

**City of Hood River
City Council Work Session
September 23, 2019**

Council: Mayor Kate McBride, Mark Zanmiller, Megan Saunders, Tim Counihan, Jessica Metta, Erick Haynie

Staff: City Manager Rachael Fuller, Attorney Deborah Phillips, Finance Director/ACM Will Norris, Planning Director Dustin Nilsen, Fire Chief Leonard Damian, Police Chief Neal Holste, City Recorder Jennifer Gray

Absent:

I CALL TO ORDER – Cell Phone Reminder – 6:00 p.m.

Land Acknowledgement Statement and Pledge of Allegiance

II MAYOR VACANCY INTERVIEWS

On May 28, 2019 Mayor Paul Blackburn announced his family would be moving out of state and he would be resigning from City Council in August 2019. Council opened the vacancy, with the deadline of August 23, for applications. Applications were submitted by Kate McBride, Ed Wilder and Jason Gibson. On September 9, Council appointed Councilor Counihan and Councilor Metta to select the questions to be asked. Candidates remained in the Council Chambers during the interviews and took turns answering the six questions. Candidates were given 2 minutes to answer each question. Councilor Zanmiller facilitated the interview process.

Interview questions:

- 1.How would you describe the job of Mayor and the role a Mayor plays in governing the City?
- 2.What do you consider important factors in the group decision making process?
- 3.Please explain any specific education and/or experience that would uniquely qualify you to be Mayor of Hood River.
- 4.What has been your civic involvement in the Hood River community?
- 5.What do you believe are the most important issues facing the community at this time?
- 6.What do you hope to accomplish for the community in serving as Mayor?

Council voted immediately after interviews to select the next Mayor of the City of Hood River. The term for the Mayor position will expire December 31, 2020.

There was a unanimous vote for Kate McBride.

III SWEAR IN NEW MAYOR

Judge Ruben Cleaveland administered the oath of office to Mayor McBride.

IV BUSINESS FROM THE AUDIENCE

This is an opportunity for members of the audience to bring to the Council's attention any item not

otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others. If you wish to address the Council under "Business From The Audience" please sign up in advance on the sheet provided by the City Recorder.

Scott Haastad – Hood River, OR – he is here to give Council his last update on his life project regarding streetlights. He received good news from a manager at Pacific Power. Streetlights that have not been working in the City parking lot, across the street from the post office would be replaced soon. The decorative lights at the swimming pool and tennis courts were reported out several months ago. He has been told the lights are the responsibility of the Hood River Middle School. He is still working to get this issue resolved. 100 streetlights have been fixed since he started this project, plus all of the downtown streetlights. He added that he is bringing a new medical device to market. It heals diabetic wounds and gangrene.

Lottie Bromham, Senior, HRVHS Earth Action Club

"Hello, my name is Lottie Bromham and I've lived in Hood River for almost my entire life. I remember the huge dumping of snow we got back in 2012. The snow piles lined nearly every street in Hood River, making a tunnel that seemed both cool and ominous. That year, we had a full week of snow days, a second winter break, which despite being every kids' dream come true, was far from the norm. The fun of snow days eventually died when the ice rain began, encrusting everything from telephone wires to the fur on the cows that lived on Fairview.

And then there was that drought a few years back. I remember listening to the radio and anticipating the snowpack report, knowing that the reporter was going to say something along the lines of "Mount Hood's Snowpack continues to decrease." In the past decade, the base snowpack on Mt. Hood in the summer months has dropped by 50 inches. Which no doubt resulted in 80 percent of Oregon being in drought in 2015-16. I wondered, as I looked out the school bus's window, what would happen if suddenly there was no water for all the farms that whizzed by as the bus drove down Portland Drive.

I also remember the Eagle Creek Fire two summers ago. My dad texted me while I was at XC practice, telling me that we'd been moved up to level 2 evacuation and that when I got home I'd have to pack what I wanted to take with me in case our house was put on level 3. The fear and the panic is something that spread through our town, like, for lack of a better word, wildfire.

So, in 2012, instead of spending winter in the classroom, children in Hood River were trapped in their own homes by feet of ice and snow.

Two summers ago, instead of hanging out with friends and enjoying the sunshine, Children spent their last days of vacation deciding what to take with them in case a raging forest fire approached their home, threatening to reduce it to ashes. Instead of going back to school shopping, children strategized how to move all their FFA animals or how to fit all their belongings into their moms' minivan while still leaving room for their dog and cat in the event that they had to evacuate.

