

**BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES
JULY 27, 2022**

1. CALL TO ORDER

Mayor Paul Knier called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Council Members present: Ken Halverson, Sam Hanson, Paul Knier, Kim Noding, and Paul Seefeld. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, City Planner Lucinda Spanier, City Engineer Layne Otteson, Acting Police Chief Sam Olson, Liquor Store Manager Greg Zurbey, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, Big Lake Student Liaisons Ella Dotzler and Allie Cross, and Planning Consultant Kendra Lindahl from Landform.

4. OPEN FORUM

Mayor Knier opened the Open Forum at 6:01 p.m.

Timothy Myers, 625 Norwood Lane – Myers stated that he lives on a one-block private street, and he is in attendance as an individual owner and is not representing a group or association. The homes and apartment building known as Keller Lake Commons on that street are a senior community. In the past year, the owners of the senior apartment building started transitioning to an assisted living facility. As a resident on the same block as the building, he was shocked they could do that without the City informing them and allowing them to provide input. Months ago, he contacted the City Planner and she said she wasn't aware of the change to an assisted living facility even though it was advertised in the local paper. She was polite and listened to his concerns. Myers stressed that there is a huge difference between the two uses. In June, he communicated with the City Planning Technician and asked him how the change occurred without the City's knowledge, a study on the impact to the area, a public hearing, or city approval. The Planning Technician's email response emphasized the end product, and not the process to get

there. Monticello just recently approved plans for a senior apartment building and when talking to their planning department, they indicated that if owners of that building in the future want to change to assisted living, they would need to get city approval and there would be a public hearing. The senior apartment building is housing, and an assisted living facility is a business. He has documented in email form the concerns he has had regarding serious safety and other issues and have included a copy to the planning department and to the Council. He asked the City Council to direct the City Administrator to have this researched to see if any steps in the City process were missed or steps were circumvented by the owners of the building. If so, now is the time to correct it as the City still considers the building a senior housing apartment. If not, the concern should still be investigated and addressed by some department of the City. He is here tonight to protect the City and his neighborhood.

Mayor Knier closed the Open Forum at 6:03 p.m.

5. PROPOSED AGENDA

Council Member Halverson motioned to adopt the proposed Agenda as presented. Seconded by Council Member Noding, unanimous ayes, Agenda adopted.

6. CONSENT AGENDA

Council Member Seefeld motioned to approve the Consent Agenda with the removal of item no. 6H. Conditional Offer of Employment to Adrian Johnson for the Police Officer Position. Seconded by Council Member Hanson, unanimous ayes, Consent Agenda approved. The Consent Agenda consisted of: 6A. Approve List of Claims, 6B. Approve Special Council Meeting Minutes of July 12, 2022, 6C. Approve Council Workshop Minutes of July 13, 2022, 6D. Approve Regular Council Meeting Minutes of July 13, 2022, 6E. Accept Resignation from Part-time Liquor Clerk Diane Sura, 6F. Set Special Budget Workshops on August 11, 18, and 25, 2022. 6G. Accept Resignation from Part-time Public Works Employee Oliver Beckers, ~~6H. Approve Conditional Offer of Employment to Adrian Johnson for the Police Officer Position~~, 6I. Approve Conditional Offer of Employment to William Salterman for the Police Officer Position, 6J. Approve Prairie Meadows Third Addition Final Plat Extension Request, and 6K. Approve 2022 Street and Utility Improvement Project Driveway Agreement Resolution No. 2022-59.

BUSINESS

7A. Recognition – Student Liaison Ella Dotzler

The Big Lake City Council recognized Student Liaison Ella Dotzler for her service to the City. Dotzler has served as the Student Liaison since July 2020, and through her roll with the City, she has

attended all City Council meetings and has served as a liaison between Big Lake students and the City Council. Dotzler also provided routine updates to the City Council during meetings. Mayor Knier presented Dotzler with a Certificate of Appreciation recognizing her commitment to the City and to the Big Lake School District.

7B. Conditional Offer of Employment to John Kaczmarek for the Police Chief Position

Mayor Knier discussed that the City is in the process of performing its due diligence on a finalist for the Police Chief position. Knier explained that the process is still underway and the City wasn't able to finalize the background process by the time of the meeting. Knier noted that it is anticipated that this item will be brought back to our next Council Meeting.

