



Corporation of the Municipality of Temagami

Memo No.
2023-M-101

Memorandum to Council

Subject: Used Truck for Transfer Station

Agenda Date: May 11, 2023

Attachments:

RECOMMENDATION

BE IT RESOLVED THAT Council direct Staff to proceed with purchase of used truck and plow to be used at the Mine Landing Transfer Station in the amount of \$25,000.

INFORMATION

After some research it was discovered that many of the used trucks received by local dealers through trade ins are being sent to the US which makes finding a used truck more difficult. One truck that was found through private sources is a 2015 f-250 4X4 Extended Cab with an 8-foot regular straight blade plow for a price of \$25,000.00 dollars certified. This unit would suit our present needs.

Compared to the estimated amount for a used truck in our budget of \$40,000, we are well within this limit.

Respectfully Submitted:
Barry Turcotte
Public Works Supervisor



Corporation of the Municipality of Temagami

Memo No.
2023-M-102

Memorandum to Council

Subject: Budget Comments from Public Consultation

Agenda Date: May 11, 2023

Attachments:

RECOMMENDATION

These can form part of the discussion at the Council meeting

INFORMATION

Below are the comments received from the information sent through communicate, website and social media regarding the 2023 proposed budget with the tax levy being 8% higher than in 2022.

Information was also available in print form.

Some of the comments seem to be more a request for service. These will be routed through our complaints process for a response from the appropriate department.

As an aside, it appears those municipalities that are transferring significant funds from reserves have a levy increase of around 4%. Reported in the local paper, an area municipality is increasing their rates by 12%. The largest increase in the greater area is 34.3% although this is after four years of continual transfer from reserves and keeping tax rate increases arbitrarily low.

Respectfully Submitted:
Craig Davidson
Treasurer/Administrator/Acting Clerk

Temagami Status Property Owner in Temagami

I believe that this increase in the tax rate is really the only way to keep the town running and I understand that it will not make a lot of people happy I do believe that the town needs to find a way to bring in more funds buy other means ie parking,boat launching fees for none residents. I have a few other thoughts but I will keep this short Thanks for reaching out to the public for our thoughts Would love to have a brain storming night with council as there are lots of ideas around but most people are to shy to express them but I am not one of them lol I know that I am just new to this great community but I would love to do my part in any way possible!!! Thanks Temagami

Please Provide Your Comments Below

A little over 9 years ago I moved to this community purchasing the property at 20 Kanichee Mine Road. Since that time every spring I have monitored the runoff in the drain ditches from the pipeline eastward to the lake. Increasingly due to limited or no ditch maintenance and increasing vegetation growth the runoff water has chosen a path across my property cutting

channels as it flows. In the summer when overgrown with grass these channels are hazardous for walking.

Last year the municipality undertook to clear the drainage ditches from the pipeline east and install a new culvert across Kanichee Mine Road stopping at the culvert under my driveway. My observations have been that this has definitely increased runoff water flow but unfortunately my property has become the intermediate recipient of the increase with corresponding property damage. I have also noted that winter snowplowing has pushed roadside vegetation and debris into what should be the natural drain continuation further increasing the problem.

I have discussed this problem with the Public Workers Superintendent and Municipal foreman last fall and again this spring. They have seen and are aware of the problem and have advised me that corrective work has been listed in their work schedule if funds are available to rent the necessary equipment in the 2023 budget.

This submission is made for your budget considerations.

Thank You

Lake residents continue to be taxed on services they do not receive. Is this fair or not?

Temagami Status Property Owner in Temagami

I'm already paying roughly \$4,700 in property taxes, my road was repaired last year, when doing so the workers raised the road bed about 4-6 inches, causing all the water from the street to flow into my driveway and lawn, flooding my driveway and lawn anytime there is a major rain or melt. I do not see how with the amount of taxes I already pay that this is happening, and now for me to hear there are plans to raise taxes this year blows me away, this is insane!!!! not only that but I have been taking it upon myself to do a pile of town related work since it doesn't seem to be done in a timely fashion.

Please Provide Your Comments Below

Temagami Status Property Owner in Temagami

The budget summary only includes costs to the tax payers and not a breakdown of where money could be saved. For example, what costs are associated with Social Services? Health? Is it possible to reduce staffing in the town office, public works, or hiring less students in the summer months? Complete major work projects in a timely manner so as not to incur increased costs in the years following a start date. For example, the lagoons, Temagami North ditch project.

