

BURKS FALLS, ARMOUR, RYERSON TRI-COUNCIL MEETING - AGENDA

Monday May 26, 2025– 7:00 p.m.

THIS WILL BE A COMBINED IN-PERSON/ELECTRONIC MEETING

Village of Burk's Falls, Young at Heart Seniors Centre
136 Yonge Street, Burks Falls, Ontario

Contact the Ryerson Township Office if attending electronically, for meeting access information. (705) 382-3232 email: clerk@ryersontownship.ca

1. Host, Ryerson Township: Mayor Sterling, Welcome and Call the Meeting to Order
2. Approve Notes from Tri-Council meeting February 24, 2025 (Resolution)
3. Declaration of Pecuniary Interest.
4. Draft Fire Agreement: Brayden Robinson.
5. Property at Peggs Mountain and Ferguson Rd.: Rod Ward.
6. Tri-council sub committee meetings, update: Dave Gray.
7. New, Burks Falls, Armour, Ryerson Union Public Library Timelines for the New Build, including responsibility for preliminary site work costs, foundation choice, ownership and contributions from the Library Board.: Rod Ward
8. Next quarterly meeting date: August 25, 2024, hosted by Armour Township.
9. Adjournment (Resolution)

TRI COUNCIL
VILLAGE OF BURK'S FALLS / TOWNSHIP OF ARMOUR / TOWNSHIP OF RYERSON
NOTES OF MEETING

FEBRUARY 24, 2025

The combined in-person/virtual TRI Council meeting of the Councils of the Township of Armour, the Village of Burk's Falls, and the Township of Ryerson was held on Monday, February 24, 2025, at 7:00 pm at the Burk's Falls, Armour & Ryerson Memorial Arena, hosted by the Village of Burk's Falls.

ATTENDANCE:

Village of Burk's Falls Council present included Mayor Chris Hope, Councillors Ryan Baptiste, Sean Cotton, Ashley Brandt; Staff: Denis Duguay CAO-Clerk, Tammy Wylie, Treasurer, Camille Barr, Senior Administrative Assistant, Graham Smith, Arena Manager, Christina Merrick Assistant Arena Manager

Township of Armour Council present included Mayor Rod Ward; Councillors Jerry Brandt, Dorothy Haggart-Davis, and Wendy Whitwell; Staff: Charlene Watt, Clerk, Dave Gray, CAO, Amy Tilley, Waste Management Administrator

Township of Ryerson Council present included Councillors Beverly Abbott, Glenn Miller, Delynn Patterson, and Dan Robertson; Staff: Nancy Field, Clerk, Brayden Robinson, CAO/Treasurer, Joe Readman, Fire Chief

Guests: Nieves Guijarro, Albine Cook, Jonathan Hind, Nancy Kyte, Tara Ratcliff, Vicky Roeder-Martin, Diane Brandt, Krista Trulsen, Ariel Baptiste, Laura Page, Cathy Still, Don Still, Sarah Cooke, Karen Hoffman, Chris Joiner, Kim Joiner, Dave Turkington, Jason Newman, Barry Burton

By Zoom: Taylor Keetch, Douglas McLean, Kelly Morrisette, Ana, Erica, Jim, Alison McGregor, Judy, iPhone User, Jill, Candy Shuker

1. Welcome

The meeting was called to order at 7:00 pm by Mayor Chris Hope who welcomed all participants to the meeting.

2. Indigenous Land Acknowledgement

Mayor Chris Hope acknowledged the lands as the traditional territory of indigenous peoples, dating back countless generations, honouring the ancestral guardians of the land and its waterway and recognizing the Robinson-Huron and Williams Treaties, showing respect for the longstanding relationships that Indigenous Nations have to this land, as they are the original caretakers.

3. Declaration of Pecuniary Interest

None

4. Approve Notes from TRI Council Meeting

2025-01 Moved by Ryan Baptiste - Seconded by Beverly Abbott

Be it resolved;

That the TRI Council of the Village of Burk's Falls, Township of Ryerson and the Township of Armour hereby approve the amended notes of the regular meeting held October 28, 2024.

Carried.

5. Township of Armour Shared Services Resolution Clarification

Township of Armour Mayor started by providing a public apology for the comments that were made during a Township of Armour meeting held January 14, 2025.

