City of Farmington Council Proceedings

A regular meeting of the Council of the City of Farmington was held on July 1, 1963. Meeting called to order at 8:02 p.m. by Mayor Lindbert.

ROLL CALL: Councilmen Brotherton, Forrest, Lindbert and Peterson present. Councilman Thayer assumed his chair at 8:28 p.m.

CITY OFFICIALS PRESENT: City Manager Dinan, Clerk Quinn, Attorney Kelly and Chief DeVriendt.

Minutes of Previous Meeting

Motion by Brotherton, seconded by Forrest, that the minutes of regular meeting held on June 17, 1963, be approved as published. Motion carried, all ayes.

Public Hearing

A. Decision Rezoning Request 3½ Acre Parcel Located West of American Legion and East of Rouge River from M-1 Light Industrial, R-1-P, One Family Parking, and R-1, One Family Residential, to C-2, General Commercial (Efficiency Apartments) District.

Mayor Lindbert stated that a Public Hearing had been held, the Council had heard discussion on approval and opposition to the proposed rezoning request. The Council members and the City Manager had met at the site, reviewed and discussed the request following the hearing.

Councilman Peterson stated that the property adjoining Grand River was M-1, Light Industrial, with mixed zoning at the rear of the property and if developed industrial would create noise and increased traffic. Home sites in this area were impractical. The proposed rezoning would not add a burden to the School District and would increase the City tax base. Councilman Peterson stated that he approved the rezoning request.

Councilman Thayer informed the City Clerk that he would be detained and instructed the City Clerk to notify the City Council that he approved the rezoning request.

Councilman Forrest stated that he was not opposed to the rezoning request. Mr. Forrest questioned Mr. Duke, Developer, regarding the greenbelt at the SE corner of the site, the type and height of fence on Grand River, and suggested that the Council approve the greenbelt and fence.

Mr. Duke, Developer, agreed to the installation of the greenbelt and stated that he had revised the height of the fence from 6 feet to 4 feet.

Councilman Brotherton stated that he approved the rezoning request and asked Mr. Duke if he had considered the relocation of the apartments at the SE corner. Mr. Duke stated that he was revising the plans to rearrange the apartment at the SE corner and to make it more decorative.

Motion by Brotherton, seconded by Peterson, to approve the request to rezone 3½ acre parcel of land described as follows:

Land in the City of Farmington being a part of the Northeast ¼ of Section 27, Farmington Township, Town 1 North, Range 9 East, Oakland County, Michigan, is more particularly described as follows:

Beginning at the intersection of the Easterly line of Brookdale Subdivision as recorded in Liber 12 of Plats on Page 25, Oakland County Records, with the Southerly line of Grand River (U.S. 16) as widened per deed recorded in Liber 20, of Deeds, on Page 104 of the miscellaneous records of Oakland County, Michigan.

Proceeding thence South 62 degrees 54 minutes 30 seconds east measured along said Southerly line of Grand River a distance of 536.02 feet to a point which lies 300.0 feet westerly of the West line of Sherwood Avenue 50.0 wide;

Thence South 26 degrees 29 minutes 00 seconds west a distance of 402.45 feet to a point in the northly line of Goerse Subdivision as recorded in Liber 24, of Plats on page 20, Oakland County Records,

Thence North 65 degrees 19 minutes 00 seconds west measured along said northly line of Goerse Subdivision a distance of 44.98 feet to a point in the easterly line of Brookdale Subdivision;

Thence North 38 degrees 00 minutes 00 seconds west measured along said easterly line of Brookdale Subdivision a distance of 305.40 feet.

Thence North 11 degrees 17 minutes 00 seconds west continuing along said easterly line of Brookdale Subdivision a distance of 351.72 feet to the point of beginning.

Contains 3.25 acres of land, more or less.

from M-1, Light Industrial R-1-P, One Family Parking and R-1, One Family Residential, to C-2, General Commercial (Efficiency Apartments) District. Motion carried, all ayes.

B. Request to Vacate Easement South of Grand River East of Grove.

Mayor Lindbert opened the public hearing at 8:13 P.M. on the request to vacate sewer easements for the development of multiple dwellings east of Grove Street and south of Grand River and asked for comments from all interested parties. City Manager Dinan stated that as part of the multiple dwelling plan, the Developer will pay the cost for the rerouting of the new sewers.

