



Agenda Section:	IX
Item:	4
Report Date:	10/23/20
Council Meeting Date:	10/27/20

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION:	Consider Ordinance 878: An Ordinance Amending Chapter 13 of the New Brighton City Code Regarding Tenant Notification and Notice of Potential Sale with Respect to Rental Housing Unit Buildings
DEPARTMENT HEAD'S APPROVAL:	
CITY MANAGER'S APPROVAL:	
No comments to supplement this report	Comments attached

15.99 Deadline: n/a

Recommendations: ▪ **Approval of Ordinance 878**

Legislative History: ▪ none

Financial Impact: Potentially critical for low-income residents living in buildings undergoing an ownership change.

Summary: The recent sale of the Pike Lake Plaza Apartments within the City demonstrated the need to adopt tenant protections for low income tenants residing in NOAH properties being sold to a new owner. Ordinance 878 would apply to properties containing three or more rental housing units at the time of sale, and would require a new owner to pay relocation benefits if the owner takes certain actions which force resident re-location(s) during a required three-month notification period. The ordinance also requires advance notice to the City that an affordable rental property will be going up for sale so that parties interested in maintaining affordable rents can be notified of the opportunity to invest in New Brighton.

Attachments: 1) *Staff Report*
2) *Ordinance 878*
3) *Summary Publication Resolutio*

Ben Gozola, AICP

Assistant Director of Community Assets and Development

To: **City Council**From: Ben Gozola, *Assistant Director DCAD*Meeting Date: **10-27-20**

INTRODUCTION

As part of the new 2040 Comprehensive Plan, the City of New Brighton acknowledged that a wide variety of housing types are needed to meet the needs of our diverse community at all stages of life. One of the most sought-after and needed segments within the City's housing spectrum are naturally occurring affordable housing (NOAH) units. Such units are attractive as they provide avenues for first-time home buyers to enter the housing market, and offer attainable rental housing options for low-income residents. Unfortunately, NOAH units are the most likely to be lost over time as properties change hands and as redevelopment occurs.

The recent sale of the Pike Lake Plaza Apartments within the City demonstrated the need to adopt tenant protections for low income tenants residing in NOAH properties being sold to a new owner. Ordinance 878 would establish such protections, and provide clear guidance to investors on necessary steps to take when entering the local housing market.

ORDINANCE 878 OVERVIEW

Ordinance 878 would only apply to properties containing three or more rental housing units at the time of sale, and would require a new owner to pay relocation benefits if the owner takes certain actions which force resident relocation(s) during a required three-month notification period. The ordinance also requires advance notice to the City that an *affordable* rental property will be going up for sale so that parties interested in maintaining affordable rents can be notified of the opportunity to invest in New Brighton.

- **Lines 11 - 15. Organizational updates to Chapter 13.** Makes organizational changes City Code Chapter 13 to create a new space for the proposed Tenant Notification and Notice of Potential Sale language. No existing language is changed, Sections 13-173 through 199 are marked as "reserved" for future ordinance changes, and a new Article 5 is created (starting with Section 13-200) to house the new ordinance language.
- **Lines 16 – 25. Ordinance Purpose.** These lines establish the purpose and intent of adopting tenant notification and notice of potential sale requirements.

- **Lines 26 – 50. Definitions.** These lines adopt eight (8) new definitions that will apply specifically to this new Article within Chapter 13. Terms defined include *Affordable Housing Building*, *Available for Sale*, *Cause*, *Housing Building*, *Housing Unit*, *Material Change*, *Tenant Notification Period*, and *Transfer of Ownership*. While all of these new definitions are important, an important distinction to take note of is the difference between “affordable housing building” and “housing building.”
 - An **Affordable Housing Building** is a multiple-family rental housing building having five or more dwelling units where at least 20 percent of the units rent for an amount that is affordable.
 - A **Housing Building** is simply a building with three or more rental units.

This is an important distinction to call out as certain regulations only pertain to affordable housing buildings.

- **Lines 51 – 70. Notice to the City of a Proposed Sale.** These lines specifically lay out a new requirement that the Department of Community Assets & Development and building tenants be made aware of the intent to “make available for sale” an affordable housing building within the City.

At least 90 days before the building becomes available for sale as defined by the ordinance, a building owner must provide notice to the City that the building is being made available for purchase (regardless of whether the building will be on the open market or through private sale). The City notice is required to contain specific information that will allow the City to inform organizations interested in maintaining affordable rents that an opportunity to fulfill their goals exists in New Brighton. Concurrent with the City notice, residents of the applicable building(s) must also be informed of the possible ownership change. Specific requirements for translation of the notice are built into the ordinance to ensure all residents understand what is being communicated.

