

ORDINANCE O-4697

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE MULTIFAMILY HOUSING PROPERTY TAX EXEMPTION AND PROVIDING FOR DIFFERENT REQUIREMENTS IN THE EVENT OF RENTAL UNIT PROJECTS PROVIDING SUBSTANTIAL ADDITIONAL PUBLIC BENEFITS.

1 WHEREAS, Kirkland Sustainable Investments, LLC ("KSI") is in
2 the process of completing construction of a 111-unit multi-family project
3 known as "Plaza" at 330 4th Street in Kirkland, across Central Way from
4 Kirkland Urban and only several blocks from Kirkland City Hall; and

5
6 WHEREAS, Sustainable Kirkland, LLC ("Sustainable Kirkland")
7 previously developed the 290-unit multi-family project known as "Arete"
8 at 450 Central Way and located immediately adjacent to Plaza; and

9
10 WHEREAS, Robert Pantley is the managing member of the
11 majority member of each of KSI and Sustainable Kirkland; and

12
13 WHEREAS, KSI wishes to dedicate 23 of its Plaza units,
14 consisting of 21 residential suites and 2 studio apartments, as affordable
15 housing units to households whose household annual income does not
16 exceed eighty percent (80%) of the King County median household
17 income, adjusted for household size, for a period of at least twelve years
18 in exchange for certain multifamily housing property tax exemption
19 ("MFTE") savings on the value of the improvements for that same twelve
20 year period as provided for under Chapter 84.14 RCW; and

21
22 WHEREAS, Chapter 84.14 RCW, in "high cost areas" like
23 Kirkland, and while authorizing local governments to include additional
24 requirements, requires only that developers of multi-family rental
25 developments seeking MFTE property tax savings commit to renting at
26 least twenty percent (20%) of such rental units to low-income and
27 moderate-income households, ranging from (1) at or below one
28 hundred percent (100%) AMI in the case of low-income households and
29 (2) more than one hundred percent (100%) AMI and below one hundred
30 and fifty percent (150%) AMI in the case of moderate-income families;
31 and

32
33 WHEREAS, each of KSI and Sustainable Kirkland have negotiated
34 separate master lease agreements with the City of Kirkland ("City")
35 providing, at the option of the City, for the dedication of up to a
36 combined total of 34 additional units, anticipated to include
37 approximately 23 units at Plaza and 11 units at Arete, for employees of
38 the City, and possibly other public, non-profit entities in Kirkland, such
39 as the Lake Washington School District and the Lake Washington
40 Institute of Technology, for a period of at least twelve years; and

41
42 WHEREAS, the 23 MFTE rental units at Plaza are separate and
43 distinct from the up to 34 master lease agreements units at Plaza and
44 Arete; and

45 WHEREAS, the City believes the ability, through the master lease
 46 agreements, to offer units in addition to the MFTE units at Plaza to City
 47 employees will create substantial, additional public benefits by making
 48 it easier for City employees to live near where they work, making it
 49 easier to recruit and retain excellent employees and to provide for
 50 quicker employee response times during events such as snow storms or
 51 emergencies where special city resources are needed, and potentially
 52 providing similar benefits to other public sector employers and
 53 employees; and

54
 55 WHEREAS, KSI has agreed to pay the City an annual amount
 56 equal to sixty-five percent (65%) of the annual property tax savings
 57 realized through its participation in the MFTE program at Plaza for a
 58 period of at least twelve years, estimated to be approximately \$98,000
 59 in first year dollars; and

60
 61 WHEREAS, the City wishes to dedicate such annual payments
 62 from KSI to provide housing programs for low-income residents, initially
 63 including operational funding to the new Eastside Women and Family
 64 Shelter in Kirkland, particularly with respect to such shelter's transitional
 65 housing services to help individuals experiencing homelessness
 66 successfully transition to sustainable affordable housing; and