Please Provide Your Comments Below

Temagami Status Property Owner in Temagami

Please Provide Your Comments Below

Good day to all! We live in Marten River and don't believe we get what Temagami gets as far as services! Having said this we don't think it's fair for our area to raise taxes! We usually are not complainers but raising the taxes for: water rate, sewer rate, grinder rate, collection rate, transfer station usually don't effect so much Marten River area! From the 2023 Budget Report the mention of " our services areas are expecting increases. Most notably is the cost of curbside garbage collection with increase due to fuel". Well we need to find ways to reduce the amount of garbage, need to have education on waste management. Raising taxes when people are already paying a lot is not a solution viable for most people...specially Marten River area which don't receive that services as Temagami does! We bring our garbage to the dump, use our truck, pay our fuel! If we want to reduce the fuel and truck usage we found a way to reduce the waste we bring to the dump! Solution should not always be to increase the cost but to educate in trying to preserve our planet! REDUCE, REUSE, RECYCLE effectively! Every year we fix our road so far we never asked the municipality to fix it or bring a single load of gravel, we buy gravel and fix our road at our cost! If we pay so much taxes it maybe time to fight for what is fair! Maybe someone could shine some light in this area! Would appreciate a response to these comments! Not in favour of property tax rate!! Hope you have a good day!

Temagami Status Property Owner in Temagami

Please Provide Your Comments Below

Good day This is alittle disappointing considering we are on CPP and OAS which has not kept up with the the rate of inflation that you are quoting. Believe CPP rose by 2.7% and OAS by.5%. Scary! This 8% or higher will cause a hardship for us.

Temagami Status Property Owner in Temagami

Please Provide Your Comments Below

I DO NOT support building a new arena in Marten River. I see this a waste of taxpayer money for an arena for a population of approximately 57 + # in the incorporated areas of Marten River when there is a under utilized arena already in Temagami. I don't recall seeing the results of the Parks & Recreation survey that was conducted 2-3 years ago nor did I vote for a new arena. I didn't see results of the Waste management survey either. How are taxpayers expected to fund these projects?

Good afternoon,

We would like to express our concern and opposition to any property tax increase for the coming year. Although Temagami's costs continue to rise (as do all costs – and we understand this as business owners), we do not see any benefits from the services offered by the municipality. Living in Marten River gets us nothing from the municipality.

Richfield Road does not see any maintenance or repairs whatsoever. There are 4 property owners (and therefore tax payers) on the road, yet we have to pay for any and all repairs out of our pockets. Since moving here in 2016, we have collectively spent over \$1000 maintaining our road.

We do not get snow removal in the winter. It has cost us thousands of dollars to keep the road open.

We do not get garbage or recycling pick up.

We do not have sewer or water services.

In short, we pay thousands of dollars a year in property taxes for pretty much nothing. If we were another couple miles down the road, outside of the municipality of Temagami, our taxes would be a fraction of what we pay, and we'd have the same services (none).

As business owners during the pandemic, the municipality did not offer any help navigating the Covid nightmare. The only assistance we received was to have our interest charges removed when we were late paying our taxes because we couldn't pay them on time.

In conclusion, we feel that there should be two different tax levels for the municipality. One for those who benefit directly from the services, and another for those like us who see no direct benefit from the services.



Corporation of the Municipality of Temagami

Memo No.
2023-M-103

Memorandum to Council

Subject: Comments received regarding transfer stations

Agenda Date: May 11, 2023

Attachments:

RECOMMENDATION

These can form part of the discussion at the Council meeting

INFORMATION

A Summary of changes at the transfer stations was sent for public comment and these are the comments that have been received. This form of the communication was based on the draft letter that was reviewed by Council as part of the meeting where the transfer station was discussed.

Respectfully Submitted:
Craig Davidson
Treasurer/Administrator/Acting Clerk

Hello All,
Thank you to all for the thought and effort put into this plan.

My only comment would be about the truck purchase. I feel it would be more correct and prudent to amortize this purchase over 7 years instead of trying to recoup the cost in 1 year.

Once taxes go up, they have a funny habit of never going back down! (I'm offering up this comment with a smile on my face!)

