

ORDINANCE NO. 2017-02

AN ORDINANCE OF THE CITY OF VADER, WASHINGTON, AMENDING THE VADER CIVIL ENFORCEMENT PROCEDURE FOR ENFORCING CITY BUILDING, CONSTRUCTION, ZONING, SUBDIVISION AND OTHER APPLICABLE CODES, INCLUDING CIVIL PENALTIES AND ESTABLISHING APPEAL PROCEDURES, MAKING HOUSEKEEPING AMENDMENTS TO 15.24.010, 15.24.020, 15.24.030 AND AMENDING SECTIONS 15.24.040 FOR HOUSEKEEPING PURPOSES AND TO MAKE CONSISTENT WITH OTHER REVISIONS TO THIS CHAPTER, AND TO CLARIFY THE DATE OF SERVICE OF A MAILED NOTICE, AMENDING 15.24.060 AND 15.24.070 TO CLARIFY THAT THE HEARING EXAMINER MAY IMPOSE CIVIL PENALTIES FOR NON-COMPLIANCE, AMENDING 15.24.080 TO CLARIFY THAT FAILURE TO APPEAL RENDERS A CITY ORDER INTO A FINAL ORDER, CLARIFYING THAT APPEALS MAY NOT BE FILED BY EMAIL AND CLARIFYING THAT CIVIL PENALTIES MAY BE IMPOSED AND THAT STRICT COMPLIANCE WITH THE APPEALS PROCEDURES IS REQUIRED FOR HEARING EXAMINER JURISDICTION, ADDING A NEW SECTION 15.24.085 REGARDING PROCEDURES FOR ENTERING INTO VOLUNTARY COMPLIANCE AGREEMENTS, AMENDING 15.24.090, 15.24.120 AND 15.24.130 FOR CONSISTENCY WITH CIVIL PENALTIES PROCEDURES, AMENDING 15.24.100 TO MAKE CIVIL PENALTIES AUTOMATICALLY CUMULATIVE, REPEALING AND REPLACING ORDINANCE NO. 2016-03, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council has adopted Ordinance No. 2016-03 (Civil Code Enforcement Ordinance) on May 12, 2016, which updated the City's Civil Code Enforcement Procedure for the City and formatted the same for codification, creating a Chapter 15.24; and

WHEREAS, additional revisions have been recommended to implement recent case law and to take into account the procedures for entering into voluntary compliance agreements; and

WHEREAS, additional consistency edits and housekeeping changes should also be made in this Chapter; and

WHEREAS, for transparency purposes the changes between the prior Ordinance 2016-03 and this new Ordinance are shown in strike-draft form; and

WHEREAS, on February 23, 2017, the City Council adopted this Ordinance at its regular meeting; **NOW, THEREFORE**

THE CITY COUNCIL OF THE CITY OF VADER DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. This Ordinance repeals and replaces Ordinance No. 2016-03 also known as the City's "Civil Code Enforcement Ordinance."

Section 2. In order to prepare for codification, this Ordinance is organized as a Chapter which shall be Chapter 15.24 of the Vader Municipal Code.

Chapter 15.24 – Civil Code Enforcement

Sections:

- 15.24.010 Purpose; Intent.**
- 15.24.020 Violations.**
- 15.24.030 Responsibility to Enforce.**
- 15.24.040 Investigation and Notice of Violation.**
- 15.24.050 Time to Comply.**
- 15.24.060 Stop Work Order.**
- 15.24.070 Emergency Order.**
- 15.24.080 Appeals and Mediation.**
- 15.24.085 Voluntary Compliance Agreements.**
- 15.24.090 Appeal Hearing.**
- 15.24.100 Civil Penalty.**
- 15.24.110 Criminal Penalties.**
- 15.24.120 Additional Relief.**
- 15.24.130 Penalties for Subdivision Violations.**

15.24.010 Purpose; Intent. The purpose of this Chapter is to provide a general civil enforcement procedure for use by the City to enforce its zoning, subdivision, building and construction laws. This Chapter shall be enforced for the benefit of the health, safety and

welfare of the general public, and not for the benefit of any particular person or class of persons. It is the intent of this Chapter to place the obligation of complying with its requirements upon the owner, occupier or other person responsible for the condition of the land and buildings. No provision of, or any term used in this Chapter, is intended to impose any duty to enforce, or any other duty upon the City or any of its officers or employees which would subject them to damages in a civil action.