The Township of Armour indicated they regularly review Council objectives, their strategic plan and progress. They shared that their concern is about shared services across Almaguin, not just those shared with Burk's Falls and Ryerson. The final matter to prompt the resolution was a decision the Village of Burk's Falls made to provide notice to the ACED program and the impact this decision could have on the program as a whole, which relies on regional partnerships to exist. They had hoped Burk's Falls would have discussed the financial concern with ACED prior to making the resolution and a negotiation could have occurred. Armour feels that Burk's Falls wants to go in another direction and there is desire for open communication and finding a common ground. Armour stated they wish to work with Burk's Falls and Ryerson however the current shared services agreement does not speak to the future and the feeling is little happens between TRI Council meetings. Armour wishes to have a new agreement which focuses a vision for the future of services.

Mayor of Burk's Falls Chris Hope stated Burk's Falls Council feels the same way and at times feels as though they are not heard. The Council is looking several years ahead and wishes to discuss the future. He clarified Burk's Falls did provide notice to ACED with a clause indicating this could be revisited. Mayor Chris Hope accepted the apology offered.

It was further discussed there is a strong need for the three municipal CAOs, Clerks and Mayors to meet on a frequent basis, to move forward collaboratively and further resolve the matter.

6. Library Agreement Impact in One (1) Year

Township of Armour Mayor Rod Ward met with the Chair of the Library Board to share that from an operations perspective, Armour will continue to cover their future share towards the library. Armour will discuss this matter tomorrow at their regular meeting with a resolution to follow.

7. Shared Services Agreement Impact in Two (2) Years

The current shared services agreement concludes at the end of 2027. The Township of Armour would like a new agreement with a focus on the future and the possibility of expanding the agreement with additional partnerships. Armour confirms that at this point they have stated they are leaving the current agreement when it expires, but at any point they can rescind the resolution or reword it. This provides an option to conclude the old agreement and develop a new plan.

The Township of Ryerson emphasized that time is of the essence as they have approximately two months or the firehall project will not move forward without a shared services agreement.

8. Shared Services Agreement Discussion

Discussion occurred above.

9. TRI R Agricultural Society Tent Rental Accounting Process

At present, when tents are rented for the fair, the funds are flowed through the Arena budget. This is not the ideal department for this to be allocated to. For 2025 the accounting process will be status quo. For 2026 the Agricultural Society will present at Tri Council (post fair) and a new process for tent rental accounting will be established.

10. Armour, Ryerson and Burk's Falls Memorial Arena 2024 Budget Actuals and 2025 Draft Budget

Assistant Arena Manager Christina Merrick presented the 2024 Arena Budget Actuals highlighting an increase in rentals and new interest in the facility. The arena saw a significant increase in total ice use. More use means greater wear and tear which can impact the budget. Significant and unexpected expenses were highlighted.

Arena Manager Graham Smith provided an overview of the draft 2025 budget. An increase in the staffing compliment to mitigate health and safety risks has been added as well additional expenses that continue to rise.

Council was provided an opportunity to ask questions regarding the 2025 draft budget.

11. Burk's Falls, Armour & Ryerson Union Public Library Budget (Armour Twp)

CEO Nieves Guijarro provided a presentation to Council focusing on the importance of the library and its services, 2024 statistics, and the 2025 draft budget. Council was provided the opportunity to ask questions regarding the 2025 draft budget.

12. Burk's Falls, Armour & Ryerson Union Public Library Update (Armour Twp)

The geo technical report was previously circulated to Councils and since, three options have been presented to address the needs as outlined in the report. Price varies between \$290,000 and \$320,000.00. A cost analysis has yet to be completed. Township of Armour CAO Dave Gray will share the options with the TRI Council.

13. TRI R Landfill and Recycling Report and 2025 Draft Budget

Waste Management Administrator Amy Tilley provided an overview of 2024 which included a significant reduction in fill at the site as a result of a decrease in house demolition. It is projected there is 13 years of life remaining at the landfill. Amy discussed the transition to Full Producer Responsibility. In 2026 comixing of recyclable materials will end. In Q3 more information will be provided.

Council was provided the opportunity to ask questions regarding the 2025 draft budget.