67
 68 WHEREAS, in consideration for the substantial, additional public
 69 benefits associated with (1) the additional units provided for public
 70 employee housing under the master lease agreements and (2) the
 71 payment to the City of 65% of KSI's property tax savings for use by the
 72 City to invest in low-income housing programs and in support of the
 73 Eastside Women and Family Shelter, it is in the public interest to amend
 74 KMC 5.88 to revise two of the City's MFTE requirements that exceed the
 75 requirements of the state MFTE statute and that would otherwise apply
 76 to the Plaza project: (1) to remove the requirement that the Plaza MFTE
 77 units remain available on an affordable basis for the "life of the project"
 78 in favor of a requirement that such units remain affordable for at least
 79 as long as the multifamily housing property tax exemption period
 80 applicable to the project; (2) to revise the requirement that at least ten
 81 percent (10%) of the MFTE units be reserved for occupancy to
 82 households at or below fifty percent (50%) AMI in favor of a
 83 requirement that at least twenty percent (20%) of the MFTE units be
 84 reserved for occupancy to households at or below eighty percent (80%)
 85 AMI.

86
 87 NOW, THEREFORE, the City Council of the City of Kirkland do
 88 ordain as follows:

89
 90 Section 1. Kirkland Municipal Code Section 5.88.020 is amended
 91 to read as follows:

92
 93 **5.88.020 Definitions.**

- 94 (a) "Affordable" means:
 95 (1) For an owner-occupied dwelling unit, housing reserved for
 96 occupancy by eligible households and affordable to households whose
 97 household annual income does not exceed the following percentages of

98 the King County median household income, adjusted for household size,
99 as determined by the United States Department of Housing and Urban
100 Development (HUD), and where no more than thirty percent of the
101 monthly household income is paid for monthly housing expenses
102 (mortgage and mortgage insurance, property taxes, property insurance
103 and homeowner's dues):

104 (A) Eighty percent in zoning districts where additional building
105 height is allowed in exchange for the creation of affordable housing
106 units; or

107 (B) One hundred percent in zoning districts where additional
108 dwelling units are allowed in exchange for the creation of affordable
109 housing units.

110 (2) Except as otherwise provided for in Section 5.88.090(b)(4), for
111 ~~For~~ a renter-occupied dwelling unit, housing reserved for occupancy by
112 eligible households and affordable to households whose household
113 annual income does not exceed fifty percent of the King County median
114 household income, adjusted for household size, as determined by HUD,
115 and where no more than thirty percent of the monthly household income
116 is paid for monthly housing expenses (rent and an appropriate utility
117 allowance).

118 (3) For rental units for senior citizen households and assisted
119 living units, housing reserved for occupancy by eligible households and
120 affordable to households whose household annual income does not
121 exceed fifty percent of the King County median household income,
122 adjusted for household size, as determined by HUD, and where no more
123 than sixty percent of the monthly household income is paid for monthly
124 housing and service expenses (including rent and an appropriate utility
125 allowance, and services such as prepared daily meals, regular
126 housekeeping for living units, transportation, personal care, and
127 supportive health services). The actual percentage of monthly
128 household income allowed shall be determined by city staff on a case-
129 by-case basis following an analysis of the extent of services provided in
130 the rental contract. The amount shall not be less than thirty percent nor
131 greater than sixty percent. Assisted living facilities may satisfy this
132 requirement if they accept Medicaid payments as payment in full for
133 assisted living units. In no case shall an entrance, community or other
134 buy-in fee be charged as a condition of renting an affordable unit.

135 In the event that HUD no longer publishes median income figures
136 for King County, the city may use or determine such other method as it
137 may choose to determine the King County median income, adjusted for
138 household size.

139 (b) "Assessor" means the King County assessor.

140 (c) "Assisted living facility" means a state-licensed multi-unit
141 establishment which provides living quarters and a variety of limited
142 personal care and at least a minimal amount of supportive health care
143 to individuals who are unable to live independently due to infirmity of
144 age, physical or mental handicap, but who do not need the skilled
145 nursing care of a convalescent center or nursing home. Supportive
146 health care may include health care monitoring, such as assistance with
147 medication, but is limited to health care services which may be provided
148 by a boarding home licensed under Chapter 18.20 RCW. These facilities
149 may consist of individual dwelling units with a full kitchen, partial kitchen
150 or no kitchen. In addition, these facilities may have a communal dining
151 area, recreational facilities (library, lounge, game room, open space),

152 and/or laundry facilities. Assisted living facilities do not include adult
153 family homes, as defined in Chapter 70.128 RCW.