Hearing no comments, a motion was made by Brotherton, seconded by Peterson, that the public hearing be closed. Motion carried, all ayes.

Motion by Forrest, supported by Brotherton, to approve the vacation of easement described as follows:

Twenty foot sewer easement to be vacated

Description of the centerline of a 20 foot easement in the S.W. ¼ of Section 27, T. 1 N., R 9 E., City of Farmington, Oakland County, Michigan, and more particularly described as follows:

Beginning at a point on the East line of lot 13 of Assessor's Plat No. 2 as recorded in Liber 36, page 6 of Oakland County records, said point being N 0° 37' 10" W 232 feet from the S.E. corner of said lot 13, thence S 56° 37' 10" E 390.0 feet; thence on a curve to the left of radius 30 feet for a distance of 43 feet; thence N 32° 19' 10" E 110.00 feet to the point of terminus, said point being distant N 89° 16' 2 605.14 feet and N 57° 33' 40" W 219 feet from the point of beginning.

Motion carried, all ayes.

Minutes of Other Boards

A. Zoning Board of Appeals Proceedings, June 19, 1963. Proceedings read and placed on file of Zoning Board of Appeals meeting held on June 19, 1963.

B. Economic Development Committee, June 19, 1963. Proceedings read of Economic Development Committee meeting held on June 19, 1963. Councilman Forrest reported that a City Committee member attends the Township Committee meeting and a Township Committee member attends the City meeting. He stated that a joint meeting of the City and Township Economic Development Committees has been scheduled for July 11, 1963.

Motion by Brotherton, seconded by Peterson, to approve the minutes of the Economic Development Committee held on June 19, 1963. Motion carried, all ayes.

Reports From City Manager

A. Report Sidewalk Petition Twin Valley Subdivision. City Manager Dinan submitted a detailed report on the petition from residents in the Twin Valley Subdivision for installation of sidewalks described in the petition. His report included the basic physical involving land contour on the east and west side of Farmington Road. The City Manager recommended that the City Council adopt a sidewalk resolution requesting Lots 40, 48, 53 and 58, Twin Valley Subdivision, to install walks within a 30 day period or the City will install same and assess the owners. City Manager Dinan stated that if these walks are installed it would provide adequate pedestrian access to all public services in the general area and avoid a very hazardous condition at 10 Mile Road and Farmington Road.

Motion by Brotherton, supported by Peterson, to adopt the following resolution:

BE IT RESOLVED that the City Council of the City of Farmington, Michigan, hereby determines that in order to protect the safety of pedestrians, sidewalks shall be constructed within 30 days upon the following described lots:

Lots 40, 48, 53 and 58, Twin Valley Subdivision.

Said sidewalks shall be constructed of a minimum 5 feet in width, in accordance with standards and specifications now in effect within the City for all new construction and shall be constructed according to line and grade to be furnished by the Department of Engineering.

AYES: Councilmen Brotherton, Forrest, Lindbert, Peterson, Thayer.

NAYS: None.

ABSENT: None.

Resolution Declared Adopted, July 1, 1963.

TRENA M. QUINN
City Clerk

B. Report on Ordinance Controlling Barber Shop Hours. Councilman Peterson stated that the local barber shop owners or managers request that the Council table their decision relative to an Ordinance to provide time of operation of barber shops until such time that a new petition is submitted.

Motion by Brotherton, seconded by Thayer, that the Council table the decision for an Ordinance to provide time of operation of barber shops until a new petition has been filed. Motion carried, all ayes.

C. Report Acquisition 20 Foot Right-of-Way South Side of Grand River Ave. City Manager Dinan reported on the acquisition of the 20 foot Right-of-Way on the south side of Grand River west of Himmelspach Restaurant. The report included information from Mr. Allen Warner relative to the sale of the Pauline property, stating that they are negotiating with the purchaser for acquisition of property at the rear of the building which presumably would be used for parking. Mr. Warner expects to have this information within the next two weeks. Mr. Warner also stated that he would contact National Bank of Detroit, Administrators of the Fred M. Warner Estate, relative to utilization of property adjacent to Van's Furniture Store to be zoned parking to insure its use as parking in the future.