14. Joe Readman to Discuss Fireworks Certification Update

The department set aside \$1500.00 in the budget to have 9-10 fire fighters certified to set off fireworks. This will allow the department to purchase, store, set up, ignite, and clean up fireworks, allowing for a bigger show for the communities.

15. Firehall 2025 Draft Budget

Fire Chief Joe Readman provided an overview of the draft 2025 budget. Highlights included an enclosed trailer for swift access of equipment at the scene. As an option, the current sea can may be sold to recoup costs.

The concrete pad for the Training Build Building is in place. The unit will be installed in the spring.

Council was provided the opportunity to ask questions regarding the 2025 draft budget.

16. Firehall Project Update

Much effort has been invested into the project to this point. At present there are two obstacles the project faces: The future of a shared services agreement and a geo technical report.

Discussion occurred that although there is a current shared services agreement in place, The Township of Ryerson will not risk the potential termination of this agreement, leaving their residents in a potential repayment situation. It is said this should be a question for legal. Ryerson will not move forward without an agreement in place.

Greystone provided 5 site options for the new build; one included a helipad. The site plans include the firehall as well as a future health and wellness centre. The site plan and survey are complete, and the Township of Armour awaits results of the core sample.

17. Firehall Ownership

The Township of Armour confirmed that the purchase of the MTO lands has been completed. Title was transferred on December 12, 2024 and a survey of the land has been recently registered. Armour Mayor provided details on the ownership of the new fire hall that is to be constructed at the corner of Peggs Mountain Road and Ferguson Road. The Township of Armour will continue to own the property for the service. The ownership of the fire hall will be determined through a percentage of disbursed funds.

18. Next Quarterly Meeting

The next meeting of the TRI Council will be held on May 26, 2025 and hosted by the Township of Ryerson.

19. Adjournment

2025-02 Moved by Dan Robertson - Seconded by Sean Cotton

Be it resolved;

That the TRI Council of the Village of Burk's Falls, Township of Ryerson and the Township of Armour hereby adjourn the regular TRI Council meeting held February 24, 2025.

Carried.

The meeting adjourned at 8:18 pm

Chris Hope, Mayor

Denis Duguay, CAO-Clerk

THIS INTERIM FIRE SERVICES AGREEMENT (this “**Agreement**”) is made effective this ____ day of _____, 2025, by and among:

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
(“**Armour**”)

-and-

THE CORPORATION OF THE MUNICIPALITY OF THE VILLAGE OF BURK’S FALLS
(“**Burk’s Falls**”)

-and-

THE CORPORATION OF THE TOWNSHIP OF RYERSON
(“**Ryerson**”)

WHEREAS the municipalities of Armour, Burk’s Falls, and Ryerson (collectively the “Parties” or the “Municipalities”), are parties to a Shared Services Agreement with a term expiring on December 31, 2027;

AND WHEREAS the Shared Services Agreement sets out the parties' respective rights and obligations concerning the provision and joint operation and funding of Fire Services;

AND WHEREAS on January 14, 2024, the Council of Armour passed a resolution stating that, pursuant to section 3 of the Shared Services Agreement, Armour provided notice to Burk’s Falls and Ryerson of its withdrawal from that agreement at the end of its present term, being December 31, 2027;

AND WHEREAS pursuant to section 5 of the Shared Services Agreement, upon receiving a notice of withdrawal from another municipality, the Head of Council of a municipality may call a Tri-Council Meeting to terminate the Agreement and prepare for the dissolution of the Services.

AND WHEREAS Schedule C to the Shared Services Agreement provides for the dissolution of the assets for the shared Fire Services upon termination of the Agreement.

AND WHEREAS the parties wish to continue the joint funding and operation of the Fire Services, including the joint funding and construction of the new Fire Hall, throughout the interim period until the termination of the Shared Services Agreement.

AND WHEREAS the parties intend that, in the event the Shared Services Agreement is terminated, this Interim Fire Services Agreement (this “**Agreement**”) shall amend and replace the relevant provisions of Schedule C of the Shared Services Agreement regarding the dissolution of Fire Services assets, ensuring that the terms set out herein continue to govern the dissolution of Fire Services assets following such termination.

AND WHEREAS Ryerson is the administrator of the Fire Service under both the Shared Services Agreement and this Agreement.