15.24.020 Violations.

A. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by any zoning ordinance, subdivision ordinance, building or construction codes, or any other ordinance that specifically references this Enforcement Ordinance, including but not limited to Ordinance Nos. 92-07, 97-08, 98-02, 98-03, 99-01, 2001-06, 2002-10, 2002-11, 2002-12, 2005-05, 2005-06, 2006-01, 2006-09, 2008-09, 2008-16, 2010-01, 2014-05, 2014-08, 2014-13, 2014-14, 2015-07, 2016-02 and 2016-04, or cause same to be done, in violation of any of the provisions of this Chapter.

B. Additional Violations. In addition to the above, it is a violation of this title to:

1. Remove or deface any sign, notice, complaint or other order required by or posted in accordance with this Chapter;
2. Misrepresent any material fact in any application, plans or other information submitted to obtain any building or construction authorization;
3. Fail to comply with any of the requirements of this Chapter, including any requirement of the City's codes and State's codes adopted by reference therein.

15.24.030 Responsibility to enforce.

A. The City Clerk shall have the responsibility to enforce this Chapter. The Clerk may call upon the police, fire, building, public works, city attorney or other appropriate City departments to assist in enforcement. As used in this Chapter, "City Clerk" or "Clerk" shall also mean his or her duly authorized representative.

B. Upon presentation of proper credentials, the Clerk may, with the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued inspection warrant, enter at reasonable times any building or premises subject to the consent or warrant, in order to perform the responsibilities imposed by this Chapter.

15.24.040 Investigation and Notice of Violation.

A. Investigation. The Clerk is authorized to investigate any structure or use which he/she reasonably believes does not comply with the standards and requirements of any city standards and laws which are enforced through this process.

B. Notice of Violation. After such investigation, the Clerk may serve a Notice of Violation upon the owner, tenant or other person responsible for the condition of the property, using the service procedure set forth in subsection F herein. The Notice of Violation shall contain the following information:

1. The name and address of the person to whom it is directed;
2. The location and specific description of the violation;
3. A statement that the Notice (or Order, in the case of a Stop Work or Emergency Order) is effective immediately upon posting at the site and/or receipt by the person to whom it is directed;
4. The Notice of Violation may include or reference a Stop Work Order or Emergency Order requiring that the violation immediately cease, or that the potential violation be avoided;
5. The Notice of Violation may include or reference a Stop Work or Emergency Order requiring that the person cease all work on the premises until correction and/or remediation of the violation as specified in the Order;
6. A specific identification of each standard, code provision or requirement violated;
7. A specific description of the actions required to correct, remedy or avoid the violation or to comply with the standards, code provision or requirements, including but not limited to, replacement, repair, supplementation, re-vegetation or restoration;
8. A reasonable time for compliance;
9. A statement that the violation may result in the imposition of penalties, and if the violation is not already subject to criminal prosecution, that any subsequent violations may result in criminal prosecution;
10. A statement that failure to comply with the Notice of Violation may result in further enforcement actions, including issuance of additional Notices of Violation, civil fines and criminal penalties; and
11. A statement that the Notice of Violation represents a determination that a violation has been committed by the person named in the Notice of Violation, and that the determination shall be final unless appealed as provided in 15.24.080 and that the appeal must be timely filed under the procedures set forth in that Section (within 15 calendar days of service of the Notice of Violation).

C. Each Day a Separate Violation. Each day a person or entity fails to comply with the provision cited in the Notice of Violation ~~may~~ shall be considered a separate violation for which a cumulative daily penalty ~~may~~ shall be imposed.

D. Service. The Notice of Violation shall be served on the owner, tenant or other person responsible for the condition in the manner set forth in RCW 4.28.080 for service of a summons, or personally, as set forth in RCW 4.28.080(15), or at the City's option RCW 4.28.080(16). If

the Notice of Violation is mailed, such Notice shall be deemed served on the third business day following mailing in the US Mail, postage pre-paid. In lieu of service under RCW 4.28.080(15), where the person cannot with reasonable diligence be served as described, the Notice of Violation may be served as provided in RCW 4.28.080(~~16~~17).

E. Posting. A copy of the Notice of Violation ~~shall~~ may also be posted at a conspicuous place on the property, unless posting the notice is not physically possible.