City Manager Dinan stated that the City has until September 23, 1963, to close on this particular acquisition to qualify for the option that was given by John Lutz.

Mr. Virgil Cornwell, 32395 Valleyview Circle, stated that ingress and egress on this property may be granted free and that he had information from Mr. Campbell of National Bank that they may agree to comply with the Lutz Agreement if the Warner heirs agree.

City Manager Dinan recommended the following:

1. That the Council table decision on the acquisition of this 20 foot right-of-way until the next regular meeting due to the fact that there are still some questions relative to the parking adjacent to this proposed right-of-way.

2. That the Council authorize the City Manager to have an appraisal made by one of the local real estate firms to substantiate the selling price of $300.00 per foot as fair market price. This would be necessary to insure proper procedure of Charter requirements on the purchase or sale of property.

Councilmen Forrest and Peterson requested that the Council decision be tabled until second meeting in August when all members of the Council will be present.

Motion by Brotherton, seconded by Peterson, to authorize the City Manager to have a local real estate firm prepare an appraisal on the 20 foot right-of-way on the south side of Grand River Avenue to substantiate the selling price of $300.00 per foot as a fair market price. Motion carried, all ayes.

D. Report on North Side of Grand River Curb Improvement. City Manager Dinan reported that the Michigan State Highway Department had reviewed our proposed engineering plans for the elimination of the steps on the north side of Grand River at Farmington Road and also construction of new surfacing, curbing and sidewalk in connection with this plan.

The City Manager stated that the most feasible way to finance the City's share for this burden on the General Fund improvement would be through the sale of bonds over a ten year period, thus not throwing the burden on the General Fund in any one fiscal year of payment of same. He will review the Engineer's estimate further before determination of cost to the property owner and balance to be paid by the City at large.

City Manager Dinan recommended that the City proceed with the establishment of special assessment district to finance these improvements and adopt Resolutions No. 1 and 2 and establish a public hearing on the necessity of this program on August 5, 1963, at 8:00 p.m.

Motion by Brotherton, supported by Thayer, to adopt the following resolution:

A regular meeting of the City Council of the City of Farmington, Oakland County, Michigan, was held on June 17, 1963, at the City Hall in said City, at 8:00 o'clock p.m., Eastern Standard Time.

PRESENT: Councilmen Brotherton, Forrest, Lindbert, Peterson, Thayer.

ABSENT: None.

The following preamble and resolution was offered by Councilman Brotherton and supported by Councilman Thayer:

WHEREAS, the City Council deems it necessary, in order to promote the public health, safety and welfare, to acquire and construct street improvements; consisting of asphalt surfacing, curb, gutter, sidewalk improvements on the following described street:

GRAND RIVER AVENUE
435 Feet East of Farmington Road, 170 Feet West of Farmington Road and 100 Feet North of Grand River on Farmington Road.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Manager is hereby directed and ordered to cause to be prepared plans and specifications for said street improvements and a detailed estimate of the cost thereof.

2. The City Manager is directed to file the same, together with his recommendations as to what part of the cost thereof should be paid by special assessment and what part should be paid by the City at large, and the lands which should be included in the Special Assessment District, and his findings as to the necessity of the improvement and the life thereof, with the City Clerk for his examination.

AYES: Councilmen Forrest, Lindbert, Peterson, Thayer, Brotherton.

NAYS: None.

Resolution declared adopted.

Motion by Brotherton, supported by Thayer, to adopt the following resolution:

A regular meeting of the City Council of the City of Farmington, Oakland County, Michigan, was held on July 1, 1963, at the City Hall in said City, at 8:00 o'clock p.m., Eastern Standard Time.

PRESENT: Councilmen Brotherton, Forrest, Lindbert, Peterson, Thayer.

ABSENT: None.

The following preamble and resolution was offered by Brotherton and supported by Thayer:

WHEREAS, the City Council has directed and ordered the City Manager to cause to be prepared plans and specifications and estimates of cost and other information concerning asphalt surfacing, curbing and sidewalk improvements on the following described street:

GRAND RIVER AVENUE
435 Feet East of Farmington Road, 170 Feet West of Farmington Road and 100 Feet North of Grand River on Farmington Road.

AND WHEREAS, the City Manager has caused the same to be prepared and has filed the same with the City Clerk:

NOW THEREFORE BE IT RESOLVED THAT:

1. The plans and specifications and estimate of cost and the recommendations and findings of the City Manager shall be filed with the City Clerk and shall be available for public examination.