The numbers for maintenance, fuel, etc seem high. Maintenance cannot be \$20K on a \$40K vehicle.

It seems as if we are trying to fund all of this on a User Pay system. In fact, some of the costs should come out of general revenues or other town vehicle maintenance. The obvious trade-off is that none of the lake residents benefit from funding a fire service yet we all pay the taxes that fund it.

Food for thought? Thanks again to all.

Temagami Status Lake Temagami - Fulltime Resident

04 May 2023 Lorie Hunter T472-120 Lake Temagami Temagami, ON POH 2H0
Response to Letter to Lake Temagami Residents dated 24 April 2023 and
Memorandum to Council 2023-M-074 dated 13 April 2023 Council is
proposing to more than triple the cost of garbage services – the transfer
wagons at the Mine Landing and decrease the service to just 24 hours per
week (5 days per week) in the summer months and to only 18 hours per

Public Comments

week (3 days per week) in the winter months from the 24/7 service that is now available. It has not been made clear as to why this council feels the need to decrease service only to increase the user fee by more than triple for that decreased service. In 2017 the Municipality met with the MOECC to discuss landfill sites and the transfer wagons at the Mine Landing. The MOECC and the municipality came to an agreement for managing the transfer wagon site. The municipality put new bear-proof doors on the wagons, installed cameras and increased signage and had an attendant for partial hours throughout the year. The MOECC is aware that the transfer wagons operate 24/7. I fail to understand why the municipality wants to decrease the service and increase the user fee when the MOECC signed off on the arrangement. The attendant is there at peak hours to ensure that waste coming into the wagons/landfill is inspected and to direct the public in placement of waste materials. This staff position does need oversight, as in the past they have allowed hazard waste and other materials to be left at the transfer site. I notice that the budget for this user fee also includes the capital item of a truck. The municipality does not normally include capital costs in its user fees. E.g. when the garbage truck was purchased the cost of that truck went through the general tax levy and not to the user fee for garbage pickup. The same with the capital costs for the water treatment and sewage treatment plants. Those capital costs are born by all rate payers including those on Lake Temagami. Why is this truck for the transfer wagons being treated differently? We know very well that this truck will be used elsewhere in the municipality when it is not being used at the transfer wagons or Briggs dump yet the rate payers on Lake Temagami are being asked to pay for the capital costs of this truck. Many lake residents, such as myself, have a lengthy drive to the landing e.g. 32km round trip. Therefore, we take our garbage out when we go to the landing for other reasons. Picking up people, going to town, or picking up materials are just a few of the reason to travel to the landing. It's costly and environmentally irresponsible to make a special trip to drop off garbage. When people leave the lake to go home, are they expected to cart their garbage with them because the dumpsters aren't there? What about people travelling out of the country; either by car or by plane? We encourage people to shop locally but now ask them to take their garbage home?? I believe this is unrealistic, unworkable, and unnecessary. Council's proposal will put undue stress and hardship on those living, working, and cottaging on Lake Temagami. I hope, at the very least, this council will wait until the summer to hold a community meeting to enable all residents to provide input into this decision. I don't believe that this request for feedback will reach the number of people necessary for council to get meaningful feedback.

Good evening,

I would like to comment on the attached proposal regarding the establishment of structured hours for access to garbage bins at the transfer station at the Temagami Access Road. There is no doubt that the proposed changes are a dramatic change from current practice, so I believe that simply implementing this proposal imminently (e.g. this spring) may create significant discontent among all user groups. It seems that the proposed changes are suddenly of some urgency given the expiration of the current contract of the landing attendant. It may be prudent to hire an individual on a temporary contract while all user groups have an opportunity to more thoroughly

examine the proposal, and to provide more time for public input and/or education to provide some lead time to become accustomed to the pending changes. It may be appropriate to offer a public meeting to discuss the proposed changes. Change is difficult, and individuals need time to adjust.

Secondly, as a member of the Ad Hoc Committee, I would like to note that the proposal before council has not been approved by the Ad Hoc Committee. Our last meeting on October 26, 2022, did not conclude with unanimous consent to bring this proposal forward to council.

Lastly, I believe the rate payers deserve to be informed about the long term goals of waste management at the Temagami Access Point. If the transportation of bins to and from the landing is an interim measure toward a more permanent fenced-in area in the contractor's parking area, user groups need to know this. A temporary measure may therefore be more palatable.

