



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met as a Committee of the Whole on Tuesday, June 2nd, 2015, in the Murray City Center, Conference Room #107, 5025 South State Street, Murray Utah.

Council Members in Attendance:

Blair Camp, Chair	Council Member, District #2
Diane Turner, Vice-Chair	Council Member, District #4
Dave Nicponski	Council Member, District #1
Jim Brass	Council Member, District #3
Brett Hales	Council Member, District #5

Others in Attendance:

Ted Eyre	Mayor	Janet Towers	Exec. Asst. to the Mayor
Janet M. Lopez	Council Administrator	Tim Tingey	ADS Director
Bruce Turner	Power	Frank Nakamura	Attorney
Jan Wells	Chief Administrative Officer	Kellie Challburg	Council Office
Steve Roberson	Resident/employee	Justin Zollinger	Finance Director
Mary Ann Kirk	Cultural Arts	Doug Hill	Public Services
Craig Burnett	Police Chief	Ricky Parkinson	Arch Nexus

Chairman Camp called the Committee of the Whole meeting to order and welcomed all those in attendance.

Approval of Minutes

Chairman Camp asked for approval on the minutes from April 7, 2015, and April 21, 2015. Mr. Brass moved approval on both sets of minutes. Ms. Turner seconded the motion. All were in favor.

Discussion Item #1

Power Department Quarterly Report- Blaine Haacke

Mr. Haacke thanked the Council for the opportunity to give a detailed update of the Power Department. He added that Greg Bellon and Bruce Turner were both present to help answer any questions.

Murray takes pride in the fact that it does not buy all their resources from one single person or entity. For example, with the current drought situation, if the City had 100% of the power coming from the Colorado or Columbia River, it would be a bad situation. Likewise, the City does not get all of its resources from a coal fired plant. The City has a good mix of resources.

He believes Murray has even a better mix than other cities because it has some different options, such as waste methane that is generated from the landfill facility. Mr. Nicponski asked what percentage of resources was the waste methane. Mr. Haacke replied about 7% to 10%. Mr. Brass asked about the engines at the landfill. Mr. Haacke replied that the engines at the Salt Lake landfill were a total of three megawatts. He noted that waste methane is really dirty and hard on the engines, which need to be replaced often. Mr. Brass asked if there were scrubbers. Mr. Haacke replied that the methane is sucked out of the landfill with a large fan and then put through a purifying process.

Mr. Brass commented that Central Valley may be upgrading their facility. Mr. Haacke said the Salt Lake landfill is almost ten years old and the contract states that Murray is not an owner, but simply purchases the power. He said that half of the facility is shut down so Murray can only buy half the power. He stated that is okay in this market because the landfill is currently about six cents a kilowatt hour to purchase, and right now you can purchase power on the market for about three cents a kilowatt hour.

Mr. Haacke said a decision needs to be made in the next eighteen months whether Murray wants to extend the contract with the DTE group. The contract will expire in December 2016, and Murray has first right of refusal. TransJordan has eleven years left in the contract.

He stated that waste methane is 95% on, very reliable, and doesn't go up and down depending on the sun or weather conditions. It is also a renewable resource that the environmentalists approve because the methane and ozone depleting components of the gas are removed and electricity is made out of it.

One of Murray's major resources is the Hunter coal fired plant located near Price. Murray gets 22 megawatts from Hunter, and a typical daily load is about 80 megawatts.

CRSP (Colorado River Storage Project) supplies the City with another 20 megawatts. This source consists of the Glen Canyon Dam, Flaming Gorge, and Lake Powell.

The San Juan coal fired plant provides about 2 megawatts. It is a resource that is coming under heavy fire by the EPA. Currently, UAMPS is trying to get out of contracts with this source and it will most likely not be in the portfolio within a couple of years.

Another resource is the Little Cottonwood Hydro which uses the water coming from the canyons. It is currently at the maximum load of five megawatts. This year the water started producing early in March for the first time in three years. In April, 884,000 kilowatt hours were generated, and 2,719,000 in May. The water is coming down fast and has produced higher numbers so far in 2015. He is anticipating a decline for June and July. The Cottonwood Hydro accounts for about 5%-6% of the total load.

