	526,921	510,975	2,195,487	3,299,166	4,364,677	5,389,875	9,829,593
	304	143	164	149	619	899	1,149	1,371	2,102
Coverage Ratio	-	-	-	-	-	-	-	-	-