

Bedford City Council met in a Work Session at Bedford City Hall on Monday, December 6, 2021, at 6:00 p.m.

Present: Council Members: Mayor Stan Koci, Sandy Spinks, Walter Genutis, Victor Fluharty, Jeff Asbury, and Donald Saunders. Absent: Paula Mizesak. Also Present: Clerk of Council Tracy Simons. Administration: City Manager Michael Mallis, Law Director John Montello, Finance Director Frank Gambosi, Assistant Finance Director Jennifer Howland.

Mayor Koci began the discussion of the Regular Council Meeting agenda.

Council had no changes to the minutes of the Work Session of November 15, 2021, Regular Meeting of November 15, 2021.

Ordinance No. 9914-21: City of Bedford 2022 Appropriation Budget; Mrs. Howland stated that this is the budget's third and final reading; she also noted minor changes but wouldn't change the final numbers.

Ordinance No. 9915-21: authorizing the purchase of a John Deere Bunker and Field Rake; City Manager Mallis stated that the price went up and that if Council is in favor of amending the ordinance to state \$14,424.80.

Ordinance 9922-21: adopt Fixed Asset (Capital Asset) Policy; Mrs. Howland stated that they would raise it to \$5,000.00 on what the City insures to capitalize. She also noted that this would make it easier on the Finance Department and the Auditors.

Ordinance No. 9923-21: declare 32 Mapledale Ave. a nuisance and therefore condemning, Ordinance No. 9924-21: declare 65 Talbot Dr. a nuisance and therefore condemning, and Ordinance No. 9925-21: declare 132 Greencroft Rd. a nuisance and therefore condemning; City Manager Mallis stated that these are properties that they are trying to address and that the Landbank did push with 65 Talbot Dr., but the taxes were paid on it. He also noted that no one lives in any of the properties.

Ordinance No. 9926-21: amending Ordinance No. 9827-20 making additional Appropriations; Mr. Gambosi stated that this is to clean one item and that one more appropriation will be coming on the next Council Meeting agenda.

Ordinance No. 9927-21: contract w/Firefighters Local 1683 International Association of Firefighters; City Manager Mallis stated that this is the same contract as the Police and AFSME regarding wage increases and health care.

Ordinance No. 9928-21: accepting the dedication of Hubbell Circle and Hubble Way and Ordinance No. 9929-21: accepting the dedication of Belle Court; Mr. Montello stated that these are to approve the dedication of City streets, to get the plats for the streets, and to have them put on the City map.

Ordinance No. 9930-21: contract with Acuity-VCT for a new server, video capture system surveillance, and video management software for the Municipal Complex; City Manager Mallis stated that this is to upgrade the existing video and management server in the Municipal Court.

Discussion of the Regular Meeting agenda was concluded.

Mayor Koci began the discussion of the Deer Management Program; City Manager Mallis stated that Sergeant Wickowits is here to discuss the Deer Management Program tonight. Sergeant Wickowits said every year, he submits a proposal for the number of tags, and this year they were approved for 22 tags. He also stated that they have feeders at U.S. Bank, the Cemetery, and 1196 Archer Rd.

Discussion of the Deer Management Program was concluded.

Mayor Koci began the discussion of the Meeting Management Software; Mrs. Simons stated that she has decided to stay with American Legal Publishing to codify the City's ordinances. She has decided to go with PrimeGov for the Meeting and Agenda Management Software. She stated that American Legal has offered to give their additional services (except the definition links service) free for one year. She also noted that PrimeGov is integrated with Microsoft Office and that the software is very user-friendly. She also pointed out that both offers are only good until December 31st. She noted that she would email copies of the agreements to the City Manager, Law Director, Finance Director, and Assistant Finance Director for them to review.

Discussion of the Meeting Management Software was concluded.

Motion made by Spinks and seconded by Genutis to go into an Executive Session to discuss Economic Development: TCCP & Historic District and Personnel: Finance Department and Police Department. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.