The IPA resource is the coal fired plant in Delta, Utah. Murray is a major owner of that resource but does not have to use it if it isn't needed. Every six months, the California

entities are informed whether the power would be called back. Mr. Haacke sent a recent email to the Mayor and Council stating that Murray did not exercise the right to call back power for next winter. He added that it was a million dollar decision because it is an expensive resource for Murray, but not for the Californians. The rates in California are twice as high as this resource. The next decision would be made in December 2015. He added that it is a great resource, because you can decide whether to take it or not. If there was a catastrophic problem with one of the other resources, then the IPA resource could be called back to replace it.

The gas turbines located on 4800 South are available for use. Natural gas is currently about \$2.30 a dekatherm, which means it could be generated for about \$34, which is cheaper than any other current resource.

UAMPS is an organization that buys and sells power. Murray is part of UAMPS and can call another city or member and see what they are selling. This day to day purchasing accounts for about another 20% of the total load. Side deals are made monthly also. Mr. Bellon added that the current strike price is about \$30. In June, 11 megawatts of high load hour power was purchased for about \$30, 20 megawatts were purchased for \$42.25 for July, and the price for August was \$41 for high load hours. He said it is about half of the price that has been paid in the past, due to the low cost of natural gas. Mr. Haacke anticipates that the gas prices will go up due to supply and demand, and cause electricity prices to increase also. The estimation is that natural gas would stay in the \$4 range for the next few years, which would be very beneficial.

Mr. Bellon noted that the high load hours range from about 7:00 am to 11:00 pm, and additional power isn't needed as much during the cooler temperature hours. He said the generators help in the shoulder hours. Mr. Haacke said that when a turbine is started, it is a four hour commitment. Usually, one would be started at 11:00 am, one at 1:00 pm, and another at 3:00 pm and run until 7:00 pm, so they would all run for alternate hours.

The biggest current issues are the IPA agreements with the California entities to allow the fuel to be changed from coal to natural gas. Due to the clean air act and EPA standards, all the coal fired plants are coming under fire and many are shutting down. Hunter, San Juan and IPA are all coming under fire, he added. The California legislators passed a law several years ago, stating that they would not allow any source dirtier than 1100 pounds of CO₂ to cross their state line. A typical coal fired plant is in the range of 1300-1400 pounds of CO₂. California entities cannot bring coal resources into their state but are bound by the IPA contract until 2027, at which time the ownership would turn over to the Utah groups.

The California groups have said they would like to continue the partnership if the change is made to natural gas. For the last several years, negotiations have been in process that would allow the Utah groups to use natural gas to burn the boilers, rather than coal. It has been difficult to get everyone on the same page, he added. All of the Utah groups, except for one City, have signed off on the change to natural gas. Monroe City has yet to sign off on the agreement. Four of the six California groups have refused to sign the second amendatory contract, mostly because they were angry with Los Angeles. They saw this as an opportunity to haggle with Los Angeles and get what they wanted, and IPA was caught in the middle. The IPA board is urging the entities to comply and stop bickering. Two of the four groups have signed off on the contract and it is estimated that by the middle of July, the other four will sign the agreement. Los Angeles has made

some side deals with the California groups. For example, Riverside wanted the transmission for the wind farm in the Milford area, and the transmission line is tied up with the generation. Los Angeles has agreed to transmit power for some of the cities without making them take generation. The understanding is that all six California entities will have signed on in July and that is a huge issue for Murray City.

Mr. Brass commented that the output of the plant would be reduced, and asked if all the entities would still be needed. He noted that it is currently 72 megawatts and that would be reduced to 48 megawatts. Mr. Haacke said that was theoretically correct and the board threatened to simply negotiate only with Los Angeles.

Mr. Bellon showed a financial snapshot of the year so far. He added that it has been an odd winter and spring, but hasn't hurt the City at all. He showed a graph of metered sales. Purchased power accounts for about 56% of operating costs. Mr. Haacke said that theoretically if people are not using as much power, the power purchases should go down also. Mr. Bellon said that the projections are always very conservative. The total operating income currently is \$1.4 million positive, a little less than last year at this time, but still a very good number. He said the entire department has tried to work hard and be fiscally responsible.

Chairman Camp asked about impact fees and where they are collected. Mr. Bellon replied that no fees were received in April, but \$142,000 had been collected so far this year.

