

AGENDA



GREEN PRACTICES COMMISSION MEETING

Thursday May 9, 2019 5:30 – 7:00 p.m.

Heman Park Community Center, 975 Pennsylvania Avenue

1. Roll Call
2. Opening Round
3. Approval of Minutes
 - a. 4/11/19 Green Practices Commission Meeting Minutes
4. Special Presentations
 - a. Public Comments (Limited to 3 minutes for individual's comments and 5 minutes for representatives of groups or organizations)
5. New Business
 - a. Better Together Municipal Meeting – May 13th
6. Old Business
 - a. Litter (Special Report from Liz Essman)
 - b. Inspector vehicles update
 - c. Materials Recovery Facility grant approval
7. Council Liaison Update
8. Closing Round
9. Adjournment



Green Practices Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-9146

Meeting Minutes –
April 11, 2019 **DRAFT**

University City Green Practices Commission

Location:

Heman Park Community Center

Attendees Present:

John Solodar (Chairperson), Liz Essman, Barbara Brain, Adam Staudt, Tim Cusick (Council Liaison), Jenny Wendt (Staff Liaison), Adam Brown (Staff)

Attendees Absent:

Mary Gorman, Jonathan Stitelman,

1. Meeting called to order, Roll Call 5:33pm
2. Opening Round
 - a. Saturday, April 13th is Plastic Bag Awareness Day – most retailers in the Loop and Pete’s Market are participating from University City. Many other stores throughout the region are participating also.
 - b. Barbara took a Master Pollinator class through University of Missouri extension.
3. Approval of Minutes
 - a. 03/14/19 Green Practices Commission Meeting Minutes were approved as is.
4. Special Presentations – None.
5. New Business
 - a. Litter – A repetitive litter problem has been reported regarding the intersection of Olive and Hanley, specifically but not limited to Walgreens and Circle K. The City has cited the property but it is an ongoing issue. The commission discussed ideas of how to tackle the issue of litter near major intersections along Olive. Possible ideas: Promoting MoDOT and St. Louis County “Adopt-a-Street” programs, increase citations for private property, promote volunteer groups, increase number of trash cans, initiate a city-wide anti-litter campaign.
 - b. Solar Group Program “Solarize U City” – This is a group purchasing program to pool buying power and secure discounts for solar purchases for businesses and residents. The program is supported by the City but run by community members and a solar vendor selected through an RFP process. Education sessions would be held to learn about the program, financing, and solar power in general. Although there was concern because the City is not planning solar projects on its own buildings, the commission voted and fully endorsed the City moving forward with a “Solarize U City” program applicable for the community.
 - c. Inspector vehicles – The city is considering purchasing 5-6 electric vehicles for the inspectors. An analysis was done and shows electric vehicles are the most cost effective depending on the cost of installation of charging stations. The analysis was reviewed by the commission and adjustments were suggested to be made to the data based on maintenance estimates and replacement time. It is predicted the updated analysis will still illustrate the cost effectiveness of the electric vehicles over gas or hybrid vehicles.
6. Old Business
 - a. Recycling Update – The cost of recycling is still high. A study session was held with city council about the

cost of recycling. At this point no changes will be made to the program but methods will be continue to be reviewed. The City secured a grant to study the re-opening of the Materials Recovery Facility (a recycling sorting facility) that was in operation 10 years ago. Other options may also be studied.

- b. Sustainable Developmental Guidelines – The commission voted unanimously to endorse the City adopting the Sustainable Developmental Guidelines.

7. Council Liaison Update: Tim Cusick –

- a. Mr. Rose was on KMOX indicating a decision would be made in the next couple of weeks about the I-170 development.
- b. Prop-L passed providing the Library for improvements.
- c. April 26th is the U City in bloom plant sale.
- d. Better Together: The initiative is still proceeding; Tim brought the petition for the formation of the Board of Freeholders if anyone would like to sign it.
- e. State Loan: No new projects for the state loan funding are on hold partially because of the Better Together initiative.

8. Closing Round:

- a. Adam asked what was happening at Olive and Midland. Tim believes it is work being done by the water company.
- b. Barbara reported a buy-back program by Forest Relief: By showing the removal of the Bradford Pear tree and in return receive a native tree.
- c. April 22nd is Earth Day – tables will be set-up outside of City Hall with resources on sustainability, from 3-6pm.
- d. May 4th (from 9-noon) is the next Electronics Recycling Event.