The youth in this town should not be burdened by such things, yet horrible storms, droughts, and fires will continue to intensify as our Planet warms up, and if nothing is done

to stop it. We appreciate the efforts made by this council. Initiatives like the Hood River energy plan were a big step in the right direction, but without effective and fast implementation, our futures aren't any brighter.

By accepting this climate resolution and declaring Hood River in a state of climate emergency, you can accelerate and prioritize the movement of making Hood River a better place not just for this generation, but for future generations that will one day call this beautiful town their home."

Peter Cornelison, Columbia Gorge Climate Action Network

"Over 4 million people demonstrated in the Global Climate Strike on Friday, many of them youth. Last week a Washington Post poll showed that more than 50% of teens were concerned about climate change and 1 in 4 had taken some action. Young people are scared for their future.

Here in Hood River at Overlook Memorial Park about 200 people came out on Friday including Mayor McBride who spoke and Councilor Counihan who participated. The student leader of the strike, Lillie Tomlinson, Leader of the HRVHS Earth Action Club wanted to use a new tactic, a die-in! We all laid down on the sidewalk for 5 minutes and practiced dying (it was surprisingly peaceful).

Dying is appropriate response to the climate emergency. Last week we learned that a third of all birds have died in North American since 1970, this is death on an epic scale, 2.9 billion birds. The web of life is breaking down. Our carbon pollution is causing the world's 6th mass extinction. We humans are not going to be that far behind. It time to tell it like it is, we are in a CLIMATE EMERGENCY, words do matter. That is what this resolution acknowledges and is the truth to power that Greta Thunberg has been speaking.

A version of this resolution has been signed into law by 2000 cities in 185 countries including San Francisco, Oakland, Davis and Chico. As elected officials you are charged with protecting the Constitution, protecting our life, liberty and justice. Life is at issue here. The federal government, which has the power to address the climate emergency, is derelict in its duty. It falls to states, counties and cities to take a stand. You were elected to lead us, please do so and pass some form of this resolution."

Ted Cramer, Hood River, OR – he is the Advisor for the Earth Action Program at the Hood River High School. As an Advisory of the Club, he supports them in what the group needs, and he doesn't advise them on what they should be doing. He is very proud of the club, their initiative, courage and fortitude to do things like this and stand in front of people stating their beliefs and ideas. He is solely here tonight to stand before Council and recognize the Club and stand behind them.

Jason Gibson, Hood River, OR – he addressed Council regarding the process that was used to fill the Mayor vacancy position. He read his motion to dismiss. He does not feel his motions or documents have fallen on open ears.

V PRESENTATIONS

1. Columbia Area Transit Master Plan Update – Patty Fink
Fink gave Council a historical summary regarding Columbia Area Transit. The PowerPoint presentations was added to the record. CAT was founded in 1993. The

main focus at that time was mobility needs for the elderly and disabled. Routes were largely in Hood River County with limited trips to Portland and The Dalles. In 2015, the board began looking at a broader focus to meet growing low-income, minority, tourism and commuter needs within the County. The board undertook the Transit Master Plan in early 2016, and pursued funds for a fixed route in the upper valley. The Transit Master Plan was finalized in 2017. There was an extensive public outreach process designed to support the City, County and Regional Goals. The Plan called for more service types. There was an increase to service levels, particularly in areas with low income and minority populations. Routes were established to Cascade Locks, the Upper Valley, Portland, The Dalles and the City of Hood River. The Plan implementations from 2017-2019 included hiring an experienced Transit Professional, working with partners to provide new and increased service and planning for additional service increase for Fall 2019. CAT ridership has almost tripled; hit a high of 6,400+ riders per month in August. Trolley ridership totaled 5,318 riders this year; highest day of riders was September 1, with 300 riders. The number of commuters using services has increased. Fink reviewed a list of businesses in the area that have supported the increase in transit. Grant funding has been received for several new programs and services for FY2020.

Fink stated their number one priority is to identify formal bus stops through the City of Hood River. Secondary priorities include work on a permanent transit/transfer center in/near downtown, promote and market transit services to employees and businesses, and work with CAT to identify funding for a trolley vehicle.

