



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Meeting Agenda

City Council

Wednesday, February 13, 2019

4:00 PM

Council Chambers

Special Called Meeting

Special Called Meeting to be held at 4:00 p.m.

A. CALL TO ORDER (4 P.M.)

- A.1 [ORD- 3557](#) Consider adopting Ordinance No. 3557 calling for a bond election for May 04, 2019, making provisions for conducting the Election and other provisions relating thereto; and take appropriate action**

B. ADJOURNMENT

The City Council may convene into executive session at anytime during the Study Session or Regular meeting pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney on any agenda item.

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Posted by: _____
Assistant to City Secretary

Date posted: _____



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: ORD- 3557

Agenda Date: 2/13/2019

Status: Regular Agenda

In Control: City Council

File Type: Ordinance

Agenda Number: A.1

Consider adopting Ordinance No. 3557 calling for a bond election for May 04, 2019, making provisions for conducting the Election and other provisions relating thereto; and take appropriate action

BACKGROUND:

At the direction of the City Council, the Library Board conducted multiple visioning meetings to discuss the future of the Farmers Branch Library - these meetings were in addition to work already completed by the Council-appointed Citizen Bond Committee, composed of Farmers Branch residents, studied the needs of the City and made recommendations to City Council. The Committee evaluated 37 quality of life proposals over nine months and donated more than 2,400 hours of their time to evaluate various projects, including the Library. The Library visioning meetings occurred on November 26 at the Library, December 18 at the Recreation Center, January 26 at the Recreation Center, and February 4 at The Branch Connection. These visioning meetings drove the development of a request for qualifications (RFQ) to bring the information gathered at the visioning meetings to life and the City received four qualified responses to the RFQ. The RFQ has been reviewed by City staff, the Library Board, and the City Council. The RFQ response provides a pathway to support the language in Ordinance No. 3557 for building a New Farmers Branch Library.

DISCUSSION:

An ordinance, with proposed ballot language, has been prepared by the City's bond counsel Bracewell & Giuliani LLP based on the City Council's direction. Representatives of Bracewell & Giuliani LLP will be present during the February 5th City Council meeting as a resource for any questions regarding the legal aspects of holding a bond election.

RECOMMENDATION:

City Administration recommends adopting Ordinance No. 3557 to call and hold a bond election on May 4, 2019 for the purpose of issuing general obligations bonds of the City in an amount not to exceed (\$_____) for a new Library facility and related park facility renovation.

ACTIONS:

- 1) Motion to adopt Ordinance No. 3557 calling for a bond election for May 4, 2019.
- 2) Motion to deny Ordinance No. 3557 calling for a bond election for May 4, 2019.
- 3) Motion to modify Ordinance No. 3557 to meet the needs of the Council.
- 4) Motion to table the issue for further study or take no action.

ATTACHMENTS:

1. Ordinance No. 3557
2. Political Advocacy



ORDINANCE NO. 3557

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, CALLING A BOND ELECTION TO BE HELD ON SATURDAY, MAY 4, 2019, A UNIFORM ELECTION DATE, WITHIN THE CITY, MAKING PROVISIONS FOR THE CONDUCT OF THE ELECTION AND OTHER PROVISIONS RELATING THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Farmers Branch, Texas (the “City”), hereby finds and determines that it is necessary and advisable to call and hold an election in the City for the purpose of submitting certain propositions pertaining to the issuance of bonds for the purposes hereinafter set forth; and

WHEREAS, the City Council hereby finds and determines that said election shall be held on a uniform election date established by Section 41.001(a) Texas Election Code, as amended, as required by Texas law; and

WHEREAS, the City Council hereby finds and declares that the meeting at which this Ordinance is considered is open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended; therefore,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as part of the operative provisions hereof.

SECTION 2. An election (the “Election”) shall be held for and within the City on Saturday, May 4, 2019 (“Election Day”), a uniform election date established by Section 41.001(a) of the Texas Election Code, as amended (the “Code”). At the Election the following proposition (the “Proposition”) shall be submitted to the qualified voters of the City in accordance with law:

CITY OF FARMERS BRANCH, TEXAS - PROPOSITION A

“Shall the City Council of the City of Farmers Branch, Texas, be authorized to issue general obligation bonds of the city in the amount of (\$_____) for the purpose of providing funds for permanent public improvements, to wit: planning, designing, constructing, equipping and furnishing a new library in the general

vicinity of the existing Farmers Branch Manske Library and the demolition of such library; said bonds to mature serially over a period of not to exceed forty (40) years from their date, to be issued in such installments and sold at any price or prices and to bear interest at any rate or rates as shall be determined within the discretion of the city council under laws in effect at the time of issuance, and to provide for the payment of the principal of and interest on said bonds by levying a tax sufficient to pay the annual interest on and to create a sinking fund sufficient to redeem said bonds as they become due?"