Council Member Hanson motioned to table item no. 7B until the August 10, 2022 City Council Meeting. Seconded by Council Member Halverson, unanimous ayes, motion carried.

7C. Resolution Approving Conveyance of City/Township Owned Parcel No. 10-541-0625

Hanna Klimmek reviewed that in 2007, the City and Big Lake Township jointly purchase Parcel No. 10-541-0625 with the intent to use the parcel as a filling substation for the Fire Department. It has since been determined that the Fire Department no longer needs the substation and at the May 25, 2022 Workshop, the City Council directed staff to move forward in marketing the property. The City and Township have received an offer of \$112,500, which will be allocated to the Fire Department CIP fund, minus closing costs.

Council Member Halverson asked what the City and Township originally paid for the parcel in 2007. Klimmek responded that the original amount paid was \$96,217.

Council Member Seefeld motioned to approve Resolution No. 2022-60 approving conveyance of real property in the amount of \$112,500 for parcel no. 10-541-0625. Seconded by Council Member Noding, unanimous ayes, motion carried.

7D. Prairie Rose Development Application – Rezoning, Preliminary Plat, Development Stage PUD

Kendra Lindahl reviewed the planners report for the development application submitted by Capstone Homes, Inc. for rezoning, preliminary plat, and development stage PUD. The request is for a residential development on 32.66 gross acres located north of Marketplace Drive and west of 166th Street NW, that will provide 135 detached townhomes at a net density of 7.3 units per acre. Lindahl reviewed that the parcels are currently guided as medium and high-density housing and zoned R-3 and R-2. The Applicant has requested a rezoning to assign a PUD zoning utilizing the R-2,

Medium Density residential standards as the base for the entire site. Lindahl also reviewed streets/utilities, landscaping, stormwater management, sidewalk/trails, lighting, building design, and signage. Lindahl reviewed the Applicant's request for PUD flexibilities that include permission to have reduced lot area minimums and lot width minimums as shown on the plans, to have side yard building setbacks of 5 feet, to have front yard building setbacks of 20 feet, to have a reduced garage size of 20 feet by 22 feet (440 square feet), to have a reduced street width of 30 feet back to back, and to have a private street to serve 4 detached townhome units. Lindahl discussed the Applicant's request to dedicate parkland to the City which includes a pond and wetland area. Due to findings of the required material testing, the City Attorney has recommended that the City not take ownership of the parkland, but instead grant park dedication credit for the land to be a private park owned and maintained by the Homeowners Association. Lindahl also reviewed trunk sewer, trunk water, trunk storm sewer, and sewer/water access fees. Lindahl reviewed that the Planning Commission held a public hearing on June 15, 2022 and other than the Applicant, no one spoke at the hearing. The Planning Commission voted unanimously to recommend approval of the application with amendments to; 1. Approve PUD flexibility to allow 30-foot wide street where 32-foot streets are required (face-to-face) (amendment approved 6-1), 2. Approve PUD flexibility to allow trees to be planted in the right-of-way with the condition that the HOA be responsible for maintenance of the trees and work with city staff to establish the required maintenance agreements (amendment approved 6-1), and 3. Approve PUD flexibility to waive the requirement for a sidewalk on Street D, but require a sidewalk on one side of all other streets as outlined in the Code (Street A and Street C) (amendment approved 3-4). Staff recommends not accepting the public park, but in lieu of that giving park credit for a private park as allowed by our City Code.

Council Member Halverson discussed that the thing that bothers him about the private road is that it could set a precedence for future developments. When they don't get built to City specifications and then the area gets turned back over to the City, the City is left on the hook. Halverson stated he doesn't believe we have any other private roads in town. Layne Otteson reviewed that we have two private roads but they are built to City standards with width and requirements of what a City street would be. These areas are on Norwood Lane and in the Shoreview Estates gated community; however, he would view this as not being a private street, but more of a private driveway. Halverson also asked whose name would be on the park land title. Lindahl responded that we would certainly need to finalize that with the City Attorney, but it likely would be in the name of the Homeowners Association (HOA). Halverson stated that we have already declared that there is a possibility of liability at a future date, and his concern is that the HOA knows that and questioned what keeps them from having the parcel go into tax forfeiture and what keeps them from walking away. Even if it ties into an HOA, they wouldn't have the financial backing for future liability. Inevitably, the parcel would come back to some level of government, so in essence to the taxpayer. Halverson stressed that we need some form of guarantee that will keep them from walking away from the park land. Lindahl reviewed that it is something we would need to work through with the City Attorney. She did talk with him yesterday and there are a couple of options being explored.

