ORDINANCE NO. XXXX
SERIES 2021

AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE TO ADD A NEW CHAPTER 17.76 REGARDING INCLUSIONARY HOUSING

WHEREAS, the City of Louisville (the "City"), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the "City Charter"); and

WHEREAS, the Colorado Supreme Court has recognized that both the State of Colorado and municipal governments have a significant interest in maintaining the quality and quantity of affordable housing throughout the state; and

WHEREAS, Colorado statutes require municipalities to include within their comprehensive plans provisions that will promote affordable housing; and

WHEREAS, the City Council finds the provisions of this ordinance address the following housing principles of the City's Comprehensive Plan:

PRINCIPLE NH-5. There should be a mix of housing types and pricing to meet changing economic, social, and multigenerational needs of those who reside, and would like to reside, in Louisville.

Policy NH-5.1: Housing should meet the needs of seniors, empty-nesters, disabled, renters, first time home-buyers and all others by ensuring a variety of housing types, prices, and styles are created and maintained.

Policy NH-5.2: The City should continue to work with Boulder County Housing Authority and others to ensure an adequate supply of affordable housing is available in Louisville.

Policy NH-5.7: The City should define standards for low-income and affordable housing units, and consider reducing or waiving building permit and impact fees for all qualifying projects.

PRINCIPLE NH-6. The City should define City-wide goals for affordable and low-income housing through a public process.

Policy NH-6.1: The City should determine to what extent it would like to allow, encourage, or incentivize affordable and low-income housing.

Policy NH-6.2: The City should develop specific and achievable actions to meet the defined goals.

WHEREAS, by Resolution No. 58, Series 2017, adopted on November 6, 2018, the City endorsed the Boulder County Regional Housing Partnership, which recommends a goal of ensuring twelve percent (12%) of the housing inventory will be permanently affordable to low-, moderate-, and middle-income households by 2035; and

WHEREAS, the City Council finds a diverse housing stock within the City is necessary to serve people of all income levels; and

WHEREAS, based upon the review and consideration of recent housing studies, reports and analysis, the City Council finds the provisions set forth herein are necessary to preserve a diversity of housing opportunities for the City's residents and working people; and

WHEREAS, according to the Boulder County Community Foundation TRENDS Report 2019-2021 (the "TRENDS Report"), between 2007 and 2017, employment in Boulder County grew by 39,719 positions, a seventeen percent (17%) increase; and

WHEREAS, housing has not kept pace with employment, with only one new housing unit added for every 3.5 new jobs that came to Boulder County in that period; and

WHEREAS, this extreme imbalance in supply and demand of housing has forced tens of thousands of people and vehicles into Boulder County each day just to work and has contributed to a rise in homelessness and driven up housing prices; and

WHEREAS the regional trend toward increased housing prices will, without intervention, further exacerbate the inadequate supplies of affordable housing for low-, moderate-, and middle-income households, which will in turn have a negative impact on the ability of local employers to maintain an adequate local work force; and

WHEREAS, the general lack of affordable housing for households of low- and moderate-income, along with the large number of existing middle-income households that are "housing cost burdened" cause many adverse social and economic impacts within the City, particularly impacts associated with the fact that many persons employed within the City are increasingly unable to afford to live in the City near their place of employment; and

WHEREAS, Colorado statutes, particularly C.R.S. § 29-20-104(1)(g), enable all municipalities to regulate the use of land on the basis of the impact thereof on the community; and

WHEREAS, House Bill 21-1117, adopted by the Colorado General Assembly and signed into law by the Governor on **__________**, clarified that the existing authority for cities to plan for and regulate the use of land includes the authority to regulate development or redevelopment in order to promote the construction of new affordable housing units; and

WHEREAS, it is the express intention of the City Council to provide a choice of options to the property owner or land developer and create one or more alternatives to the construction of new affordable housing units on the building site, as set forth in House Bill 21-1117; and

WHEREAS, the provisions set forth herein are necessary to provide continuing housing opportunities for very low-, low- and moderate-income households and to help maintain a diverse housing stock that allows people to have better access to jobs and upgrade their economic status; and