Adjourned into Executive Session at 7:32 p.m.

Motion made by Genutis and seconded by Asbury to adjourn out of Executive Session. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Adjourned out of Executive Session at 8:05 p.m.

Work Session adjourned at 8:06 p.m.


Clerk of Council


Vice-Mayor-President of Council

Date: December 6, 2021

Bedford City Council met in Regular Session at Bedford City Hall on Monday, December 6, 2021. Mayor Koci called the meeting to order at 8:04 P.M. The meeting was opened by pledging allegiance to the flag.

The roll was called. Present: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Absent: Mizesak.

Motion made by Genutis and seconded by Spinks to excuse Councilwoman Mizesak. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Genutis and seconded by Fluharty to approve the minutes of the Work Session Meeting of November 15, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, and Saunders. Nays: None. Abstain: Asbury. Motion carried with Five Yeas and One Abstain.

Motion made by Saunders and seconded by Asbury to approve the Regular Meeting of November 15, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, and Saunders. Nays: None. Abstain: Asbury. Motion carried with Five Yeas and One Abstain.

ORDINANCE NO 9914-21: BEING AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND EXPENDITURES OF THE CITY OF BEDFORD, OHIO DURING THE YEAR 2022 AND DECLARING AN EMERGENCY was read by title only.

Motion made by Spinks and seconded by Fluharty to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Asbury and seconded by Saunders to place Ordinance No 9914-21 on third and final reading and passed.

Mr. Gambosi stated that this is the annual appropriations for 2022, and the final negotiations with the Unions are included. He noted that the General Fund Appropriation would have \$18,033,730.00, and the overall budget would be \$39,348,720.00.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9915-21: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO PURCHASE A JOHN DEERE 1200A BUNKER AND FIELD RAKE (JOHN DEERE) FOR THE PARKS AND RECREATION DEPARTMENT AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Fluharty to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Asbury and seconded by Saunders to place Ordinance No 9915-21 on third and final reading and passed.

City Manager Mallis stated that this is for a piece of equipment for the ball fields, and the previous John Deere Gator is showing its age. He noted that the Parks and Recreation Department put this proposal in the last three budget cycles, and we are looking at it now, and it is something that we can fund. He noted that they wanted to get it in by the end of the year as they can anticipate that these prices will go up based on the vendor. He also noted that Council would need to amend this piece as the original quote that came in shared with Council was about \$35.00 less than the current price. He noted that their recommendation is to move forward with the purchase from this vendor and get the piece of equipment for the department.

Motion was made by Asbury and second by Saunders to amend the dollar amount to \$14,424.80. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

At this time, a presentation was made to Meals on Wheels.

City Manager Mallis stated that the leaf collection is still going on and to please have the leaves on the tree lawn and try not to get them into the street, and the crew will come along and collect them. He also reminded everyone that this Saturday is the "Christmas In Bedford Falls Event" located in the Downtown Historic District and that the Shop-With-A- Cop Event is this Saturday as well. He thanked all of the volunteers, the officers, and the generous donations received from individuals and businesses. He also stated that a couple of times a year, Auxiliary Police Officers and Police Officers were sent out and took note of various light poles that are out, and regardless if they are on or off, we are paying for those poles. He also noted that they did send in the most recent report, and First Energy is aware of them, and caution tape is around those poles, and the City has requested that the caution tape be removed when those poles are fixed. He also noted that they would check on the progress and monitor it more after the first of the year. He also mentioned that there was a little bit of improvement with some of the issues with the trains in the last few months; however, two weeks ago, there was an incident where a train stopped for a substantial amount of time, and there was an incident last week as well. He noted that the City did respond and documented it accordingly, and the line has been billed accordingly with the Civil Penalty based on the ordinance that Council passed not that long ago. He also noted that they would continue to monitor it and address it.

That concluded the City Managers report.

Law Director John Montello had no report this evening.