SECTION 3. The Proposition shall be set forth substantially in the following form, so as to permit the voters to vote "FOR" or "AGAINST" the Proposition, which shall be set forth on the ballots in substantially the following form:

CITY OF FARMERS BRANCH, TEXAS - PROPOSITION A

- FOR THE ISSUANCE OF (\$_____) GENERAL OBLIGATION BONDS FOR NEW LIBRARY, AND THE LEVYING OF A TAX IN
- AGAINST PAYMENT THEREOF.

SECTION 4. All resident, qualified electors of the City shall be eligible to vote at the Election.

SECTION 5. The voting precincts for the Election are hereby designated to be those municipal voting precincts identified by their respective county precinct numbers as determined by the Elections Administrator. Such locations incorporated herein by reference for all purposes; provided, however, such times and locations may be changed if so directed by the Elections Administrator without further action of the City Council. The Elections Administrator is hereby authorized and directed to make such changes in polling locations as may be necessary for the proper conduct of the Election. Each polling place shall be open from 7:00 a.m. to 7:00 p.m. on the date of the Election.

SECTION 6. (a) The Elections Administrator is hereby appointed as Early Voting Clerk for the election. Deputy early voting judges/clerks will be appointed as needed to process early voting mail and to conduct early voting. Early voting by mail shall be conducted in conformance with the requirements of the Code. The main early voting polling place is hereby designated to be the George L. Allen Sr. Courts Building, 600 Commerce St., Dallas, Texas 75202. Ballot applications and ballots voted by mail shall be sent to: Toni Pippins- Poole, Dallas County Elections Administrator, 2377 N. Stemmons Freeway, Suite 820, Dallas, Texas 75207. The Elections Administrator and/or the Early Voting Clerk are hereby authorized to appoint the members of the Early Voting Ballot Board and the presiding judge and alternate judge in accordance with the requirements of the Code. Early voting shall be conducted by the Early Voting Clerk, at the main early voting polling location listed above, such location may be changed or additional early voting locations may be added by the Elections Administrator, without further action of the City Council, as is necessary for the proper conduct of the Election.

(b) In addition to the main early voting polling location, City of Farmers Branch voters may vote at all early voting polling locations as designated and maintained by Dallas County throughout the County such locations as listed in Exhibit A attached hereto.

(c) Early voting by personal appearance shall begin on Monday, April 22, 2019, and shall end at 7:00 p.m. on Friday, April 30, 2019, with the voting times to be as follows, as such dates and times may be changed by the Elections Administrator:

APRIL 22 (MONDAY THRU SATURDAY) APRIL 27	8:00 AM TO 5:00 PM
APRIL 28 (SUNDAY)	1:00 PM TO 6:00 PM
APRIL 29 (MONDAY THRU TUESDAY) APRIL 30	7:00 AM TO 7:00 PM

SECTION 7. Notice of the Election shall be given by: (i) publishing a substantial copy of this Ordinance, in English and Spanish, on the same day of each of two (2) successive weeks not earlier than the thirtieth (30th) day nor later than the fourteenth (14th) day prior to the date set for the Election, in a newspaper published in the City, (ii) posting a copy of this Ordinance, in English and Spanish at the City Hall on the bulletin board used for posting notices of the meetings of the City Council and at three (3) other public places within the boundaries of the City, not later than the twenty-first (21st) day prior to the date set for the Election and (iii) posting a copy of this Ordinance, in English and Spanish, on the City's website, prominently and together with the notice of the Election and the contents of the Proposition, not later than the twenty-first (21st) day prior to the date set for the Election through Election Day. Additionally, on Election Day and during early voting by personal appearance, this Ordinance shall be posted in a prominent location at each polling place. Notice of the Election shall also be provided to the county clerk of Dallas County, Texas and the Dallas County voter registrar not later than the 60th day before the Election Day.