WHEREAS, because remaining land appropriate for residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low-, moderate-, and middle-income residents and working people, particularly since new housing, in the absence of interventions, tends to be large and expensive, which both reduces opportunities for more affordable housing and contributes to a general rise in prices for all housing in the community, thus exacerbating the scarcity of affordable housing within the City; and

WHEREAS, based on the foregoing findings, and in furtherance of the public health, safety, and welfare of the community, the City Council desires to adopt the inclusionary housing requirements set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Title 17 of the Louisville Municipal Code is hereby amended by the addition of a new Chapter 17.76 to read as follows:

TITLE 17 -- ZONING

Chapter 17.76

Inclusionary Housing

Sec. 17.76.010 Findings, purpose, and authority.

A. The regional trend toward increasing housing prices will, without intervention, result in inadequate supplies of affordable housing in Louisville for low, moderate, and middle income households. This trend has a negative effect on the ability of local employers to maintain an adequate workforce, adversely impacting the economy of the City.

B. The primary objective of this Chapter is to increase the number of permanently affordable units available within the City. Consistent with state law, provisions of this Chapter provide for various approaches to creating additional affordable housing units. Those provisions recognize the fact that individual site, legal, and economic factors have an impact on which alternatives will work for different developments.

C. The inclusionary housing requirements in this Chapter are based on the City's power to enact zoning regulations that promote the health, safety, and welfare of the community, and promotion and maintenance of a diverse housing stock within the City is an important component of the City's zoning regulations.

Sec. 17.76.020 Inclusionary housing requirements.

Because land appropriate for residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units that are affordable to low, moderate and middle income households. All development of market-rate housing should therefore include affordable housing, and the City Council finds that 12 percent (12%) is the reasonable proportion at this time, given economic indicators and community need. For purposes of this Chapter, "affordable" shall mean dwelling units that are restricted to ownership or rental by those persons meeting the income qualifications as set forth in Section 17.76.070. A minimum of half of the affordable housing shall be limited to those households at or below sixty percent (60%) of the area median income ("AMI"), with the remainder limited to those persons between sixty percent (60%) and eighty percent (80%) AMI, as calculated by the United States Department of Housing and Urban Development ("HUD").

Sec. 17.76.030 Applicability, administration, and violations.

A. This section shall apply only to any development receiving approval of a final plat, final Planned Unit Development (PUD), or other similar planning approval after the enactment of this Chapter, or, when an amendment to such approvals is requested after the enactment of this Chapter, this Chapter shall apply to such amendment to the extent the amendment increases the total number of residential units within such final plat, final PUD, or other similar planning approval. This Chapter shall not apply to a development for which a complete application for a site-specific development plan, as defined in section 17.54.020, has been submitted prior to the effective date of this Chapter, provided the development approved by such site-specific development plan is commenced within the timeframe provided by this Code for issuance of a building permit for such plan. Developments for which an affordable housing restrictive covenant agreement has been entered into with the City prior to the effective date of this chapter may develop in compliance with the affordable housing conditions contained in those agreements.

B. The provisions of this Chapter apply to any dwelling unit that is removed and rebuilt, except as follows:

1. Calamity: The provisions of this subsection shall not apply to non-affordable dwellings that may have been removed or caused to be removed by fire, flood, wind, act of nature or another calamity. Such dwelling units may be replaced without meeting the inclusionary housing requirements of this chapter at the time preferred by the property owner. Deed restricted affordable dwelling that may have been removed or caused to be removed by fire, flood, wind, act of nature or other calamity must be replaced and include the deed restriction.

2. Safe and Habitable: The provisions of this subsection shall not apply to dwellings to be removed, if, at the time of removal, such unit is considered to be an unsafe structure, a structure unfit for human occupancy, or a dangerous structure under the building codes adopted by the City.

C. Provisions of this Chapter to be implemented by the City Manager, and authority conferred on the City Manager by this Chapter, may be performed by the City Manager’s designee, which designee may include a housing authority or other local government pursuant to intergovernmental agreement with the City.