2. The City Council deems it necessary to acquire and construct asphalt surfacing, curb, gutter and sidewalk improvements in the following street:

GRAND RIVER AVENUE
435 Feet East of Farmington Road, 170 Feet West of Farmington Road and 100 Feet North of Grand River on Farmington Road.

3. The City Council determines that $20,000.00 of the cost thereof shall be defrayed by special assessment against the property benefited thereby and the balance of the cost shall be paid by the City, and determines that the assessments shall be made on a front foot basis.

4. The following described lots and parcels of land shall make the special assessment district:

Lots 1 thru 9, Fred M. Warner's Addition No. 2.

Lots 1 thru 8, Assessor's Plat No. 6.

Lots 1 thru 6, Davis Addition Blk. 2.

5. The City Council shall hold a Public Hearing on August 5, at 8:00 o'clock p.m., at the City Hall in the City of Farmington, Michigan, at which hearing any person affected by said proposed street and sidewalk improvements may be heard.

6. The City Clerk shall cause notice of said hearing to be published in the Farmington Enterprise, Farmington, Michigan, at least once not less than ten (10) full days before the date of said hearing and shall cause notice of said hearing to be mailed by first class mail not less than ten (10) full days prior to the date of hearing, to each owner of property subject to assessment.

7. Said notice so published and mailed shall be in substantially the following form:

NOTICE OF HEARING

TAKE NOTICE THAT the City Council of the City of Farmington, Michigan, proposes to acquire and construct asphalt surfacing, curbing and sidewalk improvements on the following described street:

Grand River Avenue 435 Feet East of Farmington Road, 170 Feet West of Farmington and 100 Feet North of Grand River Avenue on Farmington Road.

The City Council further proposes to specially assess a part or all of the cost of said improvements against the following described lots and parcels of land:

Lots 1 thru 9, Fred M. Warner's Add. No. 2.

Lots 1 thru 8, Assessor's Plat No. 6

Lots 1 thru 6, Davis Add. Blk. 2

The Council has caused the City Manager to have prepared plans and specifications and an estimate of cost of said improvements, and the same, together with the City Manager's recommendations and findings concerning said improvements, are on file with the City Clerk and are available for public examination.

TAKE FURTHER NOTICE THAT the City Council will meet at the Council Chambers in the City Hall on August 5, 1963, at 8:00 o'clock p.m., for the purpose of hearing all persons affected by said street and sidewalk improvements.

City Clerk

AYES: Councilmen Lindbert, Peterson, Thayer, Brotherton, Forrest.

NAYS: None.

Resolution declared adopted.

E. Report Renewal Contract Brooks Ambulance Service.

City Manager Dinan reported that the contract between the City of Farmington and the Brooks Ambulance Service expires on July 30, 1963. The Public Safety Department reports that during the past 12 months, their service has been excellent, they supply us with very expeditious answering of calls and provide us with the best of ambulance equipment.

City Manager Dinan recommended that the contract between the City of Farmington and the Brooks Ambulance Service be renewed and extended for a three (3) year period due to the excellent service we have received in the past.

Motion by Thayer, seconded by Forrest, to authorize the City Manager to renew the contract between the City of Farmington and the Brooks Ambulance Service, Inc., for emergency ambulance service requests by the Public Safety Department per agreement for three (3) year period, August 1, 1963, to July 31, 1966. Motion carried, all ayes.

F. Report Installation Magic Square Recreation Facility Flanders School. City Manager Dinan submitted a progress report on the construction of Magic Square for recreational facility at the Flanders School. A meeting was held with Superintendent Harrison and his staff relative to the location and approval from the School Board.

City Manager Dinan stated that as soon as we receive formal approval from the School Board, he will proceed to draft plans and specifications for the construction of the asphalt surface and fencing and will be the first phase of the Magic Square in which $4,000.00 was allocated in the 1963-64 Budget.

Motion by Peterson, seconded by Brotherton, to receive and file the progress report of the City Manager on the construction of Magic Square recreation facility at Flanders School. Motion carried.

Miscellaneous

A. Comments re: City Park. Councilman Forrest commented on the improved appearance of the City Park. He suggested that the abandoned refreshment stand be removed and the score board painted and repaired if used or removed.