That concluded the Law Director's report.

Finance Director Frank Gambosi thanked everyone who helps with Meals-On-Wheels, and it is a significant cause; everyone at City Hall has helped contribute to it for over thirty years now, and it is well worth it. He also stated that on the agenda there is the Fixed Asset Policy, and the Tax Department has been working on the water discounts and there are a couple of people that still haven't filed yet that were on the list last year and to be aware that the discount program is still there. He also noted getting the applications in on time to get the applications going for the current year of 2022.

That concluded the Finance Director's report.

Councilman Saunders stated that there is a house on Columbus Rd. that does not take their trash cans back in and that the City needs to get ahold of the landlord and have them start adhering to some of the policies that we have here. He stated that later on this evening, we will be passing ordinances on condemning houses, they are long overdue, and it's a shame that every time we reach this point, something happens, and we start over again. He noted that the City would be formally condemning these houses. He stated that "Christmas In Bedford Falls" is a beautiful event, and hopefully, there will be a great turnout. He noted an issue with the duplexes at the upper end of Logan by Blane, those residents park their cars in the street, and there are times when the cars haven't moved in two or three days. He stated that we might want to pay some attention to that area. He noted that the sewer rates are increasing by 4%, but if you have Regional Sewer, good luck because that is going up to 18%, and at 4%, we are trying to keep it at a minimum, and that we aren't raising the water rates this year, but the sewer rate has to go up. He noted that we have to maintain the system.

Councilwoman Spinks stated that Meals-On-Wheels is a great group, and we are like a family. She asked City Manager Mallis if he found out when the waterline on Creswell was redone. City Manager Mallis replied that he doesn't have the year but that he met with the superintendent from the Water Department. He will have a detailed report on several things that they put together from this year. He stated that they also have an inquire out to Cleveland Water for pressure increases and when they adjust them, so there is a lot more data that we need to put together, but that they are looking at that area. He also stated that information would be in a memo to Council at the end of this week. Councilwoman Spinks noted an interesting article in the Plain Dealer yesterday about "everywhere we go we leave a trail of trash and here is what we can do to help." She noted from the article, "there is nothing you can do to stop litterbugs, but you can undo their actions by picking up litter." She stated that she picks up trash because it's her community, and she cares, and it is the thing to do. She said that if you see trash, please pick it up if it's your thing.

Councilman Genutis stated that Meals-On-Wheels is a beautiful organization. He said that we live in a time where we take food for granted, and talk of food security and sovereignty are significant issues right now. He stated that it isn't easy to make food, and we don't recognize how difficult it is to make food and how precarious the supplies are and how it comes to us in supply lines.

Councilman Fluharty inquired if the crew would be out to pick up the leaves one more time, and City Manager Mallis replied that they started on the fourth pass last week. He stated that he

would like to see everyone at the Bedford Falls this Saturday; it is another great event in the City. He said that he is a new member of the Bedford Lions Club, and it is another organization that does a lot of great work for the community.