9. Adjournment at 6:32 pm



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

MEMORANDUM

TO: Green Practices Commission
FROM: Jenny Wendt – Project Manager
MEETING DATE: May 9, 2019
SUBJECT: Update on projects related to sustainability

Please see below for an update on all of the current sustainability related projects for the Department of Public Works and Parks:

- The City is in talks regarding adding 2-3 charging stations in Parking Lot 4 (behind the former Cicero's). These charging stations are proposed to be part of an economic development project. The project is proposed to be supported by the City but not City-funded.
- The City is moving forward with the alternative fuel vehicles for the inspectors for FY20. A preliminary cost analysis has shown that electric vehicles are the most cost effective choice.
- April 13th was designated as "Plastic Bag Awareness Day" with many stores and Business Districts participating in this initiative. Pete's Market and the Loop Business District were partners. The event was successful, 3,000 bags and education material was distributed throughout the City and the County.
- There was a small Earth Day Event on April 22nd from approximately 3 – 6pm at City Hall.
- The Green Practices Commission endorsed "Solarize U City", a program to educate and provide opportunity for group solar discounts for residents. It would be supported by the City but run by a selected solar provider (through an RFP process) and community advocates.
- Retrofits of fluorescent tubes in the Delmar Parking Garage will begin soon; the project has a 10 month ROI.
- A quote for retrofits of fluorescent tubes in the Community Center has been received. Bids will be requested by other lighting companies.
- The Sustainable Developmental Guidelines have been created, endorsed by the Green Practices Commission, and reviewed by the Traffic Commission, Plan Commission, and the Stormwater Task Force. A draft resolution for the City's adoption of the guidelines has been created and is under review with the intent to submit to Council for approval in May 2019.
- 2017 Solid Waste Management District Grant: \$50,000 was awarded; 95 gallon recycling carts were purchased to replace smaller recycling carts. A recycling education insert went out with the May/June 2018 ROARS newsletter using grant funds. Next is working on an updated recycling education brochure and recycling contamination education material.
- 2018 St. Louis Jefferson Solid Waste Management District Waste Reduction Grant: The City was awarded \$20,000 for a free "CRT TV Takeback" in coordination with a biannual electronics recycling event. The grant

includes funding toward advertisement, education, and the cost of TV recycling. Money left from this grant will go toward the May 2019 electronics recycling event.

- University City has hired a summer intern through Washington University's Environmental Studies Community Internship Program.
- Transportation Alternative Program Grant Application: Staff is proceeding with the TAP project updating the lighting to LED and creating ADA access along Ackert Walkway and through Ackert Park. Council has approved the project. The preliminary design is substantially completed.
- University City is part of a regional group working on regional recycling education and standardizing the recycling message. The main goals of the group are Education/Communication, Policy, and Business Development; with the first action items as follows:
 - Create and distribute a common list of recyclables (COMPLETE)
 - Create a regional database of where to recycle non-single stream items. This database will include locations in the 7 counties and St. Louis City. (COMPLETE)
 - Communicate and distribute message and a toolkit to municipalities. (Ongoing)

The group received \$125K for a 2018 St. Louis Jefferson Solid Waste Management District Waste Reduction Grant for mass distribution of the standard message of single stream recycling and education and outreach regarding basic recycling and the problems with plastic bags. The majority of the funding has gone toward a PR firm specializing in this messaging.

- MS4: (municipal separate storm sewer system). University City is working with MSD to comply with a series of Best Management Practices to and other regulations to decrease stormwater and its pollution. Ordinances have been created to meet the MS4 requirements; the Stormwater Task Force is determining further requirements based on University City needs.
- Diversion of maintenance yard stormwater runoff from the River Des Peres to a combination sewer line is underway through a project replacing a pump in the transfer station.
- A University City Staff Green Team has begun working by determining areas of improvement through the City.
- Improvements for cardboard collection are underway to alleviate the high volume of cardboard recycling that has occurred since the drop-off area was renovated. This is intended to relieve overflow and reduce labor needed to keep up with the load. In addition, additional promotion of the drop-off will be provided to businesses once the upgrades to the drop-off area are completed.
- Retro-commissioning of Firehouse #1 has been completed. HVAC improvements have been recommended for FY20 but were not approved.
- All interior lighting in Firehouses #1 and #2 have been upgraded to LED. Exterior lighting for the firehouses will be completed soon.
- A grant has been awarded and will be submitted to council for approval to determine the feasibility of returning the former Materials Recovery Facility (MRF) to its original function of sorting recyclables in-house instead of taking them to Republic Services for sorting and sales.
- The City Council has endorsed the City becoming a "Shining City". Mayor Crow signed the "Mayors for Solar Energy" Statement of Support. The City will begin solar support efforts.