D. All revenues received by the City under this Chapter shall be deposited and kept in a separate account established by the City’s finance department for such purpose. Monies received into such account will be utilized solely for the construction, purchase, and maintenance of affordable housing, and for the costs of administering programs consistent with the purposes of this Chapter.

E. It shall be unlawful for any person to violate any provision of this Chapter, any rule or regulation adopted by the City Manager pursuant to this Chapter, any agreement executed as described in this Chapter, or any deed restriction recorded as described in this Chapter.

Sec. 17.76.040 Satisfaction of requirements by unit type.

A. **For sale.** Developments of units for sale may satisfy the requirements of this Chapter using any of the options listed in Section 17.76.050, below.

B. **For rent.** Developments of units for rental may satisfy the requirements of this Chapter using any of the options listed in Section 17.76.050, below, except the on-site or off-site location options described in subsections A and C of such Section, but including the alternative agreement option in subsection F of such Section.

C. **Live/work.** Live/work units shall be considered residential development for the purposes of this Chapter. However, for market-rate live/work units, only 80 percent of the unit shall be considered market-rate housing.

Sec. 17.76.050 Options to satisfy requirements.

A. **On-site location.** The developer or builder may satisfy its obligations under this Chapter by providing affordable housing at the same location as market-rate units.

1. **Quantity and design.** At least 12 percent (12%) of the dwelling units in the development shall be affordable. The design and materials used for construction of affordable units shall be comparable to the market rate units.

2. **Phasing.** Phasing of construction of affordable units and securities for each phase shall be detailed in an affordable housing agreement approved by the City Council or may be included in a subdivision or other agreement executed by the City and developer at the time of land use approval.

3. Affordable units shall have equal access as market-rate units to all amenities within the development, including but not limited to, common areas, indoor and outdoor facilities for convenience or recreation, and parking facilities.

4. **Homeowner associations.** Affordable units must be placed on a fair and equal footing as market-rate units within the governing documents of any homeowner association or similar entity.

B. **Fee in lieu.** A developer may pay a fee in lieu of providing affordable units.

1. **Amount.** The City Council finds that studies performed by municipalities within the vicinity of the City reasonably calculates the impact to the City, including the City's finances and the welfare of the City's residents, of market-rate dwelling units being developed in the City. Accordingly, the fee in lieu is set initially at $7.90 per square foot of finished market-rate for-sale housing, and $1.90 per square foot of finished market-rate rental housing. The fee in lieu of providing any required fraction of a unit shall be pro-rated based on its proportional share (fractional quantity divided by total number of units required) of the amount of fee in lieu that would be required for the whole development. The City Manager

shall periodically recalculate the fee in lieu and present the recalculation to the City Council.

2. **Timing of payment.** A developer or builder shall pay the fee in lieu for each market-rate unit as a prerequisite for receiving the building permit for that unit. The fee paid shall be the fee in effect at the time of the submittal of a complete building permit application for the development, whichever is later.

C. **Off-site location.** A developer or builder may seek to provide affordable units within the City in a different location than the development of the market-rate units.

1. **Quantity required.** The developer or builder shall provide no less quantity of affordable housing than would have been required on-site.

2. **Location restrictions.** The affordable units may not be located in a low to moderate income area as designated by the U.S. Department of Housing and Urban Development, unless an exception is granted by the City Council pursuant to subsection H of this Section.

3. **Existing housing.** Existing homes may be acquired and deed restricted as affordable if they are in good repair in the determination of the City Manager based on an inspection paid for by the developer but commissioned by the City, carry a warranty of sufficient scope and duration to protect the resident from significant preexisting deficiencies, and are not already burdened by restrictions requiring them to be kept affordable or restrictions similar in effect.

4. **Timing of off-site construction.** No final plat or site plan shall be executed for the location of the market-rate units until a final plat sufficient to facilitate the development of the affordable units, and final PUD if necessary, have been recorded. Phasing and security shall be governed in the same manner as on-site locations as described in subsection A.2 of this Section. The affordable housing agreement shall run with the land and shall be recorded against the off-site location.