Mayor Eyre asked about the difference in *other operating revenue* between the two years, \$22,000 compared to \$448,000. Mr. Zollinger said there was a one-time rebate from UAMPS for approximately \$350,000 that was paid last year. Mr. Haacke noted that UAMPS fiscal year ends April 1st, and UAMPS then evaluates all the resources and gives refunds, if applicable.

Mr. Haacke said the spring tree planting was just completed and 109 trees were planted. This is a great benefit to the residents that not all of them are aware of. The City will plant and maintain the street trees between the curb and the sidewalk. It is part of the beautification plan for the City.

Mr. Haacke said that 3,400 trees have been either trimmed or removed away from the power lines. There have been some backyard rebuilds done, including Hunter Woods. Some major work will be done soon on the 5300 South and 700 West as the road is rebuilt.

The mall substation was upgraded and approximately \$40,000 worth of security cameras were installed. The other substations still need the security upgrade. All of the substations have a live real time camera that sends the images back to central dispatch. He would like to upgrade to better cameras that can sense heat and not just motion.

Some breakers have been replaced on the H circuit, which is the commercial area on Winchester. There were four or five disturbances there in the last year, he noted. There were town meetings held and promises made to improve the system and they are following through on those promises, and attempting to isolate problem circuits from other circuits.

Dan Stireman retired and his position was filled by Matt Youngs from Seattle City Power. Mr. Youngs is knowledgeable in compliance issues and has done a lot of public relations work in the classrooms.

Chairman Camp asked if the City is reimbursed by UDOT (Utah Department of Transportation) for work done on the road projects. Mr. Haacke replied that it was.

Mr. Nicponski asked about the project on 5300 South and 700 West. Mr. Turner replied that a pole, junction cabinets, and a transformer needed to be moved to allow the street to be widened.

Mayor Eyre asked if some of the power from TransJordan was sold to Truckee Donner. Mr. Haacke replied that was correct and about 70% of what is generated is sold to Truckee Donner. He added that the landfill is not the cheapest resource, and appreciates the fact that there is a purchaser for it. The positive thing about the landfill is that it is a green tag or renewable resource that can be called back at any time if mandated.

Mayor Eyre asked if the power could be called back from IPA at any time or only at the six month increments. Mr. Haacke replied that it could only be called back at the six month marks. Mayor Eyre clarified that the gas turbines produce about 35-39 megawatts if all three turbines are running at one time. Mr. Haacke said that was correct.

Mayor Eyre asked if an update had been given to the citizens in the area regarding the H circuit near Winchester. Mr. Haacke said a bullet list was given to the residents and business owners in the area with the projects listed and the price tags. He sent one email so far and didn't get any response, but said he would follow through with another email. Mr. Haacke agreed that communication was important. He said the project was close to completion and would let the residents and business owners know when it was finished.

Mr. Turner made a correction that earlier he was discussing 5300 South and 300 West and five or six poles needed to be moved.

Business Item #2

**Murray Park Amphitheater Study-
Doug Hill and Ricky Parkinson**

Mr. Hill stated that the amphitheater was built in 1985, nearly 30 years ago, and needs some renovation. Last budget year, funds were requested to hire an architect to study and make recommendations. The architectural firm, Nexus, was chosen to do that, and Ricky Parkinson is the architect on the project. Mr. Hill said Mr. Parkinson had done a fabulous job in analyzing the problems and making recommendations.

Mr. Parkinson pointed out some of the problems: haphazard control booth, chipping concrete and less than desirable ADA seating. The stage was completely open to the weather and the wood floor had water problems. The dressing rooms are simply tents that have been set up, the concession stand is only a little booth on wheels, and the ticket window is too small.

He said the approach to the amphitheater feels very separate from the rest of the park. The goal is to open up the entrance and show off the beautiful river. They evaluated having a fence surround the seating of the amphitheater but leaving the front open, creating a small plaza. A ticket office, concession stand, and dressing rooms would be built into the building.

Mr. Parkinson stated that there were five separate elements:

- Site Improvements
- Control Booth
- House Improvements
- Ticket Office, Concession Booth and Dressing Rooms.
- Stage

The Control Booth had problems with not being waterproof or securable. The new structure would provide storage for light and sound equipment. Improvements would add different lighting positions.