Thank you for the opportunity to respond

Hello,

If the dumpsters are enclosed and locked the proposed hours are both insufficient and poorly timed. A trip to town generally means an early morning start and garbage is dropped off in the morning. If 7.30am to 730 pm can't be done I suggest looking at shifting the time period earlier in the day and shortening it to get daily availability by spreading out the hours. This would also prevent further docking congestion.

Hello. This note is to communicate my strong objections to the Lake Temagami waste management proposal.

1. The proposal represents a significant reduction in services combined with a sizeable increase in taxes. Unacceptable.
2. The proposal creates a bear safety risk at the site (from garbage left after hours) and on the road (from extra truck and large trailer traffic on a main road and parking areas).
3. The proposal does nothing to address the most serious waste issue on the lake: the management of hazardous waste.
4. The shuttling of waste daily, whether the bins are full or not, produces waste of its own in the form of exhaust fumes and fossil fuel emissions. This is wasteful.
5. The liability and permanent cost to the municipality of hiring staff (in a low skill position) and purchasing and maintaining vehicles provides little value for money when a contractor can do the same for similar annual cost. Unacceptable as a permanent use of municipal resources.
6. The need for a change of this scale in the status quo approach to the transfer station has not been established, when small changes to the current contracting terms of reference are possible.

Sincerely,

I am writing to register my objection to the new waste management proposal. The level of service to lake residents will be considerably reduced, while at the same time charges will increase substantially.

I agree with the points raised in the TLA comment of November 1 2022 -- in particular that residential waste and commercial waste should be considered separately. It seems quite unworkable to have no provision for disposing of household waste outside the very limited hours proposed; this will be a surprising and material inconvenience, and garbage disposal is one of the few municipal services available to lake residents

Dear Council: What Daniel and his group suggested, makes sense. That's without working the financials. I live on Island 1136. The only service I use is the access road, and the waste management system. For the taxes I pay?

Hello

It appears that the welcome centre hours are being reduced which is unacceptable for those of us in the Northeast Arm.

Regards

My name is Bill Bateman and I own two private islands in Lake Temagami. The purpose of my communication is to express our concerns over the proposed changes to the hours of operation at the Lake Temagami Access Point Transfer Station. The access point transfer station is one of the only municipal services that lake residents have access to. To reduce the hours of operation of this facility will hinder my access to garbage recycling. My travelling distance to the facility is considerable and usually happens very early morning or in the evening just before dark to secure smooth water.

Will I be able to use the facility without an attendant? If I can my concerns will be reduced, if I can't it's a non-starter for my family.

To combine this reduction in access to garbage facilities with an increase in taxes is a double hit. I personally contribute around \$10,000 per year in municipal taxes, and spend money for propane, fuel, hardware, groceries, restaurants, contractors, etc., etc. in town. For this type of annual expenditure, I would hope I would have complete access to the only municipal service I use.

While most of the issues at the Mine Landing transfer station can be attributed to Ministry of Environment pressures there are some local issues at work here as well.

I can imagine how difficult it must have been with a group around a table trying to get a consensus about these matters especially the 'open' times for transfer stations.

With respect I note the following:

1. Much of the report can be labelled as 'political'.

Village of Temagami residents continue to get a free ride on costs associated with improvements to water and sewerage services. While they pay user fees these never come close to the actual cost.

On the other had Lake Temagami residents, who provide over 67% of municipal tax revenues and receive very few municipal services, are expected to cover the entire cost of a service such as those associated with transfer station at Mine Landing. No surprise there of course.

2. The proposed times listed are problematic.

If my property is anywhere close to the average week/weekend during peak seasons we have guests leaving on Sunday afternoons. What are we expected to do with accumulated trash/recyclables when company leaves if the transfer station is closed Sunday afternoon and Monday. Special trips to Mine Landing later in week are expensive with marine gas around \$2/gallon not to say inconvenient.

3. How will we ever keep track of when transfer station is open. Please make the hours consistent through the week for each season.