154 (d) "Assisted living unit" means a living unit in an assisted living
155 facility in which a resident receives medical or health care services. A
156 bedroom is the equivalent of a unit for the purpose of calculating the
157 number of assisted living units.

158 (e) "Director" means the director of the city's planning and
159 building department, or any other city office, department or agency that
160 shall succeed to its functions with respect to this chapter, or his or her
161 authorized designee.

162 (f) "Eligible household" means one or more adults and their
163 dependents who, as set forth in the regulatory agreement referenced in
164 Section 5.88.040(7), certify that their household annual income does
165 not exceed the applicable percent of the median household income for
166 King County, adjusted for household size, as determined by the United
167 States Department of Housing and Urban Development (HUD); and who
168 certify that they meet all qualifications for eligibility, including, if
169 applicable, any requirements for recertification on income eligibility.

170 (g) "Household annual income" means the aggregate annual
171 income of all persons over eighteen years of age residing within the
172 same household for a period of at least four months.

173 (h) "Multifamily housing" means a building or townhouse project
174 having four or more dwelling units designed for permanent residential
175 occupancy resulting from new construction or rehabilitation or
176 conversion of vacant, underutilized, or substandard buildings.

177 (i) "Owner" means the property owner of record.

178 (j) "Permanent residential occupancy" means multifamily housing
179 that provides either rental or owner occupancy for a period of at least
180 one month, and excludes hotels and motels that predominately offer
181 rental accommodation on a daily or weekly basis.

182 (k) "Rehabilitation improvements" means:

183 (1) Modifications to an existing structure, the residential portion
184 of which has been vacant for at least twelve months prior to application
185 for exemption under this chapter, that are made to achieve a condition
186 of substantial compliance with the applicable building and construction
187 codes contained in Title 21; or

188 (2) Modifications to an existing occupied residential structure, or
189 mixed use structure that contains occupied residential units, that add at
190 least four multifamily dwelling units.

191 (l) "Rental units for senior citizen households" means dwelling
192 units qualifying for the "Housing for Older Persons" exemption under
193 the Fair Housing Act.

194 (m) "Residential targeted area" means an area within an urban
195 center as defined by Chapter 84.14 RCW and the city that has been so
196 designated by the city council pursuant to this chapter.

197 (n) "Substantial compliance" means compliance with the
198 applicable building and construction codes contained in Title 21 that is
199 typically required for rehabilitation as opposed to new construction.

200

201 Section 2. Kirkland Municipal Code Section 5.88.040 is amended
202 to read as follows:

203

204 **5.88.040 Project eligibility.**

205 To be eligible for exemption from property taxation under this
206 chapter, the property shall satisfy all of the following requirements:

207 (1) The property must be located in a residential targeted area.

208 (2) The project must be multifamily housing consisting of at least
209 four dwelling units within a residential structure or as part of a mixed
210 use development, in which at least fifty percent of the space within such
211 residential structure or mixed use development is intended for
212 permanent residential occupancy.

213 (3) For new construction, a minimum of four new dwelling units
214 must be created; for rehabilitation or conversion of existing occupied
215 structures, a minimum of four additional dwelling units must be added.

216 (4) Existing dwelling units proposed for rehabilitation shall have
217 been unoccupied for a minimum of twelve months prior to submission
218 of an application and shall fail to comply with one or more requirements
219 of the building code as set forth in Title 21 of this code.

220 (5) No application may result in the net loss of existing affordable
221 housing which receives housing assistance through federal low or
222 moderate income housing programs (e.g., HUD Section 8 program).

223 (6) Affordable housing shall be provided in the project as
224 described in Section 5.88.090.