F. Other Actions May Be Taken. Nothing in this Chapter shall be deemed to limit or preclude any action or proceeding pursuant to 15.24.060 (Stop Work Order), 15.24.070 (Emergency Order), 15.24.100 (Civil Penalty), 15.24.110 (Criminal Penalties), or 15.24.120 (Additional Relief).

G. Additional Notice to Others. The Clerk may mail, or cause to be delivered to all residential and/or nonresidential rental units in the structure, or post at a conspicuous place on the property, a notice which informs each recipient or resident about the Notice of Violation, Stop Work Order or Emergency Order and the applicable requirements and procedures.

H. Recording. A copy of the Notice of Violation may be filed with the County Auditor when the responsible party fails to correct the violation and no appeal is filed, or the Clerk requests that the City Attorney take appropriate enforcement action. The Clerk may choose not to file a copy of the Notice or Order if the Notice or Order is directed only to a responsible person other than the owner of the property.

I. Amendment. A Notice or Order may be amended at any time in order to:

1. Correct clerical errors; or
2. Cite additional authority for a stated violation.

15.24.050 Time to comply. When calculating a reasonable time for compliance in the Notice of Violation, the Clerk shall consider the following criteria:

- A. The type and degree of violation cited in the Notice;
- B. The stated intent, if any, of a responsible party to take steps to comply;
- C. The procedural requirements for obtaining a permit to carry out corrective action;
- D. The complexity of the corrective action, including seasonal considerations, construction requirements and the legal prerogatives of landlords and tenants; and
- E. Any other circumstances beyond the control of the responsible party.

15.24.060 Stop Work Order.

A. Whenever a continuing violation of the City's laws which are enforced hereunder will materially impair the Clerk's ability to secure compliance, or when the continuing violation threatens the health or safety of the public, the Clerk has the authority to issue a Stop Work Order prohibiting any work or other activity at the site. The Stop Work Order shall be in writing and served upon persons engaged in doing such work or causing such work to be done. The Stop Work Order shall be immediately posted on the property. Failure to comply with a Stop Work Order shall constitute a violation of this Chapter.

B. The Stop Work Order shall include the information required for a Notice of Violation. In addition, the Stop Work Order shall include a statement that the person to whom the Stop Work Order is directed or the property owner may file an appeal and request an expedited hearing with the City Hearing Examiner within seven (7) calendar days after service of the Stop Work Order. If no appeal is filed and compliance is not achieved within the compliance date, the Clerk may ask the City Attorney to seek additional relief under Section 15.24.120 and/or the Clerk may file a Notice of Violation for the violation seeking compliance and describing penalties.

C. Expedited appeal. The Hearing Examiner shall hold the expedited appeal hearing on a Stop Work Order according to the applicable procedures this Chapter. If the Hearing Examiner finds that a violation has occurred which has not been corrected by the deadline established for compliance, the Hearing Examiner may impose civil penalties in accordance with 15.24.100 for such non-compliance. In addition the Clerk may ask the City Attorney to seek additional relief under Section 15.24.120 and/or the Clerk may issue a Notice of Violation for the violation pursuant to this Chapter, ~~describing penalties.~~

15.24.070 Emergency order.

A. Whenever any use or activity in violation of City's laws which are enforced hereunder threatens the health and safety of the occupants of the premises or any member of the public, the Clerk has the authority to issue an Emergency Order directing that the use or activity be discontinued and the condition causing the threat to the public health and safety be corrected. The Emergency Order shall be immediately posted on the property and served on the person(s) responsible. Failure to comply with an Emergency Order shall constitute a violation of this Chapter.

B. The Emergency Order shall include all of the information required for a Notice of Violation. In addition, the Emergency Order shall include a statement that the person to whom the Emergency Order is directed may file an appeal and request an expedited hearing with the Mayor within seven (7) calendar days after service or posting of the Emergency Order. If no appeal is filed and compliance is not achieved, the Clerk may ask the City Attorney to seek additional relief under Section 15.24.120 and/or the Clerk may issue a Notice of Violation pursuant to this Chapter, seeking compliance and penalties.