Fink introduced members of the Board, Marbie Cook and Mark Reynolds.

Reynolds thanked Council for partnering with CAT on the trolley. He believes that is an idea that helps people see a visual representation of what public transit can be. With partnerships, they have a good chance to increase ridership for everyone's benefit. There are a lot of projects in progress and they are moving in many directions, but their focus is supporting residents in the City and County. The marketing campaign is off to a great start. CAT is very interested in integrating transit services with the Westside Concept Plan and the City's Parking Management Plan. They are available to help provide the structure that can build other kinds of transit choices. He thanked Council again for their support.

Fink added the hope is to schedule a coordinated session with CAT and Council, to discuss key priorities and service needs.

WORK SESSION

VI OPEN WORK SESSION – 7:27 p.m.

VII AGENDA ADDITIONS OR CORRECTIONS

VIII DISCUSSION ITEMS

1. Westside – Land Use Framework Plan, D. Nilsen

Nilsen presented the staff report. PowerPoint presentation has been added to the record.

Creating opportunities for an inclusive and diverse housing inventory is an articulated goal on the 2019 Council Work Plan. The Westside Concept Plan began in 2016, as a mechanism to address Hood River's housing affordability issues and implement changes suggested by the 2015 Housing Needs Analysis.

In March 2017, Public Hearings were initiated before the Planning Commission to gather feedback from the public and Commission regarding recommendations of the report. In March of 2019, Council directed staff to segregate out the various frameworks in the Westside Concept Plan to move the concepts forward towards implementation. Subsequent public hearings on the Westside Concept Plan Draft Report were conducted by the Planning Commission, culminating in Council approvals of the Neighborhood, Streets and Transit, Pedestrian, and Bicycle Framework Plans.

One of the frameworks that received the most attention during the Planning Commission deliberations was the Land Use Framework. The Land Use Framework presented three concepts to amend the zoning map to include additional areas zoned for greater residential capacity. Also contemplated within the Land Use Framework were zoning code changes aimed at increasing opportunities to diversify the variety of housing types. During its hearings, Planning Commission, along with the public, deliberated whether or not zoning map changes or zoning code changes would be more effective at increasing the diversity and production of housing types to support the local economy and community needs.

Public testimony, Planning Commission input, and staff feedback was consistent that zone map changes do not necessarily predict a development outcome due to issues within the existing Hood River zoning code. And Council, through its 2019 Work Plan, has also acknowledged the importance of livable neighborhood characteristics, character, and building forms. These features are commonly found in development and zoning code regulations. Feedback was consistent that the issues related to the development code were not specific to the westside and are applicable citywide. Planning Commission recommends that Council consider all options, including citywide code changes, to address the housing needs in the community.

Staff Request: Consistent with the 2019 Council Work Plan, staff requests that Council consider the Planning Commission recommendation and, if in agreement, direct staff to identify development code changes to increase the diversity and production of housing types citywide.

Mayor McBride stated she would like to hear from Planning Commissioner Arthur Babitz on this issue.

Arthur Babitz, Planning Commission Chair addressed Council.

Babitz stated the entire Planning Commission wanted to be here this evening, but they are attending a DLCD training this evening. Babitz stated Nilsen is a professional and he has to say things precisely and carefully. The Planning Commission's request is to pivot. They have been focusing on the Westside Plan. The Planning Commission would like to take the elements that were in the land use framework and look at them City-wide, rather than just in the Westside Plan. As a reminder, in 2015 the Housing Needs Analysis was completed that had three strategies which Nilsen explained. It was not the Housing Needs Analysis for the Westside; it was for the entire City. The Buildable Lands inventory was for the entire City and they identified a residential land need for the entire City. Grant money was received to work on the Westside Plan, and they focused on some very specific issues. They needed to get transportation in place and the fundamentals, so all of the open land did not get developed in a

haphazard manner. Clearly there were very important things to be done, but the Planning Commission now feels the land use framework is almost a little distracting to focus on, as a Westside issue, when it is really a City-wide issue. The Planning Commission would like Council to take note of that. It is consistent with Council priorities and goals. They do want to be very clear; they are looking to do a pivot. They would be looking at the elements of Strategy 1, which is the code changes to get better results and get a wide variety of housing types out of the existing land base. They want to take that strategy and look at it across the entire City. They need to determine what the colors on the map mean, before they discuss changing the colors on the map. It's going to be highly controversial when they do any rezoning. There will be lines of people, questioning the changes. Babitz stated they need to be prepared for that.

