#57

(O-2023-28)

ORDINANCE NUMBER O- 21561 (NEW SERIES)

DATE OF FINAL PASSAGE NOV 1 4 2022

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO (I) APPROVING THE FORMS AND AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE (A) SUPPLEMENTAL INDENTURES, (B) SUPPLEMENTS TO MASTER INSTALLMENT PURCHASE AGREEMENT, (C) ASSIGNMENT AGREEMENTS, (D) CONTINUING DISCLOSURE CERTIFICATES AND (E) BOND PURCHASE AGREEMENTS; (II) APPROVING AND AUTHORIZING THE ISSUANCE AND SALE BY THE PUBLIC FACILITIES FINANCING AUTHORITY OF THE CITY OF SAN DIEGO OF ONE OR MORE SERIES OF ITS SENIOR OR SUBORDINATED WATER REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$300,000,000 TO FINANCE AND/OR REFINANCE ADDITIONAL CAPITAL IMPROVEMENTS TO THE WATER SYSTEM, INCLUDING BY PAYING CERTAIN SUBORDINATED WATER REVENUE COMMERCIAL PAPER NOTES OF THE PUBLIC FACILITIES FINANCING AUTHORITY OF THE CITY OF SAN DIEGO; AND (III) APPROVING CERTAIN OTHER AGREEMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California authorizes and empowers local agencies to form a joint powers authority, separate and apart from the contracting parties, and Article 4 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (known as the Marks-Roos Local Bond Pooling Act of 1985) authorizes and empowers such an authority to issue bonds for the purpose of financing public capital improvements, working capital, liability and other insurance needs, or projects whenever there are significant public benefits to local agencies; and

WHEREAS, The City of San Diego (City), the City solely in its capacity as the

designated Successor Agency to the former Redevelopment Agency of the City of

San Diego, and the Housing Authority of the City of San Diego, are parties to a Joint Exercise of Powers Agreement establishing the Public Facilities Financing Authority of the City of San Diego (Authority), a California joint exercise of powers authority duly organized and established to finance, acquire, construct, maintain, repair, operate, and control certain capital facilities improvements for the City; and

WHEREAS, the San Diego Facilities and Equipment Leasing Corporation (Corporation) is a nonprofit public benefit corporation duly organized and existing under and by virtue of the laws of the State of California that was incorporated to provide financial assistance to the City; and

WHEREAS, the City has provided for the issuance of senior water revenue bonds and subordinated water revenue bonds (collectively, Water Revenue Bonds), including subordinated water revenue bonds in the form of tax-exempt governmental subordinated water revenue commercial paper notes from time to time in one or more series or subseries in an aggregate principal amount not to exceed \$250,000,000 at any time (Commercial Paper Notes), that are payable from senior installment payments or subordinated installment payments, respectively (collectively, Installment Payments), secured by Net System Revenues (as defined in the herein referenced Installment Purchase Agreement) of the City's Water Utility Fund (Water Utility Fund); and

WHEREAS, the City requested the Authority's assistance in effecting the financing and refinancing of design, acquisition, construction and installation of improvements (Projects) to the City's water system (Water System) from time to time; and

WHEREAS, to effect the design, acquisition, construction and installation of Projects for the Water System, the Corporation has sold and will continue to sell to the City and the City has -PAGE 2 OF 16purchased and will continue to purchase from the Corporation Projects for the Water System pursuant to an Amended and Restated Master Installment Purchase Agreement, dated as of January 1, 2009, as amended and supplemented, including as amended by the First Amendment to Amended and Restated Master Installment Purchase Agreement, dated as of November 14, 2018, each by and between the City and the Corporation, as supplemented by the Collateral Agency, Account and Assignment Agreement, dated as of November 14, 2018, by and among the City, the Corporation, the Authority, the United States Environmental Protection Agency, acting by and through the Administrator of the Environmental Protection Agency, and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association and collateral agent under the Collateral Agency Agreement and as Trustee under the Indenture (as defined below), and as further amended and supplemented from time to time in accordance with the terms thereof (collectively, the Installment Purchase Agreement); and