Mr. Parkinson said that the new plan would provide handrails down the main aisles, relocate ADA seats to the center section and provide a concrete walk path for wheelchairs. Mr. Brass commented that he likes the ADA seating with companion chairs adjacent to the seat. Ms. Kirk commented that she has two grandchildren in wheelchairs and likes that a family could all be seated together in the ADA section. Mr. Parkinson pointed out that flexible seats were another option. Mayor Eyre noted that it looks like it could accommodate about 12 wheelchairs at one time.

The ticket booth could have a single or a double window depending on the crowd. There would be toilet facilities added that could be accessed off of the plaza. Currently, the men's restroom has more facilities than the women's, and that would be reversed, with more fixtures added to the women's.

Mr. Nicponski asked if a person had to go outside to get concessions. Mr. Parkinson replied that was accurate and that issue had been discussed. Ms. Kirk noted that one positive aspect was that people could access the concession stand, even if they were not attending the amphitheater. Mr. Nicponski asked if it was an issue of space that would cause the concession stand to be outside the fence. Mr. Parkinson replied that was part of the concern, but both scenarios were evaluated and the better option seemed to be to have it on the outside. Ms. Kirk said the concession stand would have the ability to grill hot foods even in the plaza.

Dressing rooms and green rooms would be created, as well as a large storage space. Mr. Nicponski asked if there was access to the restrooms from the outside and inside. Mr. Parkinson replied that was correct and added that there would be a dedicated restroom for the actors.

The loading dock would be moved back to the large storage space.

The current material would be a warmer look with natural woods and metals.

There is a current canopy which helps hang the lights, but doesn't provide any protection from the elements. The proposed roof structure would be a steel canopy that is

supported by columns and trusses. It could provide for different backdrops and scenery pieces to be hung also. The stage wings would be reconfigured to allow more space for the actors. Mr. Brass asked how much wind the canopy could withstand. Mr. Parkinson said the structural engineers have taken that into account and followed a strict design criteria. Mr. Brass asked about snow sliding off the canopy also. Mr. Parkinson said that due to the slope, the snow would shed onto the roofs on the side and the back. He said that fabric canopy structures were also evaluated as an alternate solution.

Mr. Parkinson said the cost breakdown is: \$350,000 for site improvements, \$125,000 for the control booth, \$200,000 for the house ADA improvements, \$1 million for the addition including the ticket office and dressing room facilities, and about \$400,000 for the steel canopy. He noted that the fabric canopy would cost about \$500,000, and would come with a 20 year warranty, the same as the steel canopy.

Mr. Brass asked about ADA parking. He said there are two or three spaces that are wheelchair accessible, and would like to see more. Ms. Kirk said the whole back parking lot should be restriped.

Mayor Eyre asked if the steel canopy could have a color. He asked because he was thinking about the park pavilions also. Mr. Parkinson replied that he believed color was an option.

Mr. Hill said the plan for financing includes an application to the County for funds for cultural facilities. The Murray Amphitheater is specifically mentioned in the County Master Plan as a great place for performances. Next year, the City would apply for funding from the County. There is a minimum matching requirement from the City, and those matching funds would be requested in the next year's budget. He said the County typically funds these projects with TRCC (Tourism, Recreation, Cultural and Convention) funds. He noted that ZAP (Zoo, Arts and Park) funds typically are not given for cultural facilities. Ms. Kirk commented that the arts community is talking about asking for more ZAP funds, since it is in the language. Mr. Hill said that the last time ZAP money was given, cultural facilities were not funded. He commented that ZAP funds would be requested for the armory building. Chairman Camp asked about the timing for the application for the TRCC money. Mr. Hill replied that the Cultural facilities starts taking applications early spring and then make a decision. The TRCC committee follows the County fiscal year and would begin discussions in October for the budget that begins in January. Chairman Camp asked if a budget opening would be needed to secure money to be turned in with the application. Mr. Hill said he would work with Mr. Zollinger and Mr. Nakamura but stated there needs to be some commitment shown for the matching funds. He said there is a minimum amount, either 10% or 20%. He recommends coming up with even more to increase the chance of receiving County money. Ms. Kirk said the ZAP funds only pay for arts programs and not facilities, and that is the argument.