The R-3 definition has not changed for many years in an appreciable way, yet the City seems to be continuously surprised when R-3 land gets an occasional very large house and lots of town homes, that are sold for \$850,000 each. Some are sold to people who live and work here, but most are bought for vacation homes. They should not be surprised by this; that is what the code tells developers to do. He believes they need to work through the development code. Here the City writes the rules, but developers and landowners vote with their purses what they are going to do. All the City can do is write the rules as such that they have options doing things, which is more amendable to the goals that Council and the Planning Commission has set. This is a hard job. That is why Planning Commission has asked Council for flexibility to go beyond the specific actions in Strategy 1, in the Housing Needs Analysis. They can get a better result out of the existing land base.

Babitz spoke about the map changes. His hope, when they get to map changes, is that they do it parametrically and identify they are making changes because they are looking at what the distribution of density is. They are looking at what the availability of land is, and they are looking at developing City services. Those are intelligent things to look at, when looking at changing the map. Whether something is on the westside, center or eastside, if it meets the criteria; they should be considered for map changes. If it does not meet criteria, they should not consider it. The map should not be changed until they go through the first step of changing what the colors mean. They may have minimal map changes necessary to make.

Babitz believes it is important that Council take every step possible to communicate the reasons why this is being done. There are lot of people talking about this and "trash talking" the efforts that are happening. They must make it clear what they are looking at. The goal is a functioning economy and quality of life. They have a good understanding of the nature of the economy; a solid core of manufacturing and an agriculture base. We understand most of the major employers need to be able to find employees, to support moderate growth. If you cannot grow, you will eventually have to leave. The City's economy depends on the ability of moderate growth and moderate growth means employees have to come here, move here and be able to afford to live here. If they cannot, the economy does not continue, and our society will not work.

In 2000, the average home cost 4.5 times the median family income. In 2017, the average home cost was 7.6 times. What that means compared to your income, is the average family had to pay 50% more for the housing in 2017, than in 2000. If you moved here in 2000, and you thought you had to work hard (two jobs) to support yourself, by those numbers, you now must work 3 jobs. That is fundamentally unreasonable. That is the problem our community has. He speaks with major employers all the time and they have plans for leaving. They are looking for ways to respond, when they can no longer get employees to move here. This is about making sure people are willing to work hard to be here, so the economy will

continue to function. He stated even if you have a home and a job, you need to care about this because it will affect the ability of your employer to function here. Community without people starting careers, community without people starting families is a dying community. They need to be shouting from the rooftops they are working on this for a reason and the reason is to save our community.

Nilsen explained there are three legislative files open; change to the subdivision code, change to the zoning code, and Westside. The reason for this was because they were not going to limit the scope of the changes just to the Westside. This comes from Council's Workplan; using this as a foundation.

Babitz believes more analytical work needs to be done to look at the proposals that are being made for code changes, and to understand what potential effects they could have in terms of actual housing that is created.

Fuller stated what they are talking about is launching a new project to look at these codes. As a new project, it would involve new outreach to the community, opportunities for the community to engage and a real chance to look at what is meant when they say cottage, cluster or duplex. She wants to be clear this is a pivot to a new project, looking at code amendments rather than focusing on the map. Council needs to determine what they want built in the community. Staff will work on the code with the public and the Planning Commission, to make sure that is what they get. There is only so much that can be predicted with numbers, but with code and regulation, they can have some sense of certainty about what they will get.

Mayor McBride does not feel the numbers they received were worthless. The inventory that was done was on a lot of bare land on the Westside, but also took into account the areas in the City that could not be developed; all city land was reviewed. They did do home inventory street by street. She believes what they received at the beginning was the maximum of what the numbers could be, but if it's looked at in reality and what has been done so far in the zones, it is not even close to what is needed.

Councilor Saunders stated she wants to make sure all types of options are looked at for potential ways to solve this; be creative, bold and really go for it. She believes the code changes are definitely a good first step, but she wants to make sure they don't forget about changing the actual map because they do have large areas of R1 from the 80's that no one lived in at the time.

Babitz explained about how the City's population growth forecast has decreased. One possible reason is the lack of affordability; people are moving and companies looking to relocate.