WHEREAS, in connection with the execution and delivery of each prior supplement to the Installment Purchase Agreement, the Authority issued a series of its Water Revenue Bonds under an Indenture, dated as of January 1, 2009, as amended and supplemented (as so amended and supplemented, the Indenture), each by and between the Authority and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, or any successor or substitute trust company or bank having trust powers, as trustee (Trustee), each with an appropriate series, lien, and purpose designation (as currently outstanding, the Outstanding Water Revenue Bonds); and

WHEREAS, this Council finds it prudent to be ready to act quickly to pay, in whole or in part, the Commercial Paper Notes, to provide the necessary capacity to initially finance various other Projects and/or to initially finance various other Projects by approving at this time the

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necessary documents and the issuance of one or more series of Water Revenue Bonds (Authorized Water Revenue Bonds); and

WHEREAS, the City desires to finance the acquisition, construction, installation, and improvement of additional Projects for the Water System; and

WHEREAS, the City desires to provide for the issuance of the Authorized Water Revenue Bonds to finance the additional Projects for the Water System and pay, in whole or in part, the Commercial Paper Notes; and

WHEREAS, to provide continuity with its Outstanding Water Revenue Bonds, the City has determined to cause the issuance of the herein described Water Revenue Bonds under the Indenture and provide for payment thereof from Installment Payments under the Installment Purchase Agreement; and

WHEREAS, the City has determined to approve and request that the Authority authorize and approve one or more series of Authorized Water Revenue Bonds payable from Installment Payments secured by Net System Revenues of the Water Utility Fund as specified in one or more Supplements to the Installment Purchase Agreement to finance additional capital improvements to the Water System and pay, in whole or in part, the Commercial Paper Notes, on terms beneficial to the City and its residents; and

WHEREAS, the Installment Purchase Agreement provides that each Supplement shall specify either a senior or subordinate pledge of Net System Revenues and this Ordinance will authorize the execution and delivery of one or more Supplements in conjunction with one or more issuances of Water Revenue Bonds, in one or more series and on one or more sale dates, as any of the Mayor of the City, the Chief Operating Officer of the City, the Chief Financial Officer of the City and each of them or any of their respective designees (each an Authorized Signatory -PAGE 4 OF 16-

and, collectively, the Authorized Signatories) may determine to be necessary or desirable and approve as being in the best interests of the City; and

WHEREAS, the Indenture provides that each Supplemental Indenture shall specify the issuance of Senior Bonds or Subordinated Bonds (each as defined in the Indenture) secured by and payable from Net System Revenues secured, respectively, by either a senior or subordinate pledge of Net System Revenues and this Ordinance will authorize the execution and delivery of one or more Supplemental Indentures in conjunction with one or more issuances of Authorized Water Revenue Bonds in one or more series, on one or more sale dates, and with other designations as any Authorized Signatory shall determine to be necessary or desirable and approve as being in the best interests of the City; and

WHEREAS, to provide for the payment of the Authorized Water Revenue Bonds as described in this Ordinance, the City and the Corporation will provide for Installment Payments by entering into one or more new Supplements to the Installment Purchase Agreement; and

WHEREAS, to facilitate the proposed financing, the Corporation, as assignor, will execute an assignment agreement respecting the above-described Supplements to the Installment Purchase Agreement, pursuant to which the Corporation will assign all of its right, title and interest in and to the Supplements to the Authority, as assignee; and

WHEREAS, the City desires to provide for the sale of the Authorized Water Revenue Bonds on a negotiated basis and approve a bond purchase agreement (Bond Purchase Agreement) to be entered into by and among the Authority, the City and the underwriter or underwriters to be named therein; and WHEREAS, to assist the herein referenced underwriters with satisfaction of the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission, as amended (Rule), the City desires to enter into a Continuing Disclosure Certificate pursuant to which the City will undertake to provide certain annual reports and notices of certain events; and