NOW THEREFORE: that, in consideration of good and valuable consideration, including the sum of Two Dollars (\$2.00) in lawful Canadian currency now paid by each party to the others, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. Purpose

This Agreement is designed to ensure the continued joint operation and funding of the Fire Services, including the construction of the new Fire Hall, during the interim period leading up to the potential termination of the Shared Services Agreement. In the event of such termination, this Agreement shall take precedence over the provisions in Schedule C of the Shared Services Agreement relating to the dissolution of Fire Services assets, ensuring that the terms set out herein continue to govern the handling of such matters.

2. Definitions

Unless expressly provided otherwise in this Agreement, all capitalized terms shall have the meanings ascribed to them in the Shared Services Agreement. Where a term is not defined in the Shared Services Agreement, it shall be interpreted in accordance with its ordinary meaning within the context of this Agreement.

3. Continued Joint Operation and Funding of Fire Services

3.1. Contribution Commitments

Each Party agrees to contribute to the construction of the new Fire Hall in accordance with the cost-sharing percentages carried over from the Shared Services Agreement, as follows:

- Armour: 47.84%
- Burk's Falls: 28.60%
- Ryerson: 23.56%

3.2. Grant Monies

Any grant monies received for the construction of the new Fire Hall shall be applied to offset each Party's contribution in the same proportions outlined in Section 3.1.

3.3. Loan Application and Payment

Ryerson shall apply for a loan on behalf of the Municipalities for the construction of the new Fire Hall. Payments for the loan shall be included in the annual Fire Department budget, with each Party's share of the loan payment proportionate to its contribution percentage as set out in Section 3.1.

3.4. Operations and Maintenance Costs

Any costs associated with the operation and maintenance of the new Fire Hall shall be included in the annual fire department budget and shared proportionately by the Parties according to their contribution percentages as set out in Section 3.1.

3.5. Ownership of Facility and Loan

Upon completion of construction, legal title to the new Fire Hall—including the land, land improvements, and any building(s) erected thereon, as well as any associated loans—shall be held jointly by the Parties in accordance with the cost-sharing percentages set out in Section 3.1.

3.6. Outstanding Contributions

Any outstanding balance for each Party's contribution commitment to the Fire Hall construction project shall become due and payable within ninety (90) days of the termination of this Agreement.

3.7. New Shared Services Agreement

If a new Shared Services Agreement is entered into by any two or more of the Parties, they shall continue to make payments for the loan and operating costs through the Fire Department budget, as outlined in Sections 3.3 and 3.4, in accordance with their contribution percentages.

In the event that no new Shared Services Agreement is entered into, the new Fire Hall and any related assets shall be dealt with in accordance with the dissolution provisions set out in Section 4 of this Agreement.

3.8. Repayment of Grant Monies

In the event that any grant monies received for the construction of the new Fire Hall must be repaid due to the dissolution or termination of this Agreement, the Parties shall share the repayment obligations equally, in proportion to their contribution percentages set out in Section 3.1.

4. Dissolution of Fire Services Assets Upon Termination of Shared Services Agreement

Upon the effective termination of the Shared Services Agreement, sections 4.1 through 4.5 of this Agreement hereby amend and replace the provisions in Schedule C of the Shared Services Agreement regarding the dissolution of Fire Services assets, including any assets relating to the new Fire Hall.

4.1. Ownership of the Real Property Housing Existing Fire Hall

The title ownership of the Real Property housing the existing Fire Hall, located at 168 Ontario Street, Burk's Falls, remains with Burk's Falls and the equitable ownership interests of the other Municipalities revert to Burk's Falls with no compensation owing to those Municipalities.