One is the possibility of each homeowner owning an interest in a common portion of the land, but she isn't sure Sherburne County would be open to that concept. Another thing we often do is that when there is common open space, we make sure the development's HOA is properly funding the common areas, which is usually used for maintenance expenses, but we have talked about if there are ways to put language in there to make it difficult for them to go into tax forfeiture. Lindahl noted that Halverson is right in that it is a challenge in that it would be common open space and the HOA has to continue to pay the minimal taxes each year and if there was a liability on them, they may try to release it. At this state of the game, we felt that was a better option than the City accepting it outright. Halverson discussed that in three to five years after this development is full, and they just stop paying their taxes, they can walk. In five years, he feels they will have received their \$300,000 free because they didn't have to pay the park dedication fee, knowing they could potentially have huge costs to clean up a contaminated site. Otteson discussed that Halverson's points make a lot of sense; however, if we look at the long-term picture, if the parcel sits vacant it could remain that way for a long time with no benefit, and it could still go into tax forfeiture. We don't know what the future of the land is, and there are pro's and con's to everything. He questioned what the bank would do if they believe the liability is greater than the value, noting that they could walk also, which is how they acquired the land. Halverson stressed that we have deemed that the parcel is a problem and has liability. Otteson clarified that the parcel could have some level of risk. Halverson asked if we can withhold park credit. If they so choose to separate it off and maintain it and keep it in their coffers, then it's theirs, which would be better than it belonging to the development.

Mayor Knier discussed that there have been many tests done that show that the chance of the land being a problem won't be a big deal. Knier also asked if they can put houses on this parcel. Lindahl responded that houses cannot be built on this parcel, explaining that everything is on a scale and has risk tolerance. It's our job as staff to minimize the risk to the City. We believe there is still a risk. It is certainly minimal compared to other sites she has seen, but it is not without risk. Staff believes that the proposal to offer park credit is the best scenario and it gives them the \$300,000 park dedication benefit, allows the land to be used by their residents as a recreational space, but can't be built on. It has benefit to the community. Perhaps the Council could also think about making sure the HOA doesn't let it go into tax forfeiture by requiring some kind of improvement on there that they use and like. Lindahl stated that it isn't an imminent risk, but we can't say there is no risk to the City in the future. Halverson asked if we own the piece of property that abuts this land, and questioned if they have a problem with their property, isn't it also going to be our problem because we own 3.72 acres adjacent to the site so we do have a vested interest. Knier asked if we are expecting a liability waiver from the MPCA. Lucinda Spanier indicated that the preliminary plat item has been postponed on an agenda a number of times as staff awaited a liability waiver from the MPCA; however, the MPCA refused to issue a waiver because they did not acknowledge a need for a waiver because they did not believe that there is a potential liability. Lindahl clarified that it doesn't qualify for that agency to be able to grant a release. They cannot

say there is no liability, but it's low enough that it doesn't reach the threshold in their program that requires them to issue a letter. Part of it is bureaucracy, but it is again, a low threshold and a low risk.

Council Member Noding asked if the parcel would qualify for any State sponsored cleanup funds. Spanier responded that those clean up funds are typically to spur economic development activity associated with job creation, or new industry or expansion into certain targeted industries.