Temagami Status Lake Temagami - Parttime / Seasonal Resident

I want to thank Council for taking on the very important problem of waste management on Lake Temagami. I have read the October 2022 Lake Temagami Waste Management proposal as well the response and

Public Comments recommendations made by Daniel Buckles representing the Temagami Lakes Association. I agree with everything Mr. Buckles says in his very detailed letter, especially his thoughtful, constructive criticisms and recommendations. Thank you

Temagami Status Property Owner in Temagami

I am writing you to voice my objection to the Municipality's proposal for Lake Temagami's waste management program. It appears to be unwieldy and does not address suggestions submitted by the Waste Management Working Group on November 1, 2022. I think it would be to the Municipality's advantage to have a closer look at the group's suggestions. As well, it appears that most taxpayers haven't been advised of the proposal. While I recognize it was mentioned in the assessment package for 2023, it certainly wasn't flagged as being important. Given the cost increase and it's impact on the residents, you should have ensured that there was more information sent out long before April 13th. I'm sure you will agree, the proposed increase we are facing is not insignificant. There does not appear to be any urgency in implementing these changes; therefore, I urge Council to re-assess this proposal in order to come up with a better solution. Yours sincerely,

Please Provide Your Comments Below

I understand this is an imperfect world however in a perfect world those that generate the most waste should pay the most.

That doesn't necessarily equate with value of property where for example a \$1 million cottage sees three weeks of use by 4 people each year vs a \$200,000 cottage that is occupied by 6-10 people from May to October.

I was wondering how TFN residents contribute to the operation of these transfer stations given they are not subject to municipal property taxes? Might they have their own waste collection and disposal system?

My concern and I am sure a concern of others, is that private construction wastes and brush are not dumped along unowned shorelines to circumvent tipping fees for "small" quantities of wood waste. A most egregious example was the recent disposal (partial burning) of construction waste on the ice on the north side of Cattle Island very near a private cottage dock replacement. Thankfully Bear Island residents publicized it and cleaned it up.

I'm hopeful that a tripling in transfer station fees will allow for a "wood waste" bin to remain at the landings for lake property to deposit wood waste from small projects.

I am writing you this evening to express my concern regarding the proposal to make significant changes to the processes currently in place to collect and dispose of waste from properties on Lake Temagami.

I am unable to understand what is driving the need to make changes which will result in a reduction in the current level of service, an increase in risk associated with bears when garbage is inevitably left outside the disposal area and create an ongoing financial liability that does not currently exist. Has any sort of cost-benefit analysis been done comparing the status quo to what is being proposed? Is the town willing to accept the financial liability associated with vehicle acquisition and maintenance into the future as well as an employee? Is there a problem with the current arrangement that represents a fatal flaw that cannot be fixed with amendments to the current process and demands a wholesale change? Is it a personality issue amongst those currently involved? This proposal is terribly puzzling as there doesn't seem to be a major problem with the way things are managed now. I am a strong advocate of continuous improvement and building on past successes but I do not see any of that in the current proposal.

I have been coming to Lake Temagami since I was born and that was a long time ago. Over the years there have been changes to tax structure and services provided that have resulted in improvements for the population on the lake whether full time or summer residents. There was a time when we would take our garbage to the mainland and bury it but we were happy to change our ways when the waste disposal facility was set up. It made sense, was environmentally more acceptable and we were willing to pay for the service through our taxes. I cannot accept the notion that I should be expected to pay higher taxes and receive less service and through this email wish to state my objections to the changes being proposed.

I am curious as to how you recommended this proposal at an additional expense of \$27,923,46. Your recommendation does not include any substantial change of operation nor any associated efficiencies. Did you evaluate any other course of action that would conclude your recommendation was preferable and what were they?

With the present economic climate it is incumbent on the council to consider that the tax payer is also facing considerable additional expenses else where and does not have an unlimited ability to pay ; therefor any additional expenses should be fully evaluated & judicial.

Thank you & I await your evaluations.

Temagami Status All Other Temagami Residents

Public Comments With the proposed increased user fees for Lake residents will the total cost of attendant salary, truck purchase etc. be covered? Consider only 20 hour per week for the attendant, use town truck.

Please consider using a flat fee for residential use.

I think using a mill rate and assessment for garbage is inherently unfair. We do not put out more garbage simply because we have a higher quality construction on our rebuilt cottage.

If that is not possible, please consider using a cap maximum for residential use.

I would hope that ALL "users" of the garbage facility are paying their fair share.

Management Plan Proposal”.