4.2. Ownership of Real Property Housing New Fire Hall

The title to the Real Property housing the new Fire Hall—including the land, any land improvements, and all buildings or structures erected thereon used to provide the Fire Service—shall be subject to the following provisions:

- a. **Joint Assumption by Remaining Municipalities:** The municipalities that do not withdraw from the Shared Services Agreement (the “Remaining Municipalities”) shall have the right of first refusal to jointly assume title to the Real Property and continue its use for Fire Service purposes. The Withdrawing Municipality shall have no entitlement to any interest or compensation in respect of the Real Property following its withdrawal.
- b. **Sole Assumption by One Municipality:** If only one of the Remaining Municipalities elects to assume title to the Real Property, that municipality shall compensate the other Remaining Municipality in accordance with their respective cost-sharing percentages as set out in Section 3.1. The Withdrawing Municipality shall not be entitled to any interest or compensation in respect of the Real Property.
- c. **Disposition of Real Property:** If neither of the Remaining Municipalities elects to assume title to the Real Property, the Real Property shall be sold or otherwise disposed of. The net proceeds of such disposition shall be distributed among all Parties in accordance with their respective cost-sharing percentages as set out in Section 3.1. Notwithstanding the foregoing, the Withdrawing Municipality's share of the proceeds shall be reduced by an amount equal to any costs or losses reasonably incurred by the Remaining Municipalities as a result of the withdrawal.

In all cases, the Withdrawing Municipality shall take all necessary steps, at its sole cost, to effect the transfer or disposition of its interest in the Real Property in accordance with this Section.

4.3. Dissolution of Capital Items

Upon termination of the Shared Services Agreement, the dissolution of Capital Items shall be addressed as follows:

- a. **Joint Assumption by Remaining Municipalities:** The Remaining Municipalities shall have the right of first refusal to jointly assume all Capital Items for the continued operation and funding of the Fire Service. The Withdrawing Municipality shall have no entitlement to any share of the Capital Items following its withdrawal.
- b. **Sole Assumption by One Municipality:** If only one of the Remaining Municipalities elects to assume all Capital Items, that municipality shall compensate the other Remaining Municipality in accordance with their respective cost-sharing percentages as set out in Section 3.1. The Withdrawing Municipality shall not be entitled to any compensation in respect of the Capital Items.
- c. **Disposal of Capital Items:** If neither of the Remaining Municipalities elects to assume the Capital Items, the Capital Items shall be sold or otherwise disposed of. The net proceeds of such disposal shall be distributed among all Parties in accordance with their respective cost-sharing percentages as set out in Section 3.1. Notwithstanding the foregoing, the Withdrawing Municipality's share of the proceeds shall be reduced by an amount equal to any costs or losses reasonably incurred by the Remaining Municipalities as a result of the withdrawal.

4.4. Long Term Debt and Capital Leases

Upon termination of the Shared Services Agreement, any long-term debt or capital leases listed on the Fire Service's audited financial statements shall be assumed by the municipality or municipalities assuming responsibility for the Fire Service. No compensation shall be owed by the other municipality or municipalities for such debt or leases.

4.5. Unrecorded Assets or Liabilities

Upon termination of the Shared Services Agreement, any unrecorded assets or liabilities of the Fire Service shall be the responsibility of the Remaining Municipality or Municipalities that assume the Fire Service. The Withdrawing Municipality shall have no entitlement to any share of such assets, nor shall it bear any responsibility for such liabilities, regardless of whether they relate to activities that occurred before or after termination of the Shared Services Agreement.

In the event that only one of the Remaining Municipalities assumes the Fire Service, that municipality shall compensate the other Remaining Municipality for its share of any such unrecorded asset or liability in accordance with their respective cost-sharing percentages as set out in Section 3.1.

4.6 Fire Investment Reserve Account

Any donations made to the Burk's Falls District Fire Department or any of the Municipalities for fire services shall be used exclusively for the benefit of the Fire Service, in line with the purpose for which they were donated. To that end, any remaining funds in the Fire Investment Reserve Account held by the Administering Municipality under the Shared Services Agreement which are intended solely for the benefit of the Fire Service, shall be transferred to the Municipality (or Municipalities) that assumes responsibility for providing Fire Services through the establishment of a new fire department following the termination of this Agreement. If more than one Municipality establishes a fire department, the funds shall be equally distributed among those fire departments to establish new reserves. If no Municipality establishes a fire department after the termination of this Agreement, the funds in the Fire Investment Reserve Account shall be provided to the Burk's Falls District Firefighters' Association, with the condition that the funds be used exclusively for fire suppression and fire prevention services in the Municipalities.