WHEREAS, in accordance with section 1.150-2 of the United States Treasury Regulations, the City has declared its reasonable intent to reimburse costs, if any, of certain Projects with the proceeds of the Authorized Water Revenue Bonds incurred prior to the date of issuance thereof; and

WHEREAS, pursuant to the San Diego Municipal Code, including section 22.4108 (as amended by Ordinance No. O-19320), the Disclosure Practices Working Group (DPWG) is required to review disclosure documents of the City and related entities, and DPWG is required to review and approve a proposed form of Preliminary Official Statement for the Authorized Water Revenue Bonds (Preliminary Official Statement), for each such series and issuance, in accordance with the applicable Disclosure Controls and Procedures; and

WHEREAS, under Charter section 99, no contract, agreement or obligation where the City incurs debt extending for a period of more than five years may be authorized except by ordinance adopted by a two-thirds majority vote of the Council; and

WHEREAS, there has been presented to this meeting the following documents, forms of which will relate to each issuance of the Authorized Water Revenue Bonds:

 A proposed form of Supplemental Indenture (Supplemental Indenture), by and between the Authority and U.S. Bank Trust Company, National Association, as trustee, a copy of which Supplemental Indenture is on file in the Office of the City Clerk as Document No \mathfrak{O} -<u>2156</u> under which Supplemental Indenture the Authority will issue any Authorized Water Revenue Bonds; and

- A proposed form of Supplement to Amended and Restated Master Installment Purchase Agreement (Supplement), by and between the City and the Corporation, a copy of which Supplement is on file in the Office of the City Clerk as Document No.00-<u>21561</u>-supplementing the Installment Purchase Agreement, under which Supplement the City will make Installment Payments to the Corporation; and
- c. A proposed form of Assignment Agreement (Assignment Agreement), by and between the Corporation, as assignor, and the Authority, as assignee, a copy of which Assignment Agreement is on file in the Office of the City Clerk as Document $No.00-21561^{-3}$ under which Assignment Agreement the Corporation will assign all of its right, title, and interest in and to the Supplement to the Authority to support the payment of debt service on the Authorized Water Revenue Bonds; and
- A proposed form of Bond Purchase Agreement, to be signed by the City, a copy of which is on file in the Office of the City Clerk as Document NofO 21561-4, under which Bond Purchase Agreement the City, together with the Authority, will provide for the sale of the Authorized Water Revenue Bonds to the underwriters named therein; and
- e. A proposed form of Continuing Disclosure Certificate (Continuing Disclosure Certificate), to be signed by the City, a copy of which, Continuing Disclosure
 Certificate is on file in the Office of the City Clerk as Document NoDO 21561-5
 ______ under which Continuing Disclosure Certificate the City will comply
 with the provisions of the Rule in connection with the issuance of the Authorized -PAGE 7 OF 16-

Water Revenue Bonds (the documents described in paragraphs a. through e. are collectively referred to as the Financing Documents); and

WHEREAS, the City is authorized to undertake the actions described in this Ordinance pursuant to its Charter and the Constitution and applicable laws of the State of California; and

WHEREAS, the Office of the City Attorney has drafted this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT ORDAINED by the City Council of The City of San Diego, as follows:

Section 1. The Council hereby finds and determines that the statements set forth above in the recitals to this Ordinance are true and correct.

Section 2. The Council hereby finds that the financing and refinancing of the Project, including payment of the Commercial Paper Notes previously issued to finance the Projects, will provide significant public benefits in accordance with the criteria specified in section 6586 of the Government Code.

Section 3. The Council hereby finds that it is in the best interests of the City to pay, in whole or in part, the Commercial Paper Notes and/or to otherwise finance and/or refinance Projects through one or more issuances by the Authority of one or more series of Authorized Water Revenue Bonds pursuant to one or more Supplemental Indentures, which Authorized Water Revenue Bonds will be payable from Installment Payments made by the City in accordance with one or more Supplements.