While I sincerely appreciate the fact the Municipal staff have attempted to develop some solutions to issues at the Lake Temagami Access Point Transfer Station, I believe that what is being suggested may make matters worse.

Here are my main concerns with the current proposal:

- The overriding purpose of the Access Point transfer station (and Briggs Landfill Site) is to ensure that household waste, recycling, and hazardous waste and electronics are disposed of appropriately. With the transfer station being open to the public for only 24 hours/week, there will be an increase in waste that is disposed of improperly after hours (e.g., simply left at the landing site without being placed in a disposal bin). This will also increase the likelihood that refuse will blow into the Lake and surrounding areas (an environmental risk) and will attract bears and other wildlife (a safety risk).
- Moving the disposal bins twice daily is a complete waste of staffing resources, and reduces the time that employees are available to monitor the transfer station site. Using a truck to move the bins also creates unnecessary emissions, which is contrary to any climate-change initiatives that the Municipality is attempting to implement. Furthermore, this is a needless expense, which is being passed on to Lake residents.
- The proposal does not address the disposal of hazardous waste and electronics.
- The significant reduction in waste-disposal services (with a corresponding increase in taxes) that is being proposed for Lake Temagami residents is not acceptable. Lake residents already receive very few services for the high taxes that are paid (in my case, \$5,000.00+ per year). Increasing taxes for one of the few services provided to this group of taxpayers is unreasonable. By comparison, residents of the Town of Temagami have seen many improvements to their water and sewage (and other) services in recent years, yet they pay user fees that are not comparable to the actual cost of these services.

Please consider these suggestions for improving the proposal:

1. The Lake Temagami Access Point Transfer Station should be open 24/7 during the summer months – to help ensure that anyone arriving at the landing with garbage or recycling can dispose of these items properly. Thus, the disposal bins should be kept at the transfer station at all times, so that they are always available to receive waste. This

is the approach of the rural area where I have my permanent home in the district of Parry Sound – Muskoka. Very few problems have been experienced here.

2. Additional tipping fees could be charged during operating hours for large items or large loads.

3. A hazardous-waste and electronics disposal plan should be developed. For example, there could be a day or two each month where such items are received at the landing, and subsequently taken to the appropriate depots in North Bay.

4. If lack of money is a concern, the Municipality can certainly derive revenue from other sources. For example, there is significant money to be made in user fees for visitors (non taxpayers) who utilize parking areas around the Lake Temagami Access Road Landing. Payment for parking permits can be completed using automated kiosks, which are relatively inexpensive to purchase. Non-centralized areas of many provincial parks currently use this payment arrangement. It's not a perfect system – however, most people will pay the required fees (and a lot of revenue may be generated – for use in maintaining the Access Road, Access Point transfer station, and Briggs Landfill). In addition, random checks could be done by Municipal staff, and fines assessed for those vehicles that are found without parking permits.

Thank you for the opportunity to comment.

Respectfully submitted,

As a property owner on Lake Temagami I wish to express my opposition to the current waste management proposal for the Mine Landing. I know the staff has put a lot of time into this plan but I think will make waste management at the landing worse.

My main concerns:

- With the limited weekly hours being proposed, there will almost certainly be an increase in the amount of waste that is left at the landing – even when the bins are not present. This will cause environmental problems and bear issues.
- The current proposal does not address the hazardous waste issue.
- Moving bins back and forth daily just does not make any logical sense. This is a waste of staff time that will just mean shorter opening hours at the landing.
- The rate payers on the lake will incur higher taxes for less service. Rate payers on the lake already contribute significantly to the towns coffers for very few services. Waste management is one of the few services offered and it is being reduced.

I have the following suggestions:

-My permanent residence is in a rural township that has transfer stations that are open 24/7. You can drop both waste and recycling in the bins. The open nature of the transfer

stations was done in order to stop the dumping of waste after hours in an unorganized manner. This should be done at the mine landing.

-Extra tipping fees should be charged for larger items or loads. I would gladly pay this on an as needed basis.

-Additional revenue sources need to be collected from other users of the mine landing (that are not rate payers) to help offset waste management and upkeep of the access road. A parking payment kiosk could be setup at the landing to collect parking fees from non-rate payers. These kiosks are in many locations now, there is even one for permits at our small local ski club. Occasional visits by the bylaw officer could aid in enforcement – if the fine was adequate.

Thank you for the opportunity to comment.