General Provisions

5. Indemnification

Each Party (the "Indemnifying Party") agrees to indemnify, defend, and hold harmless the other Parties, their respective officials, employees, agents, and contractors (the "Indemnified Parties") from and against any and all claims, demands, suits, losses, liabilities, damages, and expenses (including reasonable legal fees and costs) arising out of or related to:

1. Any act or omission of the Indemnifying Party or its employees, agents, contractors, or representatives in the performance of their obligations under this Agreement;
2. Any breach by the Indemnifying Party of any provision of this Agreement;
3. The operation and funding the Fire Services including the construction of the new Fire Hall during the term of this Agreement, except to the extent caused by the gross negligence or willful misconduct of the Indemnified Parties.

This indemnification obligation shall survive the termination or expiration of this Agreement, and each Party's indemnification obligations shall be limited to its proportional contribution to the funding and operation of the Fire Services as set out herein.

6. Insurance

As the administrator of the Fire Services under this Agreement, Ryerson shall obtain and maintain in full force and effect, at its own expense, the following insurance coverage:

a) **Medical Malpractice Coverage**

Ryerson (or the Administering Municipality) shall maintain medical malpractice

insurance with a limit of not less than twenty-five million dollars (\$25,000,000). This coverage may be provided as a stand-alone policy or included within the coverage afforded by the General Liability Policy described in section 25 of the Shared Services Agreement.

b) **Errors and Omissions Insurance**

Ryerson shall maintain errors and omissions insurance with coverage of not less than twenty-five million dollars (\$25,000,000), providing protection against acts, errors, and omissions arising from fire inspection services. The policy shall have a self-insured retention (SIR) or deductible that does not exceed one hundred thousand dollars (\$100,000) per claim. In the event the policy has an aggregate limit, such limit shall be at least double the per-claim limit.

c) **Policy Underwriting and Renewal**

The insurance policy shall be underwritten by an insurer licensed to conduct business in the Province of Ontario and acceptable to the Parties. The policy shall be renewed annually for a period of at least three (3) years following the termination of this Agreement. A certificate of insurance evidencing such renewal shall be provided to each of the other Parties each year.

d) **Cancellation or Non-Renewal Notice**

If the insurance policy is to be cancelled or non-renewed for any reason, Ryerson shall provide at least ninety (90) days' notice of such cancellation or non-renewal to the other Parties. In the event of cancellation or non-renewal, the Parties may request that an extended reporting period (tail coverage) be purchased by the Administering Municipality, at its expense, to ensure continued coverage for claims that may arise during the policy period.

If any Municipality receives a notice of claim, action, application, order, or any other insurance or legal proceeding in respect of the Fire Service, it shall, within five (5) Business Days provide a copy of such to the other Municipalities.

7. Termination

This Agreement shall terminate on the earliest of:

- (a) the date on which a new shared services agreement for the provision of Fire Services is executed by two or more of the Parties;
- (b) the date on which only one Party remains a participant in the Shared Services Agreement, such that the joint provision of fire services can no longer continue; or
- (c) [insert term date], unless extended in writing by the mutual agreement of all Parties.

Upon termination, the Parties shall implement the dissolution and disposition of assets in accordance with Sections 3 and 4 of this Agreement.

8. Entire Agreement

This Agreement constitutes the entire understanding between the Parties concerning the subject matter hereof and supersedes any prior agreements or understandings.

9. Amendments

This Agreement may only be amended by a written agreement executed by all Parties.

10. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

11. Dispute Resolution

In the event of any dispute arising out of or in connection with this Agreement, the Chief Administrative Officer and one representative Member of Council from each of the Parties shall meet to discuss the dispute and attempt to form a resolution. Should informal discussions fail to resolve the dispute, the Parties agree to then attempt to resolve the matter through formal mediation. If mediation fails, the dispute shall be referred to arbitration in accordance with the rules of the *Ontario Arbitration Act*. Parties agree that all of the aforementioned steps are required to be taken, prior to issuing a notice of withdrawal.

12. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have caused this Interim Fire Services Agreement to be executed by their duly authorized representatives on the day and year first above written.

The Municipal Corporation of the Township of Armour

By: _____

Name: _____

Title: _____

The Corporation of the Municipality of the Village of Burk's Falls.

By: _____
Name: _____
Title: _____

The Corporation of the Township of Ryerson

By: _____
Name: _____
Title: _____

DRAFT