5. Approval of the use of this option does not guarantee approval of any land use application or building permit for the off-site location. The developer risks forfeiture of security if unable to build the off-site units as proposed.

D. **Land dedication.** A developer may seek to provide land to the City in lieu of the development of affordable units. Dedicated land must meet the following standards:

1. All off-site infrastructure necessary or proper for the development of the land as affordable housing either: (i) must already be in place, and any outstanding obligations paid to neighboring landowners for public infrastructure they installed, (ii) the developer must agree to build the infrastructure within a time frame that will not delay the development of the affordable housing and the developer may be required to post securities for the infrastructure via a public improvement agreement, or (iii) the land donation must be accompanied with additional compensation to the City sufficient to construct such infrastructure.

2. The land must be able to support at least the quantity of affordable housing as would be required on-site, without the need for a variance, modification, rezoning, or reliance on any incentive for affordable housing found in this Code, such as a density or height bonus. The developer shall submit a concept plan illustrating how it complies.

3. The land must not be encumbered in any manner including, but not limited to, any lien, outstanding tax or fee accrued, or floodplain, which in any way jeopardizes the City's ability to develop that quantity of housing.

4. The land may not be located in a low to moderate income area as designated by the U.S. Department of Housing and Urban Development, unless an exception is granted by the City Council pursuant to subsection H of this Section.

5. The land must be dedicated to the City at the time of execution of the plat or plan allowing the development of the market-rate units.

6. The developer and the owner of the land shall comply with all environmental site assessment provisions of the Louisville Municipal Code applicable to dedications via plats or site plans, and associated development.

7. The land dedication must be in fee simple and by general warranty deed. At the time of conveyance, the developer shall provide title insurance in the full value of the land conveyed to the City.

8. The land dedication plus any fee in lieu contributed musts be of equivalent or greater value to the total fee in lieu contribution amount. The value of the land to be dedicated will be determined, at the cost of the developer, by an independent appraiser, who will be selected from a list of Colorado Certified General Appraisers provided by the City, or by such alternative means of valuation to which a developer and the City may agree. If the land does not equal the full amount of the fee in lieu owed, the developer shall contribute fees in lieu to make up any gap between the value of the dedicated land and the total fee in lieu contribution amount.

E. **Redemption of credits.** A developer may acquire, and redeem with the City, credits generated as described in Section 17.76.090, from the prior development of affordable housing, to offset an equivalent quantity of required affordable housing.

F. **Voluntary alternative agreement.** A developer may propose an alternative manner in which the development will satisfy its obligations under this Chapter. Such an agreement need not meet the otherwise applicable substantive requirements of this Chapter, but must be approved by the City Council. The applicant for an alternative agreement shall provide all documentation and any other material requested by the City that demonstrates the proposed method of compliance:

1. Will result in additional affordable housing benefits for the City consistent with the purposes of this Chapter; or

2. Will result in additional affordable housing benefits that are equivalent to or greater than the fee in lieu contribution set forth in subsection B of this Section; or

3. Is necessary to prevent an unlawful taking of property without just compensation.

G. **Combination.** A developer or builder may pursue any combination of the allowable options in this Section.

H. **City Council approval required.**

1. Developments seeking to use options other than on-site location of affordable housing must seek approval of their proposed use of such options from the City Council. The City Council's decision on such proposals is discretionary and legislative. The City Council will consider whether the proposal will result in more affordable housing, providing more of a benefit to the City, than would the

provision of the affordable units on-site under subsection A of this Section, whether practical difficulties prevent the inclusion of the affordable units on-site under subsection A of this Section, whether the proposal would better benefit the inhabitants of the City than requiring the provision of affordable housing on-site, or any other factors that may be relevant to these considerations.

2. **Exception to restrictions on placement of affordable housing in low to moderate income areas.** The City Council may, in its discretion and as a legislative act, grant an exception to the restrictions of subsections C and D of this Section on provision of off-site affordable housing and land dedication within low to moderate income areas. The City Council will generally consider whether the placement of the required affordable housing in such areas would result in clustering of low-income housing in a way that would negatively impact the inhabitants of the area, the surrounding community, or the City as a whole, and whether positive elements of redevelopment or investment in the area outweigh any potential negative impacts.