225 (7) Prior to issuing a certificate of occupancy, an agreement in a
226 form acceptable to the city attorney that addresses price restrictions,
227 eligible household qualifications, long-term affordability, and any other
228 applicable topics of the affordable housing units shall be recorded with
229 the King County recorder's office. This agreement shall be a covenant
230 running with the land and shall be binding on the assigns, heirs and
231 successors of the applicant. Housing units identified for households with
232 household annual income restrictions that are provided under this
233 section shall continue to be made available to households with the
234 identified household annual income restrictions for a minimum of fifty
235 years from the date of initial owner occupancy for ownership affordable
236 housing units and for the life of the project for rental affordable housing
237 units; provided, however, that the requirement that such units continue
238 to be made available to households with the identified household annual
239 income restrictions for the life of the project for rental affordable
240 housing units shall not apply when such units remain affordable for at
241 least as long as the multifamily housing property tax exemption period
242 applicable to the project and the city council has determined the project
243 confers additional, substantial public benefits in the form of additional
244 rental housing units made available for city or other public entity
245 employees in the city and funding for housing programs to help
246 individuals experiencing homelessness and low-income residents to
247 successfully transition to stable, affordable housing.

248 (8) The mix and configuration of housing units (e.g., studio, one-
249 bedroom, two-bedroom, etc.) used to meet the requirement for
250 affordable units under Section 5.88.090 shall be substantially
251 proportional to the mix and configuration of the total housing units in
252 the project.

253 (9) For owner-occupied projects, the contract with the city
254 required under Section 5.88.060 shall identify those units that shall be
255 eligible per Section 5.88.090.

256 (10) The project shall comply with all applicable zoning
257 requirements, land use regulations, and building and housing code
258 requirements contained in Titles 21 and 23 of this code.

259 (11) New construction of multifamily housing and rehabilitation
 260 improvements must be scheduled to be completed within three years
 261 from the date of approval of the application, or within an authorized
 262 extension of this time limit.

263
 264 Section 3. Kirkland Municipal Code Section 5.88.090 is amended
 265 to read as follows:
 266

267 **5.88.090 Exemption—Duration—Affordability requirements—**
 268 **Limits.**

269 (a) The value of all new housing construction in the YBD 1 zoning
 270 district shall be exempt from ad valorem property taxation for eight
 271 years if not less than twenty percent nor more than fifty percent of the
 272 residential units in the zoning district are affordable, as defined in
 273 subsection (a)(1) of this section. For owner-occupied projects, the
 274 exemption shall apply only to those units that are affordable. For renter-
 275 occupied projects, a minimum of ten percent of the total residential units
 276 shall be affordable at a maximum of fifty percent of the King County
 277 median household income. For renter-occupied projects, the exemption
 278 shall extend to twelve years if at least twenty-five percent of the
 279 residential units in the zoning district are affordable, with no less than
 280 fifteen percent of the residential units affordable at a maximum of fifty
 281 percent of the King County median household income. The following
 282 standards apply to exemptions in this zoning district:

283 (1) "Affordable" means housing reserved for occupancy by eligible
 284 households and affordable to households whose household annual
 285 income meets the following percentages of the King County median
 286 household income, adjusted for household size, as determined by the
 287 United States Department of Housing and Urban Development (HUD),
 288 and no more than thirty percent of monthly household income is paid
 289 for monthly housing expenses:

290 (A) For renter-occupied dwelling units, not more than seventy
 291 percent; and

292 (B) For owner-occupied dwelling units, not more than eighty
 293 percent, or that have such other comparable level of affordability as
 294 provided for in KZC 56.10. In the event that HUD no longer publishes
 295 median income figures for King County, the city may use another
 296 method to determine the King County median income, adjusted for
 297 household size.

298 (2) "Monthly housing expenses" includes rent and an appropriate
 299 utility allowance for renter-occupied dwelling units. It includes
 300 mortgage, mortgage insurance, property taxes, property insurance and
 301 homeowners' dues for owner-occupied dwelling units.

302 (3) If the percentage of affordable units in the project required is
 303 a fraction, then the number of required affordable units shall be rounded
 304 up to the next whole number (unit) if the fraction of the whole number
 305 is at least 0.66.

306 (4) The residential units may be developed in phases and, subject
 307 to the approval of the director, the affordable units may all be located
 308 in one of the phases. If phasing is approved, the director may allow
 309 separate contracts for each phase.

310 (5) The exemption begins January 1st of the year immediately
 311 following the calendar year of issuance of the certificate.