Councilman Forrest requested that markings be placed on the Shuffleboard court, the lighting be checked and that the Senior Citizens group be advised of the facilities at the City Park, possibly through the Farmington Enterprise.

Motion by Forrest, seconded by Brotherton, that the Farmington Little League Organization be notified to remove abandoned refreshment stand in the City Park. Motion carried, all ayes.

B. City Manager Report re: Water Situation.

City Manager Dinan submitted a report to the Council regarding the water situation. He stated that the City has been restricting outside water use due to the fact that we are not receiving sufficient pressure from the City of Detroit to produce enough water to meet the demands during this warm, dry weather.

The City Manager has contacted Mr. Bouge, of Pate, Hirn and Bouge, who designed the system and that Mr. Bouge is working with the City of Detroit Water Board Engineers to review this problem to alleviate the reduction in pressure in the Detroit System at 8 Mile Road and Farmington Road.

City Manager Dinan has contacted the City of Detroit Water Board regarding this problem and will advise the Council of any progress with the City of Detroit relative to this critical matter.

C. Damage Claim—Carl Shaw.

Councilman Thayer requested that the damage claim of Carl W. Shaw, 31831 Valleyview Drive, be settled at the earliest date possible.

City Manager Dinan stated that he had talked to Mr. Shaw and Mr. Farino, Contractor, and believes that the Contractor is sincere and will attempt to satisfy Mr. Shaw's claim.

Mr. Shaw stated that the driveway grade was not correct and the Contractor will send proper equipment in this week to correct the grade.

Mr. Shaw also stated that the Oakland County Agricultural Agent told him that it would take up to five (5) years to build up the soil for garden use, and if necessary he could request a letter from the County for Council information.

The Council instructed the City Manager to contact the Contractor in an effort to settle this matter at an early date.

Resolutions and Ordinances

A. Adoption of Amendment No. 19 to Zoning Map (Liberty St.)

Motion by Peterson, supported by Thayer, to adopt and enact the following ordinance:

ORDINANCE NO. C-184-63
AMENDMENT NO. 19 TO THE ZONING MAP OF THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

THE CITY OF FARMINGTON ORDAINS:

Section 1. That the territory lying within the City of Farmington, Oakland County, Michigan, described as:

Lots 44 and 45, Assessor's Plat No. 7, Lots 3, 4, 7 and 8, Assessor's Hatton Gardens Sub., City of Farmington, Oakland County, Michigan,

be and the same is hereby zoned and shall hereafter be and constitute a R-1-O, One Family Office District.

Section 2. The attached map showing the property affected by this amendment is made a part of the amendment.

Section 3. This ordinance shall be known as Amendment No. 19 of the Zoning Map of the City of Farmington. This ordinance was introduced at a regular meeting of the City Council on June 17, 1963, and was adopted and enacted at the next regular meeting of the Council on July 1, 1963, and will become effective on July 21, 1963, ten days after publication.

B. Introduction Amendment No. 20 to Zoning Map (3¼ Acre Parcel).

Motion by Thayer, seconded by Forrest, to introduce Amendment No. 20 to the Zoning Map of the City of Farmington, Oakland County, Michigan. Motion carried, all ayes.

Claims and Accounts

A. Monthly Bills.

Motion by Thayer, supported by Peterson, that claims and accounts for month of June, 1963, be approved for payment as submitted.

ROLL CALL:

AYES: Thayer, Brotherton, Forrest, Lindbert, Peterson.

NAYS: None.

Motion carried.

B. 3rd Estimate Municipal Building.

Motion by Brotherton, supported by Thayer, to approve payment of the 3rd estimate for the construction of the Municipal Building to John A. Allen, Architect—$20,000, Gordon B. Hall & Sons—$26,100.00, Barber Bros., Plumbing and Heating—$1,980.00, and Manuel Weisman (Electrical Work)—$3,865.00.

ROLL CALL:

AYES: Brotherton, Forrest, Lindbert, Peterson, Thayer.

NAYS: None.

Motion carried.

Adjournment

Motion by Brotherton, seconded by Thayer, that the meeting adjourn. Motion carried, all ayes. Meeting adjourned at 9:50 P.M.