Section 4. The City hereby authorizes and approves and requests the Authority authorize and approve the issuance of its Authorized Water Revenue Bonds in an aggregate principal amount not to exceed \$300,000,000 by negotiated sale to provide funds for Projects, including paying the Commercial Paper Notes previously issued to finance Projects, through the issuance and sale by the Authority of one or more series of Authorized Water Revenue Bonds and paying costs of issuance incurred in connection with the issuance of any Authorized Water Revenue Bonds by public offering; provided that as to each such issuance (i) the true interest cost with respect to the issuance and sale by the Authority of the Authorized Water Revenue Bonds does not to exceed 6% and (ii) there shall first be presented to DPWG and this Council for approval a form of Preliminary Official Statement for each such series and issuance.

Section 5. The form and content of the form of Supplemental Indenture submitted to this meeting, a copy of which Supplemental Indenture is on file in the Office of the City Clerk as Document No. D-21561, and the execution, delivery and performance thereof by the Authority are hereby approved. The Authorized Signatories are each hereby authorized, and any one of the Authorized Signatories is hereby directed, for and in the name and on behalf of the City, to execute and deliver any requested certificate or instrument evidencing the City's approval of the Supplemental Indenture and each such Supplemental Indenture, and to be bound by certain provisions of the Supplemental Indenture, and the Authority is hereby requested to execute and deliver one or more Supplemental Indentures in conjunction with one or more issuances of the Authorized Water Revenue Bonds in one or more series, substantially in the form presented to this meeting, with such additions, changes and amendments therein as any Authorized Signatory shall determine are necessary or desirable and approve as being in the best interests of the City, and as approved as to form by the City Attorney or a specified designee thereof, and with such other changes that may be required by Bond Counsel (herein defined) to the City, as specified in section 12 hereof, such approval to be conclusively evidenced by the execution and delivery thereof. Each such issuance and each Supplemental Indenture shall specify either a senior or subordinate pledge of Net System Revenues (as defined in the Installment Purchase Agreement).

The form and content of the form of Supplement, by and between the City Section 6. and the Corporation, a copy of which Supplement is on file in the Office of the City Clerk as Document No DO- 21561, and submitted to this meeting, is hereby approved. The Authorized Signatories are each hereby authorized, and any one of the Authorized Signatories is hereby directed, for and in the name and on behalf of the City, to execute and deliver one or more Supplements, and the Corporation is hereby requested to execute and deliver such Supplements, in conjunction with one or more issuances of Authorized Water Revenue Bonds in one or more series, substantially in the form submitted to this meeting, and the City Clerk or a specified designee thereof is authorized to attest thereto, with such additions, changes and amendments therein as any Authorized Signatory shall determine are necessary or desirable and approve as being in the best interests of the City, and as approved as to form by the City Attorney or specified designee, and with such other changes that may be required by Bond Counsel, such approval to be conclusively evidenced by the execution and delivery thereof. Each Supplement shall specify a senior or subordinate pledge of Net System Revenues (as defined in the Installment Purchase Agreement).

Section 7. The form and content of the form of Assignment Agreement submitted to this meeting, a copy of which Assignment Agreement is on file in the Office of the City Clerk as 21561-3 Document No10-, and the assignment by the Corporation of the City's obligations

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under the related Supplement to the Authority, is hereby approved. The Authorized Signatories are each hereby authorized, and any one of the Authorized Signatories is hereby directed, for and in the name and on behalf of the City, to execute and deliver any requested certificate or instrument evidencing the City's approval of the Assignment Agreement, and each such Assignment Agreement and each of the Authority and the Corporation is hereby requested to execute and deliver one or more forms of the Assignment Agreement, in conjunction with one or more issuances of Authorized Water Revenue Bonds in one or more series, substantially in the form presented to this meeting, with such additions, changes and amendments therein, as any Authorized Signatory shall determine are necessary or desirable and approve as being in the best interests of the City, and as approved as to form by the City Attorney or a specified designee thereof, and with such other changes that may be required by Bond Counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 8. The City hereby acknowledges that the obligation of the City to make Installment Payments to the Authority, in accordance with any Supplement and Assignment Agreement shall be a limited obligation of the City payable solely from Net System Revenues (as defined in the Installment Purchase Agreement) and other funds provided for under the Supplement and any Supplemental Indenture and does not constitute a debt of the City or of the State of California or of any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction.