Council Member Hanson discussed that he is alright accepting it as a City park, or have them keep it as a private park, noting that he is not concerned about any type of liability or them walking away from the land. Capstone is a big company and they wouldn't want to tarnish their reputation if they step away from a piece of land. Halverson responded they probably would step away to save themselves from a multi-million-dollar clean-up bill, noting that they would not fold their company up over a piece of property. Council Member Noding stated that she is not in favor of the City assuming it and asked what makes the parcel a private park. Lindahl responded that the parcel would be owned by the HOA, noting that the developer will be gone eventually and the homeowners will own and maintain the park land through their HOA. If the developer chooses to put up private property signage, they could certainly do that, but this is something we should work through between now and the Final Plat. Halverson discussed that as the cost for a future clean up would be significant, he asked if we can we require the HOA carry an insurance rider for 10 to 15 years. Lindahl responded that Council could maybe require that, and if that is a concept the City Council would want Staff to further look in to it, she recommended Council direct staff to discuss with the City Attorney and bring back. Noding noted this type of policy could help further indemnify the potential for risk. Knier commented that there is one barrel. Halverson responded that all it would take would be one bad barrel of bad stuff in there that leaks and then that creates a contaminated area. Council Member Seefeld discussed that when the scientist/engineer was here to present the findings, they said they had multiple samples tested and nothing has been found, and the contamination level was very low. The main finding was that they couldn't build on it because of the construction debris buried at the site. Halverson clarified that there is diesel fuel at the site. Seefeld stated that he is with Council Member Hanson and is alright with either option for the park land. Hanson clarified that he understands that there is cement and pavement buried at the site. Halverson reminded Council that his friend is an environmental engineer and he read the report and provided comments.

Council Member Hanson motioned to approve Ordinance No. 2022-10 Amending Chapter 10 (Zoning Code) of the Big Lake City Code to amend the Zoning Map for the Prairie Rose Development, and approve Resolution No. 2022-61 approving the Preliminary Plat and development stage PUD for Prairie Rose, subject to the conditions identified therein.

Council Member Seefeld asked what the conditions are for the motion, noting that there were things that Lindahl talked about that included recommendations from the Planning Commission and he was the one vote against the first issue and stated that he is fine with a 29-foot street width. He also noted that he doesn't feel a sidewalk is needed on the street C loop located on the southern and western portion. There is a sidewalk coming in going north on the eastern and northern sides and he doesn't feel it is needed on the western or southern side. Council Member Noding asked for clarification on what the motion includes. Lindahl reviewed that the resolution includes the Planning Commission recommendation, plus the staff recommendation that we not accept the public park but instead give a park dedication credit and require the HOA to develop a private park. Noding noted that the motion doesn't preclude the insurance rider request.

Council Member Hanson amended his motion to only include approval of the ordinance amending the zoning map for Prairie Rose. Seconded by Council Member Seefeld, unanimous ayes, motion carried.

Mayor Knier asked for a motion approving a Resolution approving the Preliminary Plat and development stage PUD for Prairie Rose, subject to the conditions identified therein. Council Member Halverson asked if the motion includes the construction of sidewalks on areas A and C. Seefeld responded that the motion is for the Planning Commission's recommendation which was approved on a 3:4 vote. Hanson stated that he doesn't like that the motion includes all three of those conditions.

Council Member Halverson motioned to approve a Resolution approving the Preliminary Plat and development stage PUD for Prairie Rose, subject to the conditions identified therein. Seconded by Council Member Noding provided that it includes the private park requirement.

Mayor Knier asked for further discussion on the motion. Council Member Hanson stated that he agrees with Council Member Seefeld on the removal of the Street C sidewalk. Seefeld reviewed the Planning Commission's discussion on sidewalks in the development. Lindahl explained that the City Code requires a sidewalk on one side of all streets. The developer has asked for flexibility to not provide a sidewalk on specific streets. The Planning Commission recommended PUD flexibility not to require a sidewalk on Street D, but did require it on Street C which will connect to Street A. Halverson asked why we would not require them to put a sidewalk on that street when it has 50 houses proposed on it. Seefeld stated that he doesn't see that it is needed, noting that he doesn't live on a street that has a sidewalk and he is fine with it. Halverson reviewed safety concerns with bus stops and daycares. Seefeld stated that Halverson has his opinion, and he has his own opinion which is that he doesn't think it matters. Lindahl reviewed that there is a trail that will be built on the west side of 166th Street and the Applicant is showing a sidewalk that goes up and around to the park area. There is no sidewalk on the street loop in two places. Lindahl reiterated that the Planning Commission granted PUD flexibility to not have a sidewalk on Street D, but did say there