SECTION 8. The Election shall be conducted in accordance with the Code under the jurisdiction of the Dallas County Elections Department (the "Elections Administrator") pursuant to an Election Services Contract (the "Contract") by and among Dallas County Elections Department ("DCED"), the City and other participating entities, if any, described in the Contract. The City Manager or the City Manager's designee is authorized to amend or supplement the Contract to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Elections Administrator. Election judges, alternate judges and clerks shall be paid, as determined by the Elections Administrator, for their service in the Election. The holding of the Election shall be in compliance with the Code except as modified by other applicable provisions of law. The election officers shall make returns for the Election in the manner required by law, and the ballots that are properly marked in conformance with the provisions of the Code for votes cast both during the period of early voting and on the day of the Election shall be counted in the manner required by law.

SECTION 9.

(a) As of the October 1, 2018, the first day of the City's current fiscal year, the aggregate principal amount outstanding of tax-supported debt of the City was \$56,460,000 and the aggregate amount of outstanding interest on such tax-supported debt was \$17,079,760. The City's ad valorem debt service tax rate for the current fiscal year is \$0.082785 per \$100 of assessed valuation of taxable property in the City.

(b) The City intends to issue the bonds authorized by the Proposition over a period of years in a manner and in accordance with a schedule to be determined by the City Council based upon a number of factors, including, but not limited to, the then current needs of the City, demographic changes, prevailing market conditions, assessed valuations in the City and management of the City's short-term and long-term interest rate exposure. Market conditions, demographics and assessed valuations vary based upon a number of factors beyond the City's control, and therefore, the City cannot and does not guarantee a particular interest rate or tax rate associated with the bonds authorized by the Proposition. As such, the information contained in this paragraph is provided solely for illustrative purposes and does not establish any limitations or restrictions or create a contract with the voters. The City currently estimates that, if the Proposition was approved and the bonds proposed herein were authorized and issued in accordance with the City's current estimated project plan of finance, the maximum interest rate on the bonds is not expected to exceed 5.50%.

(c) Any additional information required by Section 3.009 of the Code is contained in Sections 2 and 3 of this Ordinance.

SECTION 10. The Mayor and the City Secretary of the City, in consultation with the City's Attorney and bond counsel, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein, including making changes or additions to polling places or procedures to the extent required or desirable or as may become necessary due to circumstances arising after the date of this Ordinance.

SECTION 11. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, neither the remaining portions of this Ordinance nor their application to other persons or sets of circumstances shall be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, invalidity or unenforceability of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 12. This Ordinance shall take effect after the passage of this Ordinance as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE _____ day of February, 2019.

ROBERT C. DYE, Mayor

ATTEST:

AMY PIUKANA, City Secretary

APPROVED AS TO FORM:
PETER G. SMITH, City Attorney

By: _____

EXHIBIT A

EARLY VOTING LOCATIONS

MAY 4, 2019 ELECTION

DATES AND TIMES FOR EARLY VOTING

APRIL 22 (MONDAY THRU SATURDAY) APRIL 27 8:00 AM – 5:00 PM
APRIL 28 (SUNDAY) 1:00 PM – 6:00 PM
APRIL 29 (MONDAY THRU TUESDAY) APRIL 30 7:00 AM – 7:00 PM