Section 9. The anticipated source of revenues for payment of the Authorized Water Revenue Bonds are the Installment Payments and the other funds provided for under the Supplement and the Supplemental Indenture. The pledge of and the right of payment for the Net System Revenues that secures the Installment Payments may be (i) on parity with Parity

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Obligations (as defined in the Installment Purchase Agreement) and senior to any Subordinated Obligations (as defined in the Installment Purchase Agreement); or (ii) subordinate to, and if subordinate any such payments may only be made after the satisfaction on an annual basis of, the Parity Obligations (as defined in the Installment Purchase Agreement) and on parity with the payment of the other Subordinated Obligations (as defined in the Installment Purchase Agreement).

Section 10. The form and content of the form of Bond Purchase Agreement, a copy of which is on file in the Office of the City Clerk as Document No D- 21561-, 4 submitted to this meeting, is hereby approved. In connection with the public offering of any series of Authorized Water Revenue Bonds each Authorized Signatory is hereby authorized, and any one of the Authorized Signatory is hereby directed, for and in the name and on behalf of the City, to execute and deliver the Bond Purchase Agreement in substantially the form presented to this meeting, with such additions, changes and amendments therein as any Authorized Signatory shall determine are necessary or desirable and approve as being in the best interests of the City, and as approved as to form by the City Attorney or specified designee, and with such other changes as are required by Bond Counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 11. The form and content of the form of Continuing Disclosure Certificate, a copy of which is on file in the Office of the City Clerk as Document NoOO-<u>21561</u>, and submitted to this meeting, is hereby approved. In connection with the public offering of any series of Authorized Water Revenue Bonds each Authorized Signatory is hereby authorized, and any one of the Authorized Signatory is hereby directed, for and in the name and on behalf of the City, to execute and deliver the Continuing Disclosure Certificate, with such additions, changes

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and amendments therein as any Authorized Signatory shall determine are necessary or desirable and approve as being in the best interests of the City, and as approved as to form by the City Attorney or specified designee, and with such other changes as are required by Bond Counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 12. The Mayor or specified designee is authorized to retain Hawkins Delafield and Wood LLP as bond counsel (Bond Counsel) and disclosure counsel (Disclosure Counsel) to the City and the Authority in connection with the Authorized Water Bonds under such contract or other arrangement as the Mayor or designee shall approve as being in the best interests of the City. Such contract or other arrangement shall be in an amount not to exceed \$96,000 for both Bond Counsel and Disclosure Counsel services.

Section 13. All actions heretofore taken by any officers, employees, or agents of the City with respect to the issuance, delivery, or sale of the Authorized Water Revenue Bonds are hereby approved, confirmed and ratified; and the Chief Operating Officer of the City, the Chief Financial Officer of the City, the City Attorney and any such other officers, employees, or agents of the City as may be authorized by an Authorized Signatory are hereby authorized and directed, for and in the name of and on behalf of the City, to do any and all things and take any and all actions, including, without limitation, pay necessary and appropriate fees and expenses, and execute and deliver any and all certificates, agreements and other documents which they, or any of them, may deem necessary or desirable to consummate the transactions evidenced by the Financing Documents referenced herein in accordance with this Ordinance and the Financing Documents approved herein and other documents authorized by this Ordinance, including, without limitation, payment of necessary and appropriate fees and expenses of bond counsel, disclosure counsel, municipal advisor and other professionals retained by the City, and execute