C. Expedited appeal. The Hearing Examiner shall hold the expedited appeal hearing on an Emergency Order according to the applicable procedures in 15.24.090. If the Hearing Examiner finds that the violation described in the Emergency Order occurred or exist, any condition described in the Emergency Order which is not corrected within the time specified is hereby

declared to be a public nuisance, and the Hearing Examiner may impose civil penalties in accordance with 15.24.100 for such non-compliance. In addition, the Clerk may ask that the City Attorney take action to obtain a warrant of abatement for the property in Superior Court. The owner or person responsible (or both) shall be responsible for the cumulative civil penalties, if any, and the costs associated with the abatement, in the manner provided by law.

15.24.080 Appeals and Mediation.

A. No appeal of a Notice of Violation citing criminal penalties. There is no administrative appeal of a Notice of Violation issued pursuant to Section 15.24.040 for violations which would subject the violator to criminal prosecution and/or the imposition of criminal penalties. A Notice of Violation or citation for a violation that subjects the violator to criminal penalties is enforced in municipal court.

B. Expedited Appeal Hearings on Stop Work and Emergency Orders. An expedited public hearing shall be held by the Hearing Examiner, according to the procedures in this Section, on an appeal of a Stop Work or Emergency Order, regardless of whether the violations described in the Stop Work Order or Emergency Order would eventually subject the violator to civil or criminal prosecution and/or the imposition of civil or criminal penalties. The expedited appeal hearing shall be for the sole purpose of determining whether the Stop Work or Emergency Order was correctly issued and/or whether a violation occurred. In addition, the Hearing Examiner may impose cumulative civil penalties in accordance with 15.24.100. If no appeal is filed, then the Stop Work Order and/or the Emergency Order shall be a Final Order which is not subject to collateral attack.

C. Appeal Hearings on Notices of Violations—Citing Civil Penalties. Appeal hearing on Notices of Violations shall be heard by the City Hearing Examiner. Unless an appeal of a Notice of Violation is filed with the Clerk in accordance with this Section, or an appeal involving an expedited hearing is filed, the Notice of Violation shall become the Final Order of the City and not subject to collateral attack. The Final Order, including the collection of cumulative civil penalties, may be enforced by the City Attorney in Superior Court.

D. Standing to file appeal.

1. *Notice of Violation.* Only parties of record have standing to file an appeal of a Notice of Violation. Parties of record are defined to mean:

- a. The property owner or the person responsible for the condition of the property;
- b. Any person who can demonstrate that he/she is aggrieved by the decision; and

c. The City Council.

2. *Stop Work Order and Emergency Order.* Only the property owner or the person responsible for the condition of the property may request an expedited appeal hearing for a Stop Work Order or Emergency order.

E. Time to file appeal.

1. Notice of Violation under this Chapter. The party of record must file an appeal with the Clerk within fifteen (15) calendar days of service of the Notice of Violation. Appeals of Notice of Violation are heard by the Hearing Examiner.

2. Stop Work or Emergency Orders. The property owner or the person responsible for the condition of the property may request an expedited appeal hearing within seven (7) calendar days after service of the Stop Work or Emergency Order. Appeals of Stop Work or Emergency Orders are heard by the Hearing Examiner.

3. Computing deadline for filing appeal. For purposes of computing the time for filing an appeal, the day the decision issued shall not be counted. If the last day of the deadline for filing the appeal is a Saturday, Sunday or holiday designated by RCW 1.16.050 or city ordinance, then the appeal must be filed on the next business day. Appeals shall be delivered to the Clerk by mail, by personal delivery or by fax before 5:00 p.m. on the last business day of the appeal period. Appeals received by mail after 5:00 p.m. on the last day of the appeal period will not be accepted, no matter when such appeals were mailed or postmarked. Appeals may not be filed by email.

F. Content of appeal. Appeals shall be timely filed in accordance with subsection E above and shall be in writing, must be accompanied by the required appeal fee, and are required to contain all of the following information:

1. Appellant's name, address and phone number;
2. A statement describing appellant's standing to appeal;
3. Appellant's statement of grounds for appeal and the facts upon which the appeal is based with specific references to the facts in the record;
4. Appellant's statement of errors in the Notice of Violation;
5. The specific relief sought; and
6. A statement that the appellant has read the appeal and believe the contents to be true, followed by the appellant's signature.

The content information for filing an appeal as described in this subsection along with the required appeal fee are jurisdictional and no jurisdiction for hearing the appeal will exist without strict compliance with this section.

G. Effect. The timely filing of an appeal shall stay any enforcement action based on a Stop Work Order, Emergency Order or Notice of Violation until the Decision Maker's decision issues unless the Clerk finds that the violation causes an immediate threat to public health or safety.