3. The City Manager shall recommend approval or denial of each proposal before the City Council based on compliance with the applicable provisions of this Chapter and adopted City policy.

Sec. 17.76.060 Deed restrictions.

All required affordable housing shall carry deed restrictions and covenants in a form as directed by the City Manager.

1. **When required.**

    a. **Ownership covenant.** Deed restrictions shall be required for each affordable for-sale unit at the time the unit passes to a qualifying owner.

    b. **Rental covenant.** Deed restrictions for affordable rental units shall be required prior to issuance of the first certificate of occupancy for any rental unit in the development.

2. **Content.** The deed restrictions shall contain all terms determined by the City Manager to be appropriate to ensure the affordability of the unit and compliance with this Chapter.

3. **Deed of trust.** The deed restrictions shall be secured by a deed of trust on the property, which may be subrogated to other deeds of trust on the property.

4. **Term.** All ownership and rental covenants shall be perpetual or virtually so; they shall require affordability of the affected unit for the greatest duration allowed by law.

5. **Sale.**

   a. **Ownership covenants.** Ownership covenants shall allow sale to another homeowner qualifying under Section 17.76.070. These covenants shall allow for appreciation of the home at a rate determined based on changes in the area median income, plus an allowance for the value of capital improvements to the home installed by the owner. The rate may be capped so as to ensure the continued affordability of a unit to a new purchaser, to ensure that unit price does not fall unreasonably below the level at which a unit would be considered affordable, and to facilitate the economically practical sale of a unit once its owner's income increases sufficiently for the owner to afford a market-rate unit. The seller of the home shall charge to the buyer no other special or unusual fees, including any finder's fee. The City Council may consider allowing an owner of an affordable unit to sell to a buyer who does not meet the qualifications of Section 17.76.070, below, in exceptional circumstances involving significant disruption to the local economy or individual financial hardship. In exchange, the owner would transfer equity to the City at that time. The City Manager may specify in the deed restriction the amount of such equity. The amount shall be based on the difference between the initial sale price and the estimated market price of the unit at the time of initial sale.

   b. **Rental covenants.** The City Manager may release and discharge a rental covenant after thirty years' duration, allowing sale or rental of the property to people who do not qualify under Section 17.76.070, so long as the owner of the units seeking the removal of the deed restriction pays to the City at that time, for each deed-restricted affordable rental unit, the amount of the difference between the value of the unit with and without the deed restriction, as calculated by the City Manager based on reasonable market data collection or projections. If an arm's-length sale of the property accompanies the termination, the units shall be valued proportionally to the value at which the property is priced in the sale, so long as the director determines that valuation to be a reasonable market price.

Sec. 17.76.070 Income qualification and local live/work preference.

Affordable units may be sold or rented only to a person selected by the City Manager who meets the City's qualifications. Such qualifications shall be based on the person's income and assets, and shall be intended to ensure that only those who require affordable housing shall be eligible. In selecting particular qualified applicants for particular affordable units, the City Manager shall consider applicants' household size compared to the size of available affordable units. If more qualified applicants of the appropriate household size request housing in an affordable unit than there are affordable units available, the City Manager shall give priority to applicants who prove their residency or employment within Louisville to the satisfaction of the City Manager. If applicants are equally so prioritized, the City Manager may select among the applicants by lottery.

Sec. 17.76.080 Restriction on rental of for-sale units.

No owner of a for-sale affordable unit may fail to continuously occupy the unit as a primary residence, or lease or rent out the unit to any person. The City Manager may grant an exception to this restriction if the owner proves to the satisfaction of the City Manager that the lease or rental is directly necessitated by a bona fide hardship, the property has no outstanding down payment assistance loan from the City, and the lessee or renter will be a person approved by the City Manager as meeting the qualifications of a purchaser of an affordable unit under Section 17.76.070. The owner must notify the City Manager at least 90 days prior to leasing or renting out the unit, to give the City Manager adequate time to consider the proposed exception.