Councilman Asbury thanked the Service Department for the beautiful job on the Square, and the lights are fantastic. He stated that regarding Christmas In Bedford Falls, from Noon to 3:00 P.M., Santa and Mrs. Clause will be there; Bedford Downtown Alliance will have their Make-and-Take Craft Table at 661 Broadway Ave., there will be an ice sculpture, a D.J. will be there. The Bedford Historical Society will be open from Noon to 3:00 P.M. The Dunham House will also be available from Noon to 3:00 P.M. It will be decorated for Christmas from 1876. He noted that some lovely local specialty shops would love to have your business this holiday season in the downtown area. He stated to shop local and shop small. He noted that the Bedford Downtown Alliance also has Gnomes on the Rome; there are ten different gnomes in ten other store windows downtown; if you find at least five gnomes, email your entry into the email for the Bedford Downtown Alliance, you will be entered in to win a 24" H.D. Smart Fire T.V. He stated that DePompes is having their Ugly Christmas Sweater Contest on Saturday, December 11 at 7:00 P.M. He inquired about the large pole that was put up on Lamson near East Grace St., and it is First Energy's Pole. It will transmit signals to the switching yard to help reduce the impact during power outages. City Manager Mallis replied that he believes it is the only one going up in Bedford, and it is part of a Federal Mandate that First Energy is under, and they will be going up all over the area. He stated that First Energy is working on updating its grid and how it communicates. He said that when there is an outage, the towers speak to open and close switches. When there is an outage, they will utilize this technology to reduce the number of individuals impacted by a power outage, and power can get turned back on much faster. He stated that it is First Energy's pole, and they have the right to install them. Councilman Asbury said that Shop-With-A-Cop Program is a great event, and the kids and families enjoy it. He also stated that Magna Wine Boutique, from now until December 11, accepts any new and unwrapped toys for the Toys for Tots Program. He also said you would be entered into a raffle if you bring in a toy this week. He inquired about the cigar shop, and City Manager Mallis replied that he asked the Building Commissioner last week and would reach out to the owner and one of the contractors.

Mayor Koci had no report this evening.

That concluded Council's report.

ORDINANCE NO 9922-21: AN ORDINANCE ADOPTING THE CITY OF BEDFORD FIXED ASSET (CAPITAL ASSET) POLICY TO CONFORM WITH THE REQUIREMENTS OF THE OHIO REVISED CODE, TO CLARIFY PROCEDURES, AND DECLARING AN EMERGENCY was read by title only. Motion made by Saunders and seconded by Asbury to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Spinks and seconded by Fluharty to place Ordinance No 9922-21 on third and final reading and passed.

Mr. Gambosi stated that it is in regards to what GFOA (Government Finance Officers Association) recommends and with the approval of the Auditors Office on what we record for fixed assets verse what we do for insurance. He stated that they still record insurance levels that are at a lot lower level, but we will raise our minimums for financial reporting from \$2,500 per asset to \$5,000. He also stated that they are looking at the new aggregation rules of accounting that they have to abide by; when we buy things in aggregates, if they exceed \$10,000, we will be booking those as assets.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9923-21: AN ORDINANCE DECLARING THE PROPERTY AND STRUCTURE LOCATED AT 32 MAPLEDALE AVE. (P.P.N. 812-27-037) A NUISANCE AND THEREFORE CONDEMNING THE PROPERTY ORDERING ACTION AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Fluharty to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Mizesak to place Ordinance No 9923-21 on third and final reading and passed.

City Manager Mallis stated that there are three properties that we have been trying to work with the property owners, and we usually partner with the Landbank when we can. One of the properties the Landbank did have on their list, and they were working with us to try and address it. He started looking to see if there were tax issues, and we've gotten no movement from the property owners or individuals who own the home or control the house. He stated that this is the first step we take; it allows us to communicate with the property owner and try to push this further along, to get these properties cleaned up. He stated that two of the properties are abandoned, and one we can't locate the owner, and as of right now, all of them are not occupied.

The roll was called. Vote – Yeas: Koci, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9924-21: AN ORDINANCE DECLARING THE PROPERTY AND STRUCTURE LOCATED AT 65 TALBOT DR. (P.P.N. 811-37-015) A NUISANCE AND THEREFORE CONDEMNING THE PROPERTY ORDERING ACTION AND DECLARING AN EMERGENCY was read by title only. Motion made by Saunders and seconded by Asbury to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9924-21 on third and final reading and passed.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9925-21: AN ORDINANCE DECLARING THE PROPERTY AND STRUCTURE LOCATED AT 132 GREENCROFT RD. (P.P.N. 811-02-041) A NUISANCE AND THEREFORE CONDEMNING THE PROPERTY ORDERING ACTION AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Fluharty to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Asbury to place Ordinance No 9925-21 on third and final reading and passed.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9926-21: AN ORDINANCE AMENDING ORDINANCE NO. 9894-20 MAKING ADDITIONAL APPROPRIATIONS FOR CURRENT EXPENDITURES OF THE CITY OF BEDFORD, OHIO DURING THE YEAR 2021 AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Fluharty to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Asbury and seconded by Saunders to place Ordinance No 9926-21 on third and final reading and passed.