| ASSUMPTIONS MADE | |
|--|--|
| Assumed each inspector drives 500 miles per month based on inspector mileage reports. | |
| Maintenance and Repairs costs for each vehicle are placeholder costs based on Tesla Police Patrol Car analysis. | |
| These costs represent the cost per inspector. | |
| The electric and hybrid vehicles will require a charging station, and these are not included in the initial cost. Ameren has said for 10 electric vehicles, there will need to be 8 charging stations. | |
| Each initial cost for the electric vehicles assumes that the maximum incentive is taken. | |
| The equation for annual gas cost is: ((gallons/100miles)*avg gas price*annual mileage) and for annual electric cost is: ((kWh/100miles)*avg electric price*annual mileage) | |
| The equation for annual gas and electric cost for hybrids is: ((kWh/100miles) * avg cost of electricity * annual mileage on electricity ONLY) + (gallons/100miles) * avg gas price * annual mileage on gas ONLY) | |

| MODEL | | YEAR | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
| 60 mo./100,000 mile powertrain warranty | Chevy Cruze Gasoline Car | Initial Cost (x5) | \$100,000 | | | | | | | | | | | | | | | | | | | \$100,000 |
| | | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 |
| | | Annual Gasoline Cost | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 | \$2,309 |
| | | Annual Cost | \$104,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 | \$4,809 |
| | Cumulative Cost | \$104,809 | \$109,617 | \$114,426 | \$119,234 | \$124,043 | \$128,851 | \$133,660 | \$138,468 | \$143,277 | \$148,085 | \$152,894 | \$157,702 | \$162,511 | \$167,319 | \$172,128 | \$176,936 | \$181,745 | \$186,553 | \$191,362 | \$196,170 | |
| | Cumulative Savings | | | | | | | | | | | | | | | | | | | | | |
| | Ford Focus Gasoline Car | Initial Cost (x6) | \$107,700 | | | | | | | | | | | | | | | | | | | \$107,700 |
| | | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | |
| | | Annual Gasoline Cost | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | \$3,324 | |
| | | Annual Cost | \$113,524 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | \$5,824 | |
| | Cumulative Cost | \$113,524 | \$119,348 | \$125,173 | \$130,997 | \$136,821 | \$142,645 | \$148,470 | \$154,294 | \$160,118 | \$165,942 | \$171,766 | \$177,590 | \$183,414 | \$189,238 | \$195,062 | \$200,886 | \$206,710 | \$212,534 | \$218,358 | \$224,182 | |
| | Cumulative Savings | | | | | | | | | | | | | | | | | | | | | |
| Toyota Yaris Gasoline Car | Initial Cost (x6) | \$92,700 | | | | | | | | | | | | | | | | | | | \$92,700 | |
| | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | | |
| | Annual Gasoline Cost | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | \$2,863 | | |
| | Annual Cost | \$98,063 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | \$5,363 | | |
| Cumulative Cost | \$98,063 | \$103,425 | \$108,788 | \$114,150 | \$119,513 | \$124,875 | \$130,238 | \$135,600 | \$140,963 | \$146,325 | \$151,688 | \$157,050 | \$162,413 | \$167,775 | \$173,138 | \$178,500 | \$183,863 | \$189,225 | \$194,588 | \$199,950 | | |
| Cumulative Savings | | | | | | | | | | | | | | | | | | | | | | |
| 96 mo./100,000 mile electric/hybrid warranty | Chevy Volt Hybrid Car | Initial Cost (w/ incentives) (x4) | \$119,080 | | | | | | | | | | | | | | | | | | | \$134,080 |
| | | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | |
| | | Annual Electric and Gasoline Cost | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | \$1,372 | |
| | | Annual Cost | \$122,952 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | \$3,872 | |
| | Cumulative Cost | \$122,952 | \$126,823 | \$130,695 | \$134,566 | \$138,438 | \$142,309 | \$146,181 | \$150,053 | \$153,924 | \$157,796 | \$161,668 | \$165,540 | \$169,411 | \$173,283 | \$177,155 | \$181,026 | \$184,898 | \$188,770 | \$192,642 | \$196,514 | |