H. Mediation. After an appeal is filed, either party (the appellant or the City) may contact the other party to request mediation. If mediation is desired by both parties, and they are in agreement on all mediation issues (whether a mediator will be hired to mediate the dispute, who will pay the cost of the mediator, when mediation will take place, where mediation will occur, etc.) scheduling of the appeal hearing shall be held in abeyance. The appellant's willful or negligent failure to appear at the mediation will terminate the mediation procedure, and the City will proceed to schedule the appeal hearing.

15.24.085 Voluntary Compliance Agreements.

The Mayor is authorized to enter into Voluntary Compliance Agreements with parties who are subject to the enforcement procedures under this Chapter. Such Agreements do not need to be approved by the City Council, but may be signed by the Mayor without Council approval, provided that the Agreement has been reviewed and approved as to form by the City Attorney and provided further that the party requesting the Voluntary Compliance Agreement reimburses the City for its fees in the code enforcement process as part of the Agreement. Any Voluntary Compliance Agreement which does not meet this criteria must be approved by the City Council.

15.24.090 Appeal Hearing.

A. The public hearing on an appeal shall include the following elements and be conducted as follows:

1. The Decision Maker shall set the time and place of the hearing, and arrange for notice of the public hearing to be provided, except in cases involving an expedited hearing. For expedited hearings, notice of the hearing shall be provided to the appellant and every reasonable effort shall be made to schedule the hearing within one week after receipt of the appeal.

2. A party to the appeal may participate personally or by an attorney.

4. The Decision Maker shall, at the appropriate stage in the proceeding, give all parties full opportunity to submit and respond to motions and file briefs and objections.

5. If the person requesting the hearing fails to attend or participate in the hearing (other than filing the timely request for an appeal hearing as provided in this Chapter), the Decision Maker may issue a default order of dismissal.

6. To the extent necessary for full disclosure of all relevant facts and issues, the Decision Maker shall afford to all parties the opportunity to respond, present evidence and argument, conduct cross-examination and submit rebuttal evidence.

7. The Decision Maker shall cause the hearing to be recorded by a method chosen by the City, which shall allow preparation of a verbatim transcript.

8. The hearing shall be open to public observation.

9. All testimony of parties and witnesses shall be made under oath or affirmation.

10. Ex parte communications shall be addressed as set forth in chapter 42.36 RCW.

11. The scope and standard of review shall be de novo. The City shall have the initial burden of proof in cases involving notices of violation, stop work orders, emergency orders or penalties, to demonstrate by a preponderance of the evidence the existence of a violation or that the legal standard for imposing the penalty has been met. The Decision Maker shall grant substantial weight or otherwise accord deference whenever directed by ordinance or statute.

12. After the conclusion of the public hearing, the Decision Maker may allow the parties a designated time for the submission of memos, briefs or proposed findings, as long as the Decision Maker can still issue his/her/their final decision according to any applicable deadline established by this Chapter.

13. At or after the appeal hearing on a Notice of Violation, the Decision Maker may:

- a. Sustain the notice of violation;
- b. Withdraw the notice of violation;
- c. Continue the review to a date certain for receipt of additional information;
- d. Modify the notice of violation, which may include an extension of the compliance date.

B. Except with regard to expedited hearings, the Decision Maker shall issue written findings of fact and conclusions of law within 15 calendar days of the date of the completion of the hearing and shall cause the same to be mailed by regular first class mail to the person(s) named on the notice of violation, mailed to the complainant, if possible. A copy of the final decision may be recorded against the property in the County Auditor's office. The decision on expedited hearings shall issue within five (5) business days after the completion of the hearing.

C. The decision of the Decision Maker shall be final on a Notice of Violation, and no further administrative appeal may be filed. In order to appeal the decision of the Decision Maker on a Notice of Violation, a person with standing to appeal must file an appeal of the decision to superior court as provided under Chapter 36.70C RCW within the deadline set forth in RCW 36.70C.040. Following a finding of the Decision Maker of the existence of a violation at the appeal hearing, continuing cumulative penalties will continue to accrue in accordance with 15.24.100 until full compliance is achieved. ~~may be imposed by the provision of additional Notices of Violation and an opportunity for an appeal hearing. No additional penalty for a continuing violation may be imposed without the provision of additional Notices and opportunity for a hearing.~~

15.24.100 Civil Penalty.

A. In addition to any other sanction or remedial procedure which may be available, any person violating or failing to comply with any of the provisions of laws which are enforced through the procedures in this Chapter, shall be subject to a cumulative civil penalty in the amount of five hundred dollars (\$500.00) per day for each violation from the date set for compliance until compliance with the order or decision is achieved.