Bethany Lutheran Church	10101 Walnut Hill Ln	Dallas
Cedar Hill Government Center	285 Uptown Blvd	Cedar Hill
Crosswinds High School	1100 N Carrier Pkwy	Grand Prairie
Disciple Central Community Church	901 N Polk St	DeSoto
Duncanville Library	201 James Collins Blvd	Duncanville
Eastfield College Pleasant Grove Campus	802 S Buckner Blvd	Dallas
El Centro College-West Campus	3330 N Hampton Rd	Dallas
Farmers Branch City Hall	13000 William Dodson Pkwy	Farmers Branch
Fretz Park Branch Library	6990 Belt Line Rd	Dallas
George L Allen Sr Courts Bldg main location (replaces Records Bldg)	600 Commerce St	Dallas
Glenn Heights City Hall	1938 S Hampton Rd	Glenn Height
Grauwylar Park Rec Center	7780 Harry Hines Blvd	Dallas
Irving City Hall	825 W Irving Blvd	Irving
J Erik Jonsson Central Library	1515 Young St	Dallas
Josey Ranch Library	1700 Keller Springs Rd	Carrollton
Lakeside Activity Center	101 Holley Park Dr	Mesquite
Lancaster Vet Memorial Library	1600 Veterans Memorial Pkwy	Lancaster
Lochwood Branch Library	11221 Lochwood Blvd	Dallas
Marsh Lane Baptist Church	10716 Marsh Ln	Dallas
Martin Luther King Jr Core Bldg	2922 Martin Luther King, Jr. Blvd	Dallas
Martin Weiss Rec Center	1111 Martindell Ave	Dallas
Mountain Creek Branch Library	6102 Mountain Creek Pkwy	Dallas
Oak Cliff Sub-Courthouse	410 S Beckley Ave	Dallas
Our Redeemer Lutheran Church	7611 Park Ln	Dallas
Paul L Dunbar-Lancaster Kiest Branch Library	2008 E Kiest Blvd	Dallas
Richardson Civic Center	411 W Arapaho Rd	Richardson
Richland College-Garland Campus	675 W Walnut St	Garland
Rowlett City Hall Annex	4004 Main St	Rowlett
Sachse City Hall	3815 Sachse Rd Bldg B	Sachse
Samuell Grand Rec Center	6200 E Grand Ave	Dallas
Valley Ranch Library	401 Cimarron Tr	Irving

**ELECTION DAY POLLING LOCATIONS FOR
SATURDAY, MAY 4, 2019 BOND ELECTION**

(Polls shall be open from 7:00 AM to 7:00 PM)

LOCATION	ADDRESS	PRECINCTS
Farmers Branch City Hall	13000 William Dodson Pkwy Farmers Branch, TX	2302, 2305, 2306, 2307, 2308, 2309, 2310, and 2312
Farmers Branch Recreation Center	14050 Heartside Pl Farmers Branch, TX	2300, 2301, 2303 and 2311

Application for a Ballot by Mail may be downloaded from our website: www.dallascountyvotes.org

Information by phone: Dallas County Elections Administration, 214-819-6300

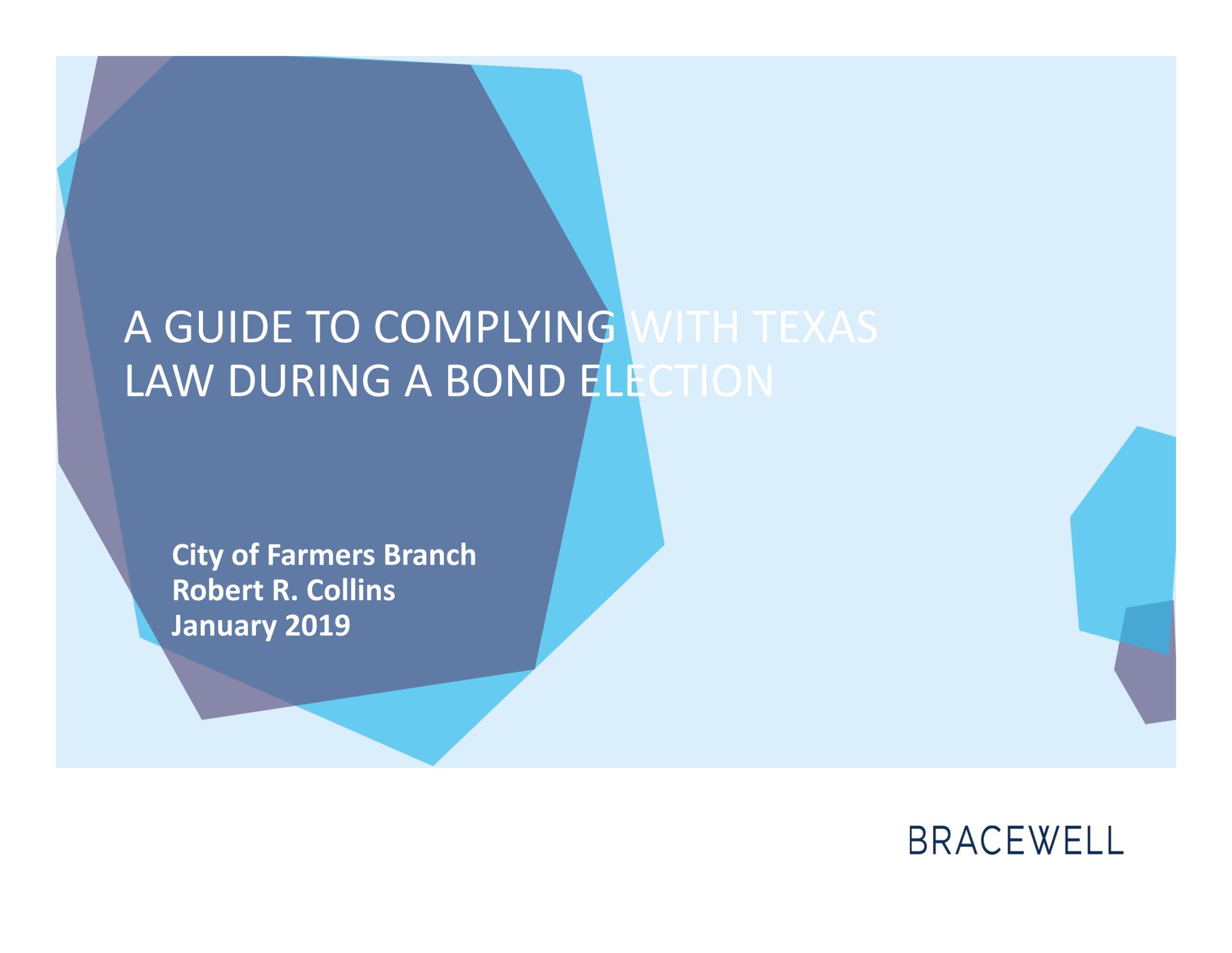
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Applications for early voting ballot by mail must be received no later than the close of business on Tuesday, April 23, 2019.