312 (b) In all zoning districts except YBD 1, the value of new housing
313 construction and rehabilitation improvements qualifying under this
314 chapter shall be exempt from ad valorem property taxation for:

315 (1) Eight successive years beginning January 1st of the year
316 immediately following the calendar year of issuance of the certificate for
317 rental projects where at least ten percent of the units are affordable as
318 defined in Section 5.88.020(a), or have such other comparable level of
319 affordability as provided for in the city's affordable housing incentive
320 program, as regulated through Chapter 112KZC. Projects where
321 affordable units are provided through a payment to the city in lieu of
322 construction, as allowed in Chapter 112KZC, are eligible to apply for an
323 exemption. If the percentage of affordable units in the project required
324 is a fraction, then the number of required affordable units shall be
325 rounded up to the next whole number (unit) if the fraction of the whole
326 number is at least 0.66. To the extent allowed by Chapter 84.14 RCW,
327 the city may grant a partial exemption in zoning districts where
328 additional building height is allowed instead of a density bonus in
329 exchange for the creation of affordable housing units. In making its
330 decision on the amount of the partial exemption, the city will consider
331 the value of the height increase allowed and any fee waivers.

332 (2) Eight successive years beginning January 1st of the year
333 immediately following the calendar year of issuance of the certificate for
334 rental projects not subject to the affordable housing requirements of
335 the Kirkland Zoning Code where at least ten percent of the units are
336 affordable to households whose household annual income does not
337 exceed eighty percent of the King County median household income,
338 adjusted for household size, as determined by HUD, and no more than
339 thirty percent of the monthly household income is paid for monthly
340 housing expenses (rent and an appropriate utility allowance). In the
341 event that HUD no longer publishes median income figures for King
342 County, the city may use or determine such other method as it may
343 choose to determine the King County median income, adjusted for
344 household size. If the percentage of affordable units in the project
345 required is a fraction, then the number of required affordable units shall
346 be rounded up to the next whole number (unit) if the fraction of the
347 whole number is at least 0.66. To the extent allowed by
348 Chapter 84.14 RCW, the city may grant a partial exemption if a lesser
349 amount of affordability is provided. The amount of the partial exemption
350 shall be proportional to the amount of affordability provided relative to
351 that required for a full exemption. (For example, if a project includes
352 five percent of the units affordable at fifty percent of median income,
353 the property will receive an exemption on fifty percent of the residential
354 portion of the project.)

355 (3) Eight successive years beginning January 1st of the year
356 immediately following the calendar year of issuance of the certificate for
357 owner-occupied projects. The property tax exemption shall apply only
358 to those units that are affordable as defined in Section 5.88.020(a) or
359 that have such other comparable level of affordability as provided for in
360 the city's affordable housing incentive program, as regulated through
361 Chapter 112 KZC.

362 (4) Twelve successive years beginning January 1st of the year
363 immediately following the calendar year of issuance of the certificate for
364 rental projects where at least ten percent of the units are affordable as
365 defined in Section 5.88.020(a) and at least an additional ten percent of

366 the units are affordable to households whose household annual income
367 does not exceed eighty percent of the King County median household
368 income, adjusted for household size, as determined by HUD, and no
369 more than thirty percent of the monthly household income is paid for
370 monthly housing expenses (rent and an appropriate utility allowance);
371 provided, however, that rental projects determined by the city council
372 to confer additional, substantial public benefits in the form of additional
373 housing units for city or other public entity employees in the city and
374 funding for housing programs to help individuals experiencing
375 homelessness and low-income residents to successfully transition to
376 stable, affordable housing shall meet the requirements of this
377 subsection so long as at least twenty percent of the units are affordable
378 to households whose annual household income does not exceed eighty
379 percent of the King County median household income, adjusted for
380 household size. In the event that HUD no longer publishes median
381 income figures for King County, the city may use or determine such
382 other method as it may choose to determine the King County median
383 income, adjusted for household size. Projects where affordable units are
384 provided through a payment to the city in lieu of construction, as
385 allowed in Chapter 112 KZC, are eligible to apply for an exemption. If
386 the percentage of affordable units in the project required is a fraction,
387 then the number of required affordable units shall be rounded up to the
388 next whole number (unit) if the fraction of the whole number is at least
389 0.66. To the extent allowed by Chapter 84.14 RCW, the city may grant
390 a partial exemption in zoning districts where additional building height
391 is allowed instead of a density bonus in exchange for the creation of
392 affordable housing units. In making its decision on the amount of the
393 partial exemption, the city will consider the value of the height increase
394 allowed and any fee waivers.