should be a sidewalk connecting this portion of the neighborhood. Seefeld reviewed that three of the Planning Commissioners identified that there is a sidewalk going through there so you can get from east to west using a sidewalk. Halverson discussed that kids still need to walk to bus stops and the park. Seefeld noted that there are sidewalks they can walk through. Noding asked if there is a sidewalk on Marketplace Drive. Spanier reviewed that there is an existing sidewalk on the northside of Marketplace Drive, there is also an existing sidewalk on the westside of 168th Street, and the developer is proposing to connect the sidewalk north of 168th Street through the neighborhood. The thought behind not requiring the developer to follow the City sidewalk regulation on the portion heading west that is resulting in a cul de sac, was because it is not a through street. It made sense to have a sidewalk on the cul de sac north of that because it will potentially provide connectivity to a park. Mayor Knier reviewed the motion on the table noting that it includes a 30-foot wide street, and provides flexibility for trees to be planted within the right-of-way. Knier explained that we have had this discussion on sidewalks before and acknowledged that we can agree to disagree on sidewalks. We are a city that tries to be helpful to get things taken care of. He is comfortable with the 30-foot wide street and no sidewalk on that street. Halverson commented that everything they ask for, we give them. Seefeld stressed that we haven't given them everything and invited the developer to speak to the Council. Wolbeck reminded Council that there is a motion on the table.

The developer stated that it has been really wonderful working with City staff. One of the reasons why we are having the conversation about the street width and the sidewalks is during Concept Review, we did have a conversation with the City Council, and they were under the impression that they were given direction to build 29-foot roads. At the time, they thought it was back to back, but later learned that the City standard is face to face so that is why they are drawn at 29-foot right now. The developer explained that they are willing to adjust to the 30-foot back to back requirement, which is what their asking tonight. As far as the sidewalk plan, during Concept Review they were under the impression that they were given direction to remove the sidewalks and both of these comments came out in the preliminary plat engineering comments. They had designed the full neighborhood with that understanding. That is why the questions have come up tonight and she just wanted to give some clarity on that for tonight's conversation. Their design is not out of the blue, nor are they pushing back on City comments. That was the understanding they had when they designed the project.

Mayor Knier asked for clarification on what the motion is on the table. Wolbeck referenced the motion that was presented in the packet is the motion on the table. Mayor Knier clarified that for those that do not agree that the developer should be forced to put a sidewalk on Street C, they should vote no on the motion. Seefeld asked if the motion can be amended. Knier noted that the motion was made by Council Member Halverson and seconded by Council Member Noding. Mayor Knier asked if there was any further discussion. Motion failed on a 2:3 vote with Council Members Halverson and Noding voting aye, and Mayor Knier and Council Members Hanson and Seefeld

voting nay. Motion failed.

Council Member Seefeld motioned to approve Resolution No. 2022-61 approving the Preliminary Plat and development stage PUD for Prairie Rose, subject to the conditions identified therein and requiring a sidewalk on street A but not on street C.

Lindahl suggested Council Member Seefeld make an amendment to his motion to clarify the sidewalk language. Council Member Seefeld amended his motion to approve Resolution No. 2022-61 approving the Preliminary Plat and development stage PUD for Prairie Rose, subject to the conditions identified therein with an amendment to item 4H of the resolution to read: No sidewalk required on Streets C or D. Seconded by Council Member Hanson, motion passed with a vote of 4:1 with Council Members Hanson, Knier, Noding, and Seefeld voting aye, and Council Member Halverson nay. Motion carried.

Mayor Knier thanked Council for the discussion, noting that they aren't always going to agree on things, but respectful discussion is healthy.

Council Member Hanson motioned to approve Resolution No. 2022-62 approving Summary Publication of the Ordinance amending Chapter 10 (Zoning Code) of the Big Lake Municipal Code to rezone the Prairie Rose Development property to PUD. Seconded by Council Member Seefeld, unanimous ayes, motion carried.

Council Member Halverson asked for clarification if the motion approved included the private park concept. Wolbeck clarified that it did. Hanson noted that further discussion will occur with the developer about the park. Lindahl reviewed that the approval was that we will grant them park dedication for a private park and work with the City Attorney to add the belts and suspenders to make sure the HOA maintains that space. Knier noted that Council Members Halverson and Noding brought up the idea of insurance, and asked when that will be discussed next. Lindahl responded that she believes that would be discussed during this interim period and when we come back to Council we should have some feedback after talking to the City Attorney and the developer, on how to handle that. That is part of how the HOA is going to maintain that space in perpetuity. This will come back when the Final Plat is brought back to Council.