Toni Pippins-Poole - Early Voting Clerk
Dallas County Elections
2377 N Stemmons Frwy, Ste 820
Dallas, TX 75207

Fax: 214-819-6303

Email: evapplications@dallascounty.org



A GUIDE TO COMPLYING WITH TEXAS LAW DURING A BOND ELECTION

**City of Farmers Branch
Robert R. Collins
January 2019**

BRACEWELL

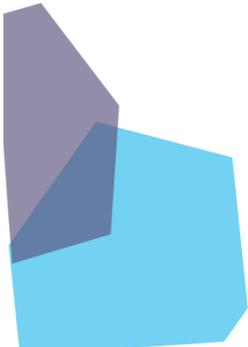
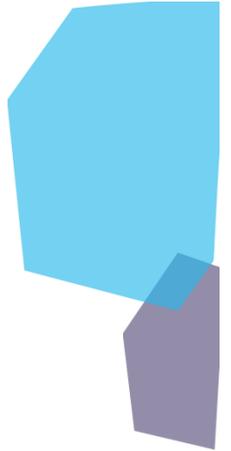
TEXAS LAW

- “An officer or employee of a political subdivision may not spend or authorize spending public funds for political advertising.”
- Violation of this portion of the Code is a Class A misdemeanor.

- *Texas Election Code § 255.003*

WHAT COUNTS AS “POLITICAL ADVERTISING”?

- Communication advocating a particular election outcome
 - Is the communication supporting or opposing a ballot measure? If so, it is communication advocating an outcome.
- Can be written, spoken, or broadcast
 - memo, newsletter, flyer, social media, poster, circular, sign, speech, e-mail, billboard, bumper sticker, refrigerator magnet, pamphlet, TV or radio ad, web site, etc.



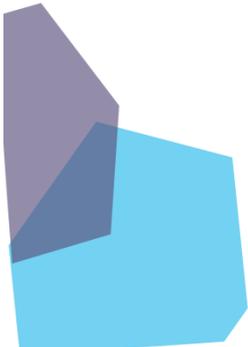
WHAT COUNTS AS “SPENDING PUBLIC FUNDS”?

- “Spending public funds” is more than just spending City money.
 - Any use of City employees during work hours
 - Any use of City equipment during or after work hours
 - Includes computers, fax machines, copiers, printers, office supplies, internal mail, e-mail, social-media accounts and websites.

Rule of Thumb:
If you are at a City facility, you are probably
spending public funds.

WHAT CAN I SAY ABOUT THE BOND ELECTION?

- Employees and officers of the City may spend public funds on communications that are factual descriptions of the proposition.
- Factual information includes:
 - The amount of the bonds
 - The tax rate impact of the bonds
 - City demographics
 - A description of the projects and estimated amounts to be spent on each project
- Factual communications must be true.
 - It is illegal to include information that the officer or employee knows to be false.