395 (5) Twelve successive years beginning January 1st of the year
396 immediately following the calendar year of issuance of the certificate for
397 owner-occupied projects where at least ten percent of the units are
398 affordable as defined in Section 5.88.020(a) and at least an additional
399 ten percent of the units are affordable to households whose household
400 annual income is no greater than thirty percentage points higher than
401 the applicable King County median household income defined in
402 Section 5.88.020(a), adjusted for household size, as determined by
403 HUD, and no more than thirty percent of the monthly household income
404 is paid for monthly housing expenses. In the event that HUD no longer
405 publishes median income figures for King County, the city may use or
406 determine such other method as it may choose to determine the King
407 County median income, adjusted for household size. If the percentage
408 of affordable units in the project required is a fraction, then the number
409 of required affordable units shall be rounded up to the next whole
410 number (unit) if the fraction of the whole number is at least 0.66. The
411 property tax exemption shall apply only to those units that are
412 affordable as defined in Section 5.88.020(a) or this subsection.

413 (c) The exemption does not apply to the value of land or to the
414 value of improvements not qualifying under this chapter, to increases in
415 assessed valuation of land and nonqualifying improvements, or to
416 increases made by lawful order of the King County board of equalization,
417 Washington State Department of Revenue, State Board of Tax Appeals,
418 or King County, to a class of property throughout the county or a specific
419 area of the county to achieve uniformity of assessment or appraisal as

420 required by law. In the case of rehabilitation of existing buildings, the
421 exemption does not include the value of improvements constructed prior
422 to submission of the completed application required under this chapter.
423

424 Section 4. The City Manager is authorized and directed to
425 execute the Master Leases with KSI and Sustainable Kirkland related to
426 the Plaza and Arete developments, respectively, in substantially the
427 form attached hereto as Exhibits A and B.
428

429 Section 5. The City Manager is authorized and directed to
430 execute the Multifamily Housing Limited Property Tax Exemption
431 Contract and Declaration of Affordable Housing Covenants with KSI
432 related to the Plaza development and to thereafter record such contract
433 and covenant with the King County recorder's office prior to the issuance
434 of a certificate of occupancy for Plaza, which contract and covenant shall
435 be in substantially the form attached hereto as Exhibits C and D.
436

437 Section 6. If any provision of this ordinance or its application to
438 any person or circumstance is held invalid, the remainder of the
439 ordinance or the application of the provision to other persons or
440 circumstances is not affected.
441

442 Section 7. This ordinance shall be in force and effect five days
443 from and after its passage by the Kirkland City Council and publication
444 pursuant to Section 1.08.017, Kirkland Municipal Code in the summary
445 form attached to the original of this ordinance and by this reference
446 approved by the City Council.
447

448 Passed by majority vote of the Kirkland City Council in open
449 meeting this 3rd day of September, 2019.
450

451 Signed in authentication thereof this 3rd day of September,
452 2019.


Penny Sweet Mayor

Attest:

Publication Date: 09/09/2019


Kath Anderson, City Clerk

Approved as to Form:


Kevin Raymond, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4697

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE MULTIFAMILY HOUSING PROPERTY TAX EXEMPTION AND PROVIDING FOR DIFFERENT REQUIREMENTS IN THE EVENT OF RENTAL UNIT PROJECTS PROVIDING SUBSTANTIAL ADDITIONAL PUBLIC BENEFITS.

SECTION 1. Amends the definition of "affordable" as it relates to multi-family housing property tax exemptions.

SECTION 2. Sets forth project eligibility requirements for multi-family housing property tax exemptions.

SECTION 3. Amends the exemption duration criteria for multifamily housing property tax exemption requirements.

SECTION 4. Authorizes the City Manager to execute Master Lease Agreements.

SECTION 5. Authorizes the City Manager to execute the MFTE Contract and Covenant.

SECTION 6. Provides a severability clause for the ordinance.

SECTION 7. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 3rd day of September, 2019.

I certify that the foregoing is a summary of Ordinance O-4697 approved by the Kirkland City Council for summary publication.


Kathi Anderson, City Clerk

Publication Date: 09/09/2019