| | Cumulative Savings (Against Chevy Cruze) | | | | | | | | | | | | | | | | | | | | | |
| | Cumulative Savings (Against Ford Focus) | | | | | | | | | | | | | | | | | | | | | |
| | Cumulative Savings (Against Toyota Yaris) | | | | | | | | | | | | | | | | | | | | | |
| | Ford Fusion Energi Hybrid Car | Initial Cost (w/ incentives) (x4) | \$119,944 | | | | | | | | | | | | | | | | | | | \$119,944 |
| | | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | |
| | | Annual Electric and Gasoline Cost | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | \$1,447 | |
| | | Annual Cost | \$123,891 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | \$3,947 | |
| Cumulative Cost | \$123,891 | \$127,838 | \$131,785 | \$135,732 | \$139,679 | \$143,626 | \$147,573 | \$151,520 | \$155,467 | \$159,414 | \$163,361 | \$167,308 | \$171,255 | \$175,202 | \$179,149 | \$183,096 | \$187,043 | \$190,990 | \$194,937 | \$198,884 | | |
| Cumulative Savings (Against Chevy Cruze) | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Savings (Against Ford Focus) | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Savings (Against Toyota Yaris) | | | | | | | | | | | | | | | | | | | | | | |
| Toyota Prius Prime Hybrid Car | Initial Cost (w/ incentives) (x5) | \$114,240 | | | | | | | | | | | | | | | | | | | \$114,240 | |
| | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | | |
| | Annual Electric Cost | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | \$1,434 | | |
| | Annual Cost | \$118,174 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | \$3,934 | | |
| Cumulative Cost | \$118,174 | \$122,108 | \$126,042 | \$129,977 | \$133,911 | \$137,845 | \$141,779 | \$145,713 | \$149,647 | \$153,581 | \$157,515 | \$161,449 | \$165,383 | \$169,317 | \$173,251 | \$177,185 | \$181,119 | \$185,053 | \$188,987 | \$192,921 | | |
| Cumulative Savings (Against Chevy Cruze) | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Savings (Against Ford Focus) | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative Savings (Against Toyota Yaris) | | | | | | | | | | | | | | | | | | | | | | |
| Nissan Leaf S Electric Car | Initial Cost (w/ incentives, including Ameren Incentive) (x5) | \$94,950 | | | | | | | | | | | | | | | | | | | \$94,950 | |
| | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | | |
| | Annual Electric Cost | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | | |
| | Annual Cost | \$98,350 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | \$3,400 | | |
| Cumulative Cost | \$98,350 | \$101,750 | \$105,150 | \$108,550 | \$111,950 | \$115,350 | \$118,750 | \$122,150 | \$125,550 | \$128,950 | \$132,350 | \$135,750 | \$139,150 | \$142,550 | \$145,950 | \$149,350 | \$152,750 | \$156,150 | \$159,550 | \$162,950 | | |
| Cumulative Savings (Against Toyota Yaris) | | | | | | | | | | | | | | | | | | | | | | |
| Ford Focus Electric Car | Initial Cost (w/ incentives) (x5) | \$108,100 | | | | | | | | | | | | | | | | | | | \$108,100 | |
| | Maintenance and Repairs Cost | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | | |
| | Annual Electric Cost | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | \$930 | | |
| | Annual Cost | \$111,530 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | \$3,430 | | |
| Cumulative Cost | \$111,530 | \$114,960 | \$118,390 | \$121,820 | \$125,250 | \$128,680 | \$132,110 | \$135,540 | \$138,970 | \$142,400 | \$145,830 | \$149,260 | \$152,690 | \$156,120 | \$159,550 | \$162,980 | \$166,410 | \$169,840 | \$173,270 | \$176,700 | | |
| Cumulative Savings (Against Toyota Yaris) | | | | | | | | | | | | | | | | | | | | | | |