ROBERT B. LINDBERT
Mayor

TRENA M. QUINN
Clerk

MR. AND MRS. WARREN E. EDMUND, Jr.

Speaks Wedding Vows In 1st Baptist Church

Miss Kathleen R. Allen, daughter of Mr. and Mrs. Stuart O. Allen of 33924 Kirby Avenue in Farmington, exchanged wedding vows with Mr. Warren E. Edmund Jr., son of Mr. and Mrs. W. E. Edmund, Sr. of 23818 Beacon Drive in Farmington, in a candlelight service at the First Baptist Church of Farmington on Saturday June, 8, 7 p.m.

The pastor of the First Baptist Church, Rev. Waller Ballagh officiated at the double ring wedding ceremony.

THE BRIDE'S GOWN was a silk organza over taffeta with a lace top. Her headress was a crystal crown securing a bouffant veil. Her bridal bouquet consisted of white carnations and stephanotis carried on a Bible.

Miss Linda Allen, the bride's sister, was the maid of honor. She wore a Nile green silk organza gown with a bell shaped skirt. Her bouquet was of white carnations tipped in Nile green. Her headress was a crown featuring three Nile green roses, clustered securing a short veil.

Bridesmaids were Deanna Dimmitt and Pam Edmunds, sister of the bridegroom. They wore Nile green silk organza dresses fashioned in the same style as the maid of honor's dress. Their headresses and flowers also matched those of the maid of honor.

TOM SMITH WAS the best man. Ushers were Dave Allen, (brother of the bride), Dave Edmunds (brother of the bridegroom), and Tom Quaine.

Miss Vicki Brough was the flower girl.

Joyce Ray sang "Oh, Promise Me" and "Because" in honor of the bride and bridegroom. Mrs. Stostad was the organist.

For the wedding the bride's mother wore a beige silk organza dress with a lace jacket and bone accessories. She wore a white orchid corsage.

THE BRIDE GROOM'S mother chose a beige silk organza dress with a brocaded skirt and turquoise accessories. She also wore a white orchid corsage.

A reception was held in the Church parlor following the wedding ceremony. Nile green and white decorations adorned the reception tables. Joann Maki, Diane Cornwall Judy Maki, Charlynn Owen, Mrs. R. Wright, Mrs. H. Smith and Mrs. A. Maki served the guests. Karen Capo presided at the guest register.

The newlyweds left for a honeymoon trip to the Wisconsin Dells from the reception. The bride wore a pink and white suit with white accessories for traveling.

The bride attended Farmington Senior High School. The bridegroom is a 1962 graduate of Farmington Senior High School.

My Neighbors

From Orchard Meadows Sub

JOAN BROWN
GR. 8-1759

On June 25, Terry Kefgen celebrated his sixth birthday by having some of his friends over for a party. Joining Terry for games and ice cream and cake were Tom Shaw, Joey Meyers, Todd Gilson, Larry Brown and Steve Combes.

The Kefgens have had company this past weekend. After returning from their Fourth of July holiday at Muskegon, they brought back with them Shirley's brothers and sister and their families to spend a few days. Shirley's father is also here for an extended visit.

We bid farewell to Joyce and Harold Reverski who left on July 1, for their new home in St. Louis, Mo. We expect new neighbors any day, however.

THE SUBDIVISION bridge club was held at Joy Bridges' on July 1. Mary Lou Meyers and Joanne Brown turned out to be the winners for the night.

On June 22, Diane Crump was the guest of Dan Steinway at his Bar Mitzvah at the Temple of David in Southfield. Following the ceremony, there was a dinner at Northland Inn.

Diane Crump had a swimming party for a group of her friends on June 29. From our neighborhood as guets were Mary Ripard and Doug and Brad Baker. The Crumps also had a short visit on June 29 with Phillis' cousin and family from Boyne City, who had come down to see the Tigers play.

Last but not least, Scott and Lynn spent the first week of July in the U.P. at Marquette. It was a lovely week and Dan and Larry certainly enjoyed the swimming and playing with their cousins.

TODAY'S PRESCRIPTION COULD VERY WELL BE TOMORROW'S HEALTH INSURANCE

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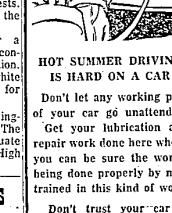

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