Councilor Counihan noted that while incentives are important, regulations are another way of ensuring that the zoning results in the type of housing stock that is desired. He also expressed the need to ensure that incentives would not result in housing builds that are not as energy and water efficient as possible. He requested that he would like regular updates on what zoning strategies are being proposed and also how the Planning Commission thinks the zoning changes will result in the housing stock diversity desired. He also expressed concern that the proposed new direction would delay the completion of the Westside Concept Planning process.

Nilsen stated some of this is using code and best management from history. They are talking about a 20-year forecast and 500 individual property owners, all with their own

predestine or desire. They are going to try setting a framework to make this happen but it's not predictable; learn from ordinances used in other cities. That is part of how this rational methodology gets laid out. There are certain assumptions; the idea of sharing some of those, how does methodology come to play and how they come up with the numbers. Being transparent about that will be essential for everyone involved.

Mayor McBride confirmed what Nilsen is asking of Council; approve a pivot to include the entire City, to look at codes, be creative and go out and sell the idea.

Motion: I move to direct staff to identify development code changes to increase the diversity and production of housing types citywide.
First: Metta
Second: Saunders
Discussion: None
Vote: Motion passed (roll called)
Ayes: Blackburn, McBride, Zanmiller, Saunders, Coughlan, Metta, Haynie
Nays: None
Abstentions: None
Excused: None

IX ADJOURN WORK SESSION – 8:31p.m.

REGULAR COUNCIL MEETING

I OPEN REGULAR COUNCIL MEETING – 8:31p.m.

II AGENDA ADDITIONS OR CORRECTIONS

III CONSENT AGENDA

1. Council Meeting Minutes – August 26, 2019 and September 9, 2019
2. Hood River Police Association FY2019-20 Wage Reopener

Motion: To approve the Consent Agenda as amended.
First: Zanmiller
Second: Saunders
Discussion: Councilor Coughlan had a statement clarification for the September 9 meeting minutes. Gray will edit the minutes before they are finalized and signed by the Mayor.
Vote: Motion passed (roll called)
Ayes: Blackburn, McBride, Zanmiller, Saunders, Coughlan, Metta, Haynie
Nays: None
Abstentions: None
Excused: None

IV REGULAR BUSINESS ITEMS

1. Taxi Rate Resolution 2019-12, J. Gray

The City licenses taxicab business and related rates. Shelley Zeman, owner of Hood River Taxi addressed Council on August 12 requesting Councils consideration for an increase to the current rates. The current rates have not been increased since March 2012. Zeman reviewed the list of current rates charged and asked that they be increased by 25% to cover the rising cost in employee wages, insurance, tires, brakes, oil changes, cost of living in Hood River and bridge toll.

Zeman has also requested that taxi rates be reviewed when taxi business licenses are renewed annually, for a possible 3% increase.

Staff has reviewed the 25% rate increase requested by Zeman. Phone calls were made to several local business, as well as research online. With the increase of costs to employee wages, cost of living in the area, increase in cost of oil and vehicles equipment to operate a taxi business since 2012, staff finds her request to be reasonable.

- Motion:** I move to approve Resolution 2019-12 to increase taxicab rates and Council review taxicab rates annually when business license are renewed. Look at cost of living index and do not change rates until half dollar increments to maintain simplicity of payment.
- First:** Saunders
- Second:** Metta
- Discussion:** Council directed that taxicab rates shall be subject to review by the City Council annually and will coincide with annual taxi business licenses renewal period. The appropriateness of future rates increases will be informed by a logical inflationary index and will only change in half dollar increments to maintain simplicity of payment for taxi customers. Norris added the City no longer uses the Portland CPI, the West coast Region CPI is now used.
- Vote:** Motion passed (roll called)
Ayes: Blackburn, McBride, Zanmiller, Saunders, Counihan, Metta, Haynie
Nays: None
Abstentions: None
Excused: None

V REPORT OF OFFICERS

- A. Department Heads
1. Announcements
 2. Planning Director Update

VI REPORT OF COMMITTEES

1. Visitor Advisory Committee – Metta and Saunders

VII MAYOR

1. Proclamation – 2019 Get There Challenge Week (October 7-21, 2019)
Mayor McBride proclaimed October 7-21 Get There Challenge Week.