Sec. 17.76.090 Credits for excess affordable housing.

A. **Award of credit.**

1. **By agreement.** At the time of final plat or final PUD, a developer may enter into an agreement with the City to memorialize that the developer shall develop more affordable housing than would otherwise be required under this Chapter.

2. **Certificate of credit.** Provided that such housing is actually developed and a certificate of occupancy issued, the City shall

award the developer a credit for the excess number of units provided.

3. **Exceptions.** No credit shall be available for any affordable housing built on land donated or sold at a significant discount, for the purpose of developing affordable housing, in satisfaction of this Chapter or any prior affordable housing requirements of the City; or for any affordable housing receiving any City-funded or City-administered assistance whether financial subsidy, tax relief or other credits or incentives from the City. However, a development's use of a loan from the U.S. Department of Housing and Urban Development shall not disqualify its affordable housing from generating a credit.

B. **Redemption of credit.** The credit may be redeemed to offset an equivalent number of affordable housing units that would otherwise be required under this Chapter. Such credit shall be freely transferable to any other developer, but shall be transferred in a manner acceptable to the City Manager so as to ensure accurate tracking of the transfer of credits by the City. A credit shall expire five years after it is awarded unless, within that time, the City executes an agreement with the holder of the credit to apply the credit to a specified development. Before the credit expires, the City Manager may, upon request, in writing, and for good cause, extend the term of the credit by one additional term of two years.

Sec. 17.76.100 Marketing and sale of units.

Rules and regulations under Section 17.76.110, below, may address marketing and sale of units to ensure that the community has sufficient notice of available affordable housing.

Sec. 17.76.110 Rules and regulations.

The City Manager may adopt such reasonable rules and regulations as may be necessary for the purpose of administering, interpreting, or enforcing the provisions of this Chapter.

Sec. 17.76.120 Objections and appeals.

A. It is the intention of the City that the application of this Chapter shall comply with all statutory and constitutional requirements, including not resulting in an unlawful taking of private property without the payment of just compensation.

B. Any applicant for the development of a housing project who believes that the application of this Chapter would affect such an unlawful taking may apply to the City Manager for an adjustment of the requirements imposed by this Chapter. Such application must state with specificity the adjustment requested and the legal basis therefor.

C. If the City Manager determines that the application of the requirements of this Chapter would result in an unlawful taking of private property without just compensation, the City Manager may alter, lessen or adjust permanently affordable dwelling unit requirements as applied to the particular development under consideration such that there is no unlawful uncompensated taking.

D. If, after reviewing such application, the City Manager denies the relief sought by an applicant, the applicant may request an administrative hearing to seek relief from the provisions of this Chapter. Any such hearing shall be conducted by a hearing officer retained by the City. At such hearing, the burden of proof will be upon the applicant to establish that the fulfillment of the requirements of this chapter would affect an unconstitutional taking without just compensation pursuant to applicable law of the United States and the state of Colorado. If it is determined at such administrative hearing that the application of the requirements of this chapter would effect an illegal taking without just compensation, the City Manager will alter, lessen or adjust permanently affordable dwelling unit requirements as applied to the particular development under consideration such that no illegal uncompensated taking takes place.

Section 2. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares it would have passed and approved this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 3. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

<u>Section 5.</u> Any person convicted of violating this ordinance may be punished as set forth in 1.28.010 of the Louisville Municipal Code, as may be amended but which currently provides violations shall be punished by a fine of not more than $2,650.00, as shall be adjusted for inflation on January 1, 2014 and on January 1 of each year thereafter, or by imprisonment not to exceed 364 days, or by both such fine and imprisonment.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this ____ day of ________________, 2021.

____
Ashley Stolzmann, Mayor

ATTEST:

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Meredyth Muth, City Clerk

APPROVED AS TO FORM:

____
Kelly PC
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of ____________________, 2021.

____
Ashley Stolzmann, Mayor

ATTEST:

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Meredyth Muth, City Clerk