B. The penalty imposed by this section shall be collected by civil action brought in the name of the City. The Clerk shall notify the City Attorney in writing of the name of any person subject to the penalty, and the City Attorney shall, with the assistance of the Clerk, take appropriate action to collect the penalty. Each day of noncompliance shall constitute a separate offense for which the cumulative civil penalties shall continue to run.

C. The violator may show as full or partial mitigation of liability:

1. That the violation giving rise to the action was caused by the willful act, or neglect, or abuse of another; or
2. That correction of the violation was commenced promptly upon receipt of the notice thereof, but that full compliance within the time specified was prevented by inability to obtain necessary materials or labor, inability to gain access to the subject structure, or other condition or circumstance beyond the control of the defendant.

15.24.110 Criminal penalties. Any person violating or failing to comply with any of the provisions of the laws enforced by the procedure in this Chapter who has had a judgment entered against him or her pursuant to this Chapter for the same violation within the past five years shall be subject to criminal prosecution and upon conviction of a subsequent violation shall be fined in a sum not exceeding five thousand dollars (\$5,000) or be imprisoned for a term not exceeding one year or be both fined and imprisoned. Each day of noncompliance shall constitute a separate offense.

15.24.120 Additional relief. The City may seek legal or equitable relief to enjoin any acts or practices and abate any condition which constitutes or will constitute a violation hereunder when civil or criminal penalties are inadequate to effect compliance.

15.24.130 Penalties for Subdivision Violations.

A. Any person, firm, corporation or association or any agency or any person, firm, corporation or association who violates any provision of the City's Subdivisions Ordinances, relating to the sale, offer for sale, lease or transfer of any lot, tract, or parcel of land, shall be guilty of a gross misdemeanor and each sale, offer for sale, lease or transfer of each separate lot, tract or parcel of land in violation of any provision of the City's Subdivision Ordinances, shall be

deemed a separate and distinct offense and subject to a separate citation. In addition, at its option, the City may take civil enforcement action consistent with the procedures in this Chapter, including but not limited to the issuance of a Notice of Violation and imposition of cumulative civil penalties. ~~Continuing fines may be imposed by the provision of additional Notice of Violations and an opportunity for hearing. No additional fine for a continuing violation may be imposed without the provision of notice and the opportunity for hearing.~~

B. Whenever land within a subdivision granted final approval is used in a manner or for a purpose which violates any provision of the City's Subdivision Ordinances or any condition of plat approval prescribed for the plat by the city, the City Attorney may commence an action to restrain and enjoin such use and compel compliance with the provisions the Subdivision Ordinances, or with such terms and conditions. The costs of such action shall be taxed against the violator.

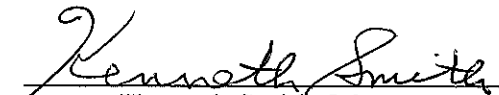
Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 4. Publication. This Ordinance shall be published by an approved summary consisting of the title.


Section 5. Effective Date. This Ordinance shall be effective five days after publication as provided by law.

ADOPTED by the City Council of the City of Vader and attested by the City Clerk in authentication of such passage on this 23rd day of February, 2017.

APPROVED by the Mayor this 23rd day of February, 2017.

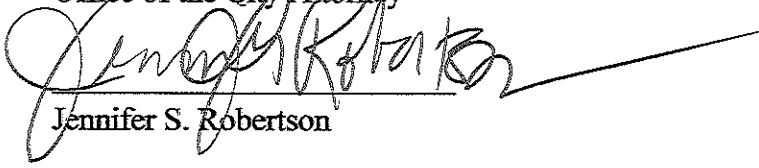

Kenneth Smith, Mayor

ATTEST/AUTHENTICATED:


Jill Nielson, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney



Jennifer S. Robertson

PASSED BY THE CITY COUNCIL: 2/23/2017

DATE PUBLISHED: 3/1/2017

EFFECTIVE DATE: 3/6/2017

ORDINANCE NO: 2017-02