“WHAT ARE SOME THINGS I CAN’T SAY?”

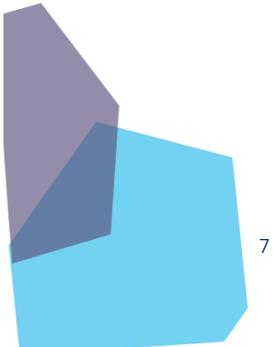
Communications which advocate passage or defeat of the proposition are prohibited

- *Voting yes means better communities*
- *Vote yes for a brighter future*
- *This bond will ensure future generations have access to the best facilities we can offer*
- *Let’s build a better city*
- *Show that you care about our community*
- *Please support our vision*
- *This bond is what’s best for our community*
- *This bond will allow us to better serve the community*
- *It pays to invest in the future*
- *It’s time to move ahead*
- *Our future depends on your commitment*
- *Position our city for the 21st century*

IF YOU'RE AT WORK, YOU'RE PROBABLY SPENDING PUBLIC FUNDS.

- In 2005, a city manager received a draft of a political postcard from a city council member at her city e-mail address. The city manager forwarded the draft to the police chief (through city e-mail) who proposed changes.
 - Although the city manager intended for the police chief to check only for factual accuracy, the evidence supported a finding that she sought the assistance in order to make the post card more effective.

The Ethics Commission found a violation because the city e-mail and the paid time of the police chief were city resources. A \$200 penalty was imposed.



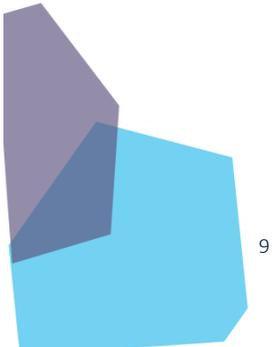
IT DOESN'T TAKE MUCH.

- In 2004, a city mayor used a city credit card to purchase campaign T-shirts and other political advertisements.
 - Although the card displayed the city's name on its face, the mayor was personally responsible for payment of the account and timely reimbursed the city for all of the expenses related to the advertising.

The Ethics Commission found that city resources were used to handle the mayor's purchase of political advertising, regardless of whether the mayor himself paid the balance. A \$500 penalty was imposed.

WHAT ARE SOME OTHER THINGS I CAN'T DO?

- Make *any* use of City facilities or equipment.
- Make *any* use of City employees' work time
- Provide consideration – money or any other kind of benefit – to a third party in exchange for materials advocating the passage of a bond measure.
- Use the City's website, social-media, internal mail or e-mail system to post or distribute favorable comments about a bond measure



What Constitutes an Expenditure of Public Funds is Broadly Interpreted.

- Attorney General Opinion KP-0177 (2018)
 - Website Links
 - “[A] court would likely conclude that the use of public funds to link to an Internet website promoting a specific candidate or measure is itself a communication supporting a candidate or measure in violation of Section 11.69 of the Education Code and subsection 255.003(a) of the Election Code.”

ANY ADVOCACY IS TOO MUCH

- In 2003, four county commissioners and a county judge authorized the use of public funds to create informational flyers on the progress of a road project.
 - Flyers highlighted replacement of “hazardous old bridges” and improved safety due to voters who “overwhelmingly approved” and supported previous bond measures.
 - The flyers were mailed just before the general election and only to residents who had voted in the previous election.

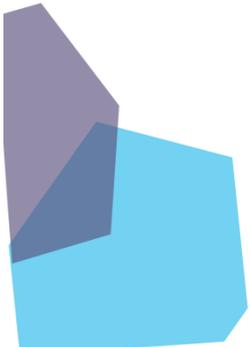
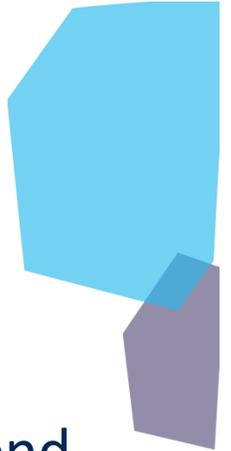
The Ethics commission found that the context and content of the flyer was credible evidence for an ethics violation. A \$400 penalty was imposed on each respondent.

DON'T I GET A LITTLE BIT OF LEEWAY?

No -- Any amount of advocacy is impermissible.

- In 2004, a school district sent out a circular regarding their bond election that called the bond proposal “the best solution” to the district’s needs and “the right thing to do for the children of this community.”