Mayor Eyre asked if there are other things such as lighting and sound that would need to be upgraded also. Mr. Parkinson said he believes the sound system was recently updated. Lighting was evaluated and house lighting was found to be deficient. That information was included in the full report. Ms. Kirk said the theatrical lighting has been updated from her budget over time, and should be adequate.

Mr. Tingey said there had been discussion about putting together a marketing video for the community. He said there is a push out there towards digital marketing, and the ability to hand people a disk with information about Murray. The Mayor and others have expressed interest about creating a marketing piece for the community.

Mr. Tingey said he had spoken with a group called Love Communications about putting together a marketing video. They asked for specific information that the City would like included in the video. The purpose is to capture and communicate why Murray City is a community without equal, and portray the unique elements of Murray City. This would be an important marketing tool to communicate to the residents the strengths of the community. The audience would be existing and potential residents, business owners and representatives of large development groups and corporations seeking to locate their business in Murray.

He has put together a framework for the video that includes four elements. Love Communications suggests an eight minute piece with two minute increments. The four elements are:

- Element One- a history of Murray and what defines Murray.
- Element Two- a community of healing. It would showcase the excellent medical facilities in Murray.
- Element Three- commercial and retail destination, expand on the national retail providers in Murray and the strong transportation element, and low power rates.
- Element Four- quality of life. It would focus on the parks, open spaces, education, neighborhoods and public amenities.

Love Communications has given an approximate estimate and he hopes to enter into a contract this month and ultimately produce a DVD that can be shown at public meetings and online at the Murray website. The maximum price range would be \$34,000 but that price could be reduced by taking out certain parts. The City has received some grant funds from EDCU (Economic Development Corporation of Utah) that would go towards this cost. The Power Department has agreed to contribute funds, as well as the RDA (Redevelopment Agency), and some non-departmental funds.

Mr. Hales asked if the Murray website was going to be updated. Ms. Wells agreed that it is ready for a fresh look and feel, and said an update was coming.

Ms. Turner said that while she was at ICSC (International Council of Shopping Centers), she noticed many cities handing out marketing zip drives of their City. She agreed with the others that it would be a great idea.

Business Item #4-

Budget Intent Document Discussion

Mr. Brass said he read the intent document with the changes in yellow, and believes it clarified some issues.

Chairman Camp discussed the employee compensation proposal. It was discussed whether to give a 1% COLA, and 2% merit increase, or a 2% COLA and 1% merit, both for a total of 3% compensation. He proposed the language be changed to state that a 3% adjustment in the budget to be administered at the Mayor's discretion. Mayor Eyre

said that both scenarios were discussed and the 2% merit and 1% COLA gave more emphasis to the merit program and give the evaluations more value. There was a discussion that it might be more beneficial to switch that to a 2% COLA and 1% merit for some employees. He spoke with department heads and asked that they evaluate all the employees at the end of the fiscal year, in May or June. It was a large task for them to accomplish, and they questioned if it was worth all the effort of re-evaluating the employees for a 1% merit. The Mayor requested that this year the City stick with a 1% COLA, and 2% merit to give the emphasis to the merit program and reward the efforts of the department heads. Mr. Nicponski noted that the Council is recommending the 3% increase and the Mayor can break it up as he sees fit. Chairman Camp proposed that the language be changed to reflect that.

Chairman Camp asked Mr. Brass if he wanted roads discussed at this meeting. Mr. Brass replied that the list of roads was just received but since it was not on the agenda, it would be best to discuss it later, when there is more time. Mr. Brass clarified that the Council simply needs to agree to the funding and the specific roads could be chosen later. He said he feels good about the funding but believes more time is needed to discuss the list.

Chairman Camp asked if there were any more changes to the intent document. Mr. Brass recommended that it be added to the adoption process on June 16th with the discussed changes.

Business Item #5

**Transportation Resolution Discussion-
Blair Camp**

Chairman Camp asked for this subject to be discussed because the resolution would be coming to the Council Meeting on June 16th. He noted that the draft reads that the Council supports it to be placed on the ballot but is also supporting the tax increase and urging the citizens to vote for it.

Chairman Camp stated that he supports putting it on the ballot, but doesn't know if he would vote to go beyond that support in this resolution. He stated his main concerns are the UTA (Utah Transit Authority) piece, and property tax increases and potential sales tax increases this year. He noted that he isn't sure if that is their role to urge the citizens to vote for another tax increase.