7E. Department Reports

Streets/Parks/Fleet Department - Norm Michels provided an update on the Streets/Parks/Fleet Department for the months of May and June 2022. Michels discussed park improvements at Powell Park, Hudson Woods Park, and Highline Park. Michels also reviewed a storm water pipe repair, preparation for winter, in-house employee training, noted that the Granite Man Triathlon is scheduled to be held at Lakeside Park on August 6, and that the Story Stroll Program will be at Highline Park in August.

Mayor Knier discussed the concept of the City developing an app that would encourage youth to use the City parks.

Water/Wastewater Department - Dan Childs provided an update on the Water/Wastewater Department for the months of May and June 2022. The utilities department provided 35,542,000 gallons of safe drinking water in May and another 65,749,000 gallons in June. The City treated 22,713,000 gallons of wastewater in May and 22,808,000 gallons in June. Childs also provided an update on the Well No. 4 Redevelopment project, and reviewed the overhaul done on the Centrifuge.

Mayor Knier asked if the 85% water use increase from May to June is normal. Childs responded that it is normal as that is when residents start watering their lawns. Council Member Seefeld asked if we are at a slight drought level right now. Childs responded that we are definitely in a drought again, but nothing like last year. Halverson commented that the lake level is down 24 inches. Council Member Hanson asked if we are monitoring water use restrictions. Childs responded that we have been advertising the new water regulations and we are monitoring during public works rounds.

8. ADMINISTRATOR'S REPORT

City Administrator Hanna Klimmek reviewed that staff attended the 7W Comprehensive Economic Development Strategy (CEDS) public meeting this afternoon. Region 7W serves Benton, Sherburne, Stearns, and Wright Counties. The meeting was held to gain public input on economic development strategies, which will assist in submitting the required update to the CEDS plan at the end of the year, noting that essentially the CEDS will keep the region competitive for Federal EDA funding. Klimmek also discussed that the Sherburne County Comprehensive Plan repeal and replace project has begun and staff have been included in initial meetings. Klimmek also discussed that administration and finance have met with all department heads regarding the 2023 budget and we are ready for the workshop meetings. Klimmek reviewed that the Clerk's Office has been busy preparing for the August 9 Primary Election. Appointed election judges should have received their online training links and work schedules. Polls will be open from 7:00 a.m. to 8:00 p.m. at all three City precincts. The public accuracy testing will be held on Wednesday, August 3 at 2:00 p.m. at the Sherburne County Government Center which is open to the public. The City will be electing two City Council Member seats at the November 8th General Election. Filings for these seats open on Tuesday, August 2 and close at 5pm on Tuesday, August 16. Candidate packets are available from the City Website and will be made available in paper form during the filing period. Klimmek also reviewed that there are only three more Music in the Park events scheduled for this year. Come out and enjoy some fun bands at Lakeside Park on Thursday evenings July 28, August 4 and August 11.

9. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Council Member Halverson: reviewed the Code Revision Taskforce meeting held last night, and the Parks Advisory Committee Meeting held on Monday night.

Council Member Hanson: Discussed the July Big Lake Beyond the Yellow Ribbon Meeting.

10. OTHER

Mayor Knier presented information on the Night to Unite event that is scheduled for next Tuesday, August 2. Sam Olson noted that seven neighborhood groups are currently signed up and police and fire will be making their rounds.

Council Member Noding asked for Staff feedback on the Keller Lake Senior Apartments that have been converted into an assisted living facility. Hanna Klimmek reviewed that the property owner's investment was made at least five years ago, and noted that staff will look into the regulations on the property.

Council Member Hanson mentioned that Alan Berg will be leaving the school district as he has gotten a Principal position at the Motley School District. Council wished Berg well on his new position.

11. ADJOURN

Council Member Noding motioned to adjourn at 7:18 p.m. Seconded by Council Member Hanson, unanimous ayes, motion carried.

Gina Wolbeck
Clerk

Date Approved By Council 08/10/22