The school board was fined \$100.



THINK THAT'S TOUGH?

- In 2012, a city mayor spent public funds to include letters in the city's water billing statements in response to a local newspaper's criticism of city officials.
 - The letter stressed that the officials were *unpaid volunteers* and referenced challenges overcome by council members out of service to the community (traveling long distances for meetings, recovering from surgery, and other hardships).

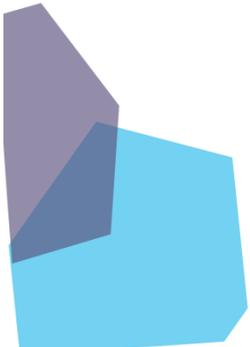
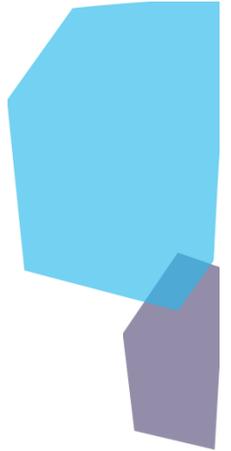
The Ethics Commission found an ethics violation because the letter was promotional rather than informative. A penalty of \$200 was imposed.

WHAT CAN I SAY DURING A CITY MEETING?

- The law is not intended to inhibit discussion of matters pending before the City Council.
- So long as it is the city's regular practice to broadcast its meetings on television, a city is not prohibited from broadcasting a meeting in which council members voice opinions supporting or opposing a ballot measure.
- However, it is possible that comments at a recorded meeting could be in violation if the comments are:
 - related to a matter not pending before the City Council and
 - were intended to influence the outcome of an election.

WHAT ABOUT A CITY NEWSLETTER?

- If the City includes information about the bond proposition in a newsletter...
 - Must be informational rather than promotional
 - Cannot advocate for or against the proposition
- The Texas Ethics Commission has specific guidelines and limits to ensure that a newsletter is not political advertising



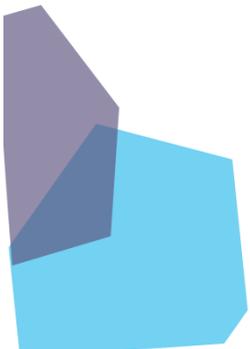
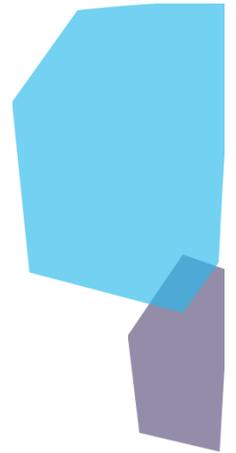
HOW DO I MAKE SURE I'M NOT SAYING SOMETHING I SHOULDN'T?

- Don't use comparative terms:
 - Better, best, brighter, smarter, clearer, newer, cleaner, more, most, etc.
- The fewer adjectives a communication contains, the better
- Avoid words designed to create a positive impression

If you are ever in doubt about a particular statement, give us a call!

CAN I ADVOCATE FOR A BOND PROPOSITION WITHOUT VIOLATING THE LAW?

- City officers and employees may campaign for the passage of a bond measure on their own time with their own resources.



WHO CAN ADVOCATE FOR THE PASSAGE OF A BOND ELECTION?

- A Political Action Committee (PAC)
- A PAC is a privately funded campaign committee.
- PACs are not prohibited from using their funds for advocacy purposes.
- A PAC may prepare materials that highlight the City's achievements and goals and tout the benefits of passing the bond measure.
- For more information on forming a PAC, visit <http://www.ethics.state.tx.us/filinginfo/pacforms.htm>

A WORD ABOUT “CONTRACT WITH THE VOTERS”

- A written communication from the City that is widely distributed and that includes specific promises about how bond proceeds will be used can create a binding and enforceable contract with the voters.
- To avoid creating a contract with the voters, use flexible language
 - “anticipate;” “expect;” “predict;” “plan to;” etc.
- Make it clear that the City Council retains discretion and flexibility in deciding how bond money will be used.
- Be aware of communications that could create a “Contract with the Voters.”

CONCLUSION

- An officer or employee of a City may not spend or authorize spending public funds for political advertising.
- “Public funds” does not just mean cash
- Political Advertising is intended to advocate
- Be aware of communications that could create a “Contract with the Voters.”