Mr. Hales stated that he also supports putting it on the ballot, but feels like it is the citizens' decision on how to vote.

Mr. Brass said he doesn't want to see the City getting caught up in the issue of whether UTA makes too much money or not. He said the City has a list of roads that need repair. He said there is a small area on the east side that could use \$1.5 million in road improvements and Murray doesn't have that kind of money. He supports putting it on the ballot but also supports educating the citizens as to why the City wants it on the ballot. He said that the City needs to get funding to fix the roads. He is all in favor of putting it to a vote to see if it passes. The City has \$2.9 million to spend on roads and it isn't enough to repair all of the roads.

Mr. Nicponski said he believes the popular sentiment is to put it on the ballot. He said there is a video presentation by the Chamber and asked if the video could be put on the

website to help educate the residents. Mr. Brass said the more information the residents have, the easier it will be for them to make a decision.

Chairman Camp said he would support education on the issue but isn't sure about a resolution to urge the citizens to vote for it. He asked Mr. Nakamura about crossing the line to use public funds to support a referendum. Mr. Nakamura replied that it has to be very direct. Elected officials can and should support issues that are in the best interest of the City. He said the council members can verbalize their support of this tax if they feel it is in the City's best interest, but money cannot be spent on direct advertising, billboards, etc. He stated that the City supports the mall, the hospital, and other entities and verbalizes that support, but does not give advertising dollars. He said the other issue is that if you support putting it on the ballot, by implication, you are supporting HB 362. The alternative would be to not even place it on the ballot.

Mr. Nicponski clarified that Chairman Camp is stating that education is okay but the Council would not adopt a resolution supporting the initiative, but simply allow it to be on the ballot. He suggested leaving the education piece to the administration.

Ms. Turner doesn't like that the UTA piece that is tied to the bill either. She also believes that education is important for the citizens.

Ms. Wells clarified that the purpose of the resolution is for the County to determine if it goes on the ballot his year or not. Mr. Nakamura said a resolution doesn't have to be done, if Council doesn't want to do it. Ms. Wells replied that it is the message that the City sends to the County. Mr. Nakamura agreed and said the message would be that the City wants it on the ballot hoping that it would pass. Ms. Wells said the message also could just be that the City wants the residents to vote.

Chairman Camp noted that the residents could be informed of all the roads and repairs that the City could make, if it received the money and then UTA could inform them of their plans for the money.

Mayor Eyre said that at a recent meeting, UTA had representatives present and they did not say anything about this discussion. He said the cities united to get HB 362 to pass and visually UTA wasn't an obvious part of that effort. That issue was brought up to the UTA representatives and their opinion was asked on the issue. Mayor Eyre said he is hopeful that UTA understands the importance of educating the citizens from their viewpoint. Ms. Wells added that UTA is under the same restraints as the City as far as advocating for the bill. The bill states that explanations of the bill and education is fine, but the bill cannot be advocated for.

Mr. Nicponski noted that UTA had Greg Hughes protecting them in the Legislature.

Chairman Camp asked if the Council was comfortable with him meeting with Mr. Nakamura and going over some details and distributing the information back to the council members. Mr. Nakamura said the Council would have the opportunity to make changes and vote on June 16th. Mr. Hales suggested removing the one line that talks about encouraging the citizens to vote for the referendum. He said the citizens should be encouraged to vote, but the citizens should decide whether they vote for or against the bill.

Announcements

Ms. Lopez said she needs some decisions on vehicles for the July 4th Parade and if they want her to line up individual cars, or if they would like to all ride together in one vehicle. Mr. Nicponski said he prefers to drive his own vehicle. It was decided that all council members would take care of getting their own vehicle for the parade.

Ms. Lopez mentioned that Relay for Life was approaching on July 17th-18th, from 6:00 p.m. to 6:00 a.m. She noted that some of the staff was contributing and attending. She said she would send out the link again and would love to have everyone join in.

She announced that the MCEA summer party was Friday evening, June 12th in the park. Members of the MCEA are free, and \$10 for a guest.

The Chamber of Commerce golf tournament is at Murray Parkway on June 17th and there is a foursome available at no charge for the council members. She stated that the department heads could fill some of the open spots also.

Chairman Camp adjourned the meeting.

Kellie Challburg
Council Office Administrator II