VIII COUNCIL CALL

Councilor Haynie has spoken to people in the community who have asked that Council meetings be live on Facebook. This is something he has been thinking about. Norris stated if the City were to do this currently, there would be issues with public records and archiving. That is one impediment to the City using an open platform, but this is certainly in the realm for future IT improvements.

Councilor Saunders stated there was a Parks Master Plan meeting last week. The group worked on edits on the goals, policies, and strategies section of the draft plan. Edits were sent to Parks and Rec. Councilor Zanmiller added they have been focusing on the section of goals, policies and strategies. There are five different goals and 115 strategies. They are trying to get it down to where entities can use them; be more efficient. On the 10th of October, there will be a meeting to discuss and fully understand the edits that were made. They are headed in the right direction. There has been a good turnout at the meetings from the other entities, that want to adopt the plan. He believes the group finds value in having a joint vision of open space.

Councilor Saunders attended last week's County Commission meeting. The Gorge Commission had a conversation about the expansion of the urban growth areas. She wanted to let Council know that conversation is happening. Council may want to engage with the Gorge Commission at some point.

Councilor Zanmiller stated the next parking meeting will be held in October. The group has been doing backgrounds and studies, to define how many parking spaces to get to the 85%. They are at the point where the consultant will start presenting them with strategies, to prioritize on what they need to do next.

Councilor Counihan attended a Bridge Replacement Project meeting a couple weeks ago. The meeting went through a variety of different updates on where they are at in the process. The most significant item on the agenda was the presentation on the visual representations on what the bridge could look like. The options are posted on the Port of Hood River's website.

Councilor Metta presented a letter for Councils consideration. Last month Joel Madsen, Mid-Columbia Housing Authority spoke to Council about the issues with the State granting process and how that effected the City's scoring. Madsen would appreciate a letter of support to encourage changes to the grant program screening process. At some point, public testimony will be taken in Salem. Madsen asked that an elected official from Hood River go to Salem, it would be very beneficial.

Motion: I move to approve that Mayor McBride sign the letter addressed to Oregon Housing and Community Services.
First: Saunders
Second: Zanmiller
Discussion: Councilor Metta will let Madsen know Mayor McBride is willing to go to Salem to speak.
Vote: Motion passed (roll called)
Ayes: Blackburn, McBride, Zanmiller, Saunders, Counihan, Metta, Haynie
Nays: None
Abstentions: None
Excused: None

Fuller added it is up to Council when they would like to declare the Council vacancy. Staff would look to Council for input, on the process and timeline they would like to take to fill the vacancy. It could be very similar to the process that was used to fill the Mayor vacancy.

Council agreed to hold Council interviews at the December 9, 2019 City Council meeting. Goal Setting meeting will be held after the Council vacancy is filled. Councilor Metta asked that the childcare stipend information be added in the Council vacancy advertisement.

Motion: I move to declare the vacancy for the Hood River City Council seat and direct staff to proceed.
First: Haynie
Second: Metta
Discussion: None
Vote: Motion passed (roll called)
Ayes: Blackburn, McBride, Zanmiller, Saunders, Counihan, Metta, Haynie
Nays: None
Abstentions: None
Excused: None

Police Chief Holste asked Council when the Council President will be appointed, in the event Mayor McBride is absent. Mayor McBride stated Council could wait until the new Councilor is appointed. She asked Council if they would like to discuss this tonight or later. Council agreed to appoint the Council President.

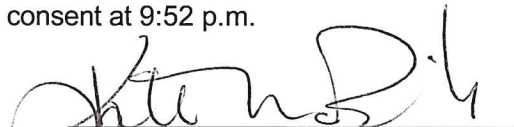
Motion: I move to appoint Councilor Zanmiller as Council President.
First: Saunders
Second: Haynie
Discussion: None
Vote: Motion passed (roll called)
Ayes: Blackburn, McBride, Zanmiller, Saunders, Counihan, Metta, Haynie
Nays: None
Abstentions: None
Excused: None

IX EXECUTIVE SESSION – 9:18 p.m. – 9:52 p.m.
Oregon Revised Statute 192.660 1 (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

X ADJOURN – Adjourned by unanimous consent at 9:52 p.m.



Jennifer Gray, City Recorder



Kate McBride, Mayor

Approved by City Council on 10-28-19