Mr. Gambosi stated that there was some construction done this year to improve the building in the Recreation Department, the Municipal Court had hospitalization claims. We have to add \$50,000 to those claims, we have grants from CDBG, SEAL Funds, more donations and grants from the Eagles Club, Federal Task Forces: for Fire and Police, and we are adding those to the budget as well. He stated that there was a lot of overtime in the Fire Department this year, and we will add \$110,000 and for the Police Department another \$45,000 to their overtime budgets this year; there were also some projects that we are working on the Broadway Ave. As we start, the budget will increase to \$50,000 to handle some of the engineering fees. He stated the same for the Street Program. There will be \$61,000 between Union St., Ellenwood, the Road Program, and finalization for the health insurance for the City employees; we do need another \$100,000 for the claims for the families and dependents.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9927-21: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT BETWEEN THE CITY OF BEDFORD AND FIREFIGHTERS LOCAL 1683 INTERNATIONAL ASSOCIATION OF FIREFIGHTERS ADOPTING THE

TERMS OF THE ATTACHED TENTATIVE AGREEMENT AND ORDERING THEM INTO EFFECT AND DECLARING AN EMERGENCY was read by title only. Motion made by Fluharty and seconded by Genutis to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Asbury to place Ordinance No 9927-21 on third and final reading and passed.

City Manager Mallis stated that this is the last of the Union Contracts that we are finalizing, and we manually came to an agreement, and they voted and accepted it. We recommend that City Council pass this legislation this evening. He continued to state that it mirrors the first two contracts as far as health care changes moving to 8% of the premium cost, and it matches the wage increase over the next three years, which is 6 1/2% and 2% retro active for this year, two 1/2% for next year, and 2% for 2023.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9928-21: AN ORDINANCE ACCEPTING THE DEDICATION OF HUBBELL CIRCLE AND HUBBELL WAY EXTENSIONS AND DECLARING AN EMERGENCY was read by title only. Motion made by Asbury and seconded by Saunders to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9928-21 on third and final reading and passed.

City Manager Mallis stated that the following two ordinances are developments that have been in the works, and we put these streets in and constructed per City specs. Our engineer inspected them when they were put in, the City maintains them, plows them, and patches them, and we have to file it through Cuyahoga County. They request as being dedicated that there is Councilmanic action on it.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9929-21: AN ORDINANCE ACCEPTING THE DEDICATION OF BELLE COURT EXTENSION AND DECLARING AN EMERGENCY was read by title only. Motion made by Saunders and seconded by Asbury to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9929-21 on third and final reading and passed.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO 9930-21: AN ORDINANCE AUTHORIZING A CONTRACT WITH ACUITY-VCT FOR THE PURCHASE AND INSTALLATION OF A NEW SERVER, VIDEO CAPTURE SYSTEM VCS SURVEILLANCE, AND VIDEO MANAGEMENT SOFTWARE FOR THE MUNICIPAL COMPLEX AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Genutis to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Asbury to place Ordinance No 9930-21 on third and final reading and passed.

City Manager Mallis stated that the system is in the Municipal Complex already. This is a necessary upgrade to that system with a new server as this reference.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Mayor Koci concluded the business portion of the meeting and asked if anyone in the audience had any comments.

Mayor Koci asked if there were any further comments. There being no reply, motion made by Saunders and seconded by Asbury to adjourn. The roll was called. Vote – Yeas: Koci, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Meeting adjourned at 8:59 P.M.


Clerk of Council


Vice-Mayor-President of Council

Date: December 20, 2021