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and deliver any and all certificates, agreements and other documents (including, but not limited to, the tax compliance certificate) at the time of their original issuance and/or execution which they, or any of them, may deem necessary or advisable to consummate the transactions evidenced by the Financing Documents referenced herein in accordance with this Ordinance. In addition, any Authorized Signatory, in consultation with the Chief Financial Officer of the City, is hereby specifically authorized to approve additions, changes and amendments to the Financing Documents authorized by this Ordinance (including, but not limited to, the timing of any sale of Authorized Water Revenue Bonds, the determination to sell any Authorized Water Revenue Bonds, the establishment of the lien structure for the Installment Payments securing a series of Authorized Water Revenue Bonds, the designation for any Authorized Water Revenue Bonds, and the establishment of the redemption provisions of each series of Authorized Water Revenue Bonds, if in each case determined by the Chief Operating Officer of the City or the Chief Financial Officer of the City, with the advice of the City's municipal advisor for the applicable series of Authorized Water Revenue Bonds to be in the best interest of the City in light of market conditions, such determination to be conclusively evidenced by the execution and delivery of the Financing Documents authorized by this Ordinance by the City), as any Authorized Signatory shall determine are necessary or desirable and shall require or approve and that such Authorized Signatory believes to be in the best interests of the City, such determination shall be conclusively evidenced by the execution and delivery of such Financing Documents by the City; and provided further that no such addition, change or amendment may be inconsistent with the limitations set forth in section 4 hereof. Such other officials, employees, and agents of the City as may be authorized by any Authorized Signatory are hereby are each authorized, and directed, for and in the name and on behalf of the City, to do any and all things and take any and all actions and

execute and deliver any and all certificates, agreements, and other documents which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Authorized Water Revenue Bonds and the Financing Documents and other documents authorized by this Ordinance, the transactions authorized hereby and evidenced by the Financings Documents and the disbursement of proceeds thereof in accordance with this Ordinance.

Section 14. The Authorized Signatories are each hereby authorized, and any one of the Authorized Signatories is hereby directed, for and in the name and on behalf of the City, to take all actions and execute any and all documents necessary or advisable to identify Projects of the Water System to be financed or refinanced, and to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate, carry out, give effect to and comply with the terms and intent of this Ordinance and the consummation of the transactions contemplated hereby.

Section 15. This Ordinance is subject to the provisions of the San Diego Municipal Code and the Charter. Subject to those provisions, this Ordinance shall take effect and be in force on the thirtieth (30th) day from and after the date of its final passage and, prior to the expiration of fifteen (15) days from the final passage hereof, the City Clerk or a specified designee thereof shall cause this Ordinance to be published at least once in a newspaper of general circulation, published in accordance with Charter section 18.

Section 16. The Chief Financial Officer is authorized to establish one or more special interest-bearing account(s) to deposit proceeds from the Authorized Water Revenue Bonds.

Section 17. A full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the Council and the public prior to the day of its final passage.

APPROVED: MARA W. ELLIOTT, City Attorney

By <u>/s/ David Powell</u> David Powell Deputy City Attorney

DLP:jdf 08/16/22 Or.Dept: Department of Finance – Debt Management Doc. No.: 3060892

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of ______NOV **01** 2022_____.

ELIZABETH S. MALAND City Clerk

Kunshell Medena Deputy City Clork By_

Approved: ____

Vetoed: _____

(date)

TODD GLORIA, Mayor

Ра	ssed by the Council of The	City of San Dieg	-	NOV 01 2022	, by the following vote	
	Councilmembers	Yeas	Nays	Not Present	Recused	
	Joe LaCava			X		
	Jennifer Campbell	X				
	Stephen Whitburn	K				
	Monica Montgomery S	teppe 🔀				
	Marni von Wilpert	X				
	Chris Cate	X				
	Raul A. Campillo	K				
	Vivian Moreno			\mathbf{A}		
	Sean Elo-Rivera	X				
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