- **Lines 71 – 75. Exclusion to the Notice Requirement.** These lines provide for two (2) exceptions to the notice of sale requirement:
 - 1) If an affordable housing building is already subject to federal, state, or local rent income restrictions that will continue to be in effect following a proposed sale, no notice is required;

OR

 - 2) If the buyer contracts with the City to maintain the property in compliance with the definition of “affordable housing building” for at least 10 years, no notice is required.
- **Lines 76 – 112. Post-sale Notice Required.** Per these lines, upon taking ownership of any “housing building” (note that this is more inclusive than the definition of “affordable housing building”), a new owner has 30 days to provide notification to each tenant of an acquired building that the building is under new ownership. The Department of Community Assets and Development must also receive a copy of this notice within the allowed 30-day window.

The ordinance lists a series of very detailed pieces of information that must be relayed to the tenants and DCAD including answers to specific questions focusing on how the ownership change may impact everything from rent, re-screening, lease changes, building updates, and renewals. Again, specific requirements for translation of the notice are built into the ordinance to ensure all residents understand what is being communicated.

Lines 122 – 125 specifically prohibits a new owner from terminating or not renewing a tenant’s rental agreement without cause, raising rent, re-screen existing tenants, or imposing material change(s) to the terms of the lease during the tenant notification period unless the required notice has been issued.

- **Lines 126 – 139. Relocation Assistance.** These lines require that a new owner of a housing building must pay relocation assistance to tenants if they take certain actions within the 90-day notice period. Mandatory relocation assistance is to be equal to three months’ rent pursuant to the current lease. Requirements as to when relocation assistance must be paid are outlined on lines 137 – 139.
- **Lines 140 – 147. Tenant Complaints.** These lines outline what must happen when a tenant believes a new owner has not provided one of the required notifications outlined in Ordinance 878. In such a case, a tenant may file a “notice of violation” to the City so the City can determine whether an administrative penalty is warranted. In such an event, all actions by the City will be on behalf of the City and not the tenant. The tenant is free to pursue any separate remedy available to the tenant under law.
- **Lines 148 – 159. Penalties.** By not following the requirements of Ordinance 878, an owner will be subject to all required relocation costs for residents PLUS \$500 per resident. Penalties would be paid to the City, and the City would disperse said funds to its impacted residents. The ordinance also makes clear that tenants receiving penalties may still seek additional redress in court to the extent permitted by law.

FREQUENTLY ASKED QUESTIONS

If adopted, it will be important for the City to educate both property owners and residents of these new requirements. To that end, the following Q&A is proposed to be used on the City’s website and social media:

What is the Tenant Notification Ordinance?

- Properties containing three or more rental housing units at the time of sale must provide notice to all tenants and the City that a transfer of ownership has occurred. Once notice is provided, a three-month “tenant notification period” begins. During the 90-day period, the new owner may be required to pay relocation benefits to a tenant if the owner issues a non-renewal without cause or non-renewal due to rescreening. The new owner could also be subject to paying relocation assistance if they increase the rent, re-screen existing residents, or implement a material change to the lease resulting in a tenant giving notice to terminate their lease.

What does this mean for renters?

- Upon sale of a property, tenants in New Brighton are no longer subject to immediate changes to their rental terms that could impact their housing. Renters will be given a minimum of 90 days grace time before changes can be made by a new owner. If the required grace time is not provided by the new owner, a tenant may be entitled to relocation assistance in the amount of three months' rent.

Why was this ordinance adopted?

- The city is concerned about the displacement of tenants residing in properties that have been sold to a new owner. The ordinance creates a 90-day period of time in which residents can work with housing support resources and seek alternative housing if they are facing lease non-renewals without cause, unaffordable rent increases, new screening criteria requirements, or other material changes to their rental agreement that force a move.

When does the ordinance apply?

- The ordinance applies when a rental housing property with three or more rental units transfers ownership.

Who needs to be notified?

- The new owner must notify all tenants and the City of New Brighton. The 90-day grace period begins upon receipt of the notice.

Where can I find the required relocation assistance amount?

- Relocation assistance is an amount equal to three months' rent per the current lease.

Are there income restrictions that apply?

- No, the ordinance applies to all housing buildings with three or more rental units regardless of the amount of rent charged or the tenant's income.

When does the new owner have to provide relocation benefits?

- A new owner would be required to pay relocation assistance if during the three-month tenant notification period the new owner:
 - Raises the rent and the tenant terminates his or her rental agreement due to the rent increase;
 - Requires existing tenants to be re-screened or comply with new screening criteria and the owner or tenant terminates the tenant's lease;
 - Does not renew the tenant's rental agreement without cause; or

- Imposes a material change in the terms of the lease and the owner or tenant terminates or does not renew the tenant's lease.
- Relocation assistance may also be required if material changes to lease terms are implemented by new ownership in the first 30 days immediately following the end of three-month tenant notification period IF such changes were not disclosed in the notice.

Does a tenant need to move out during the three-month tenant notification period to qualify for relocation assistance?

- No. Provided the qualifying event triggering relocation assistance occurs within the 90-day notice period, relocation fees must be paid in accordance with the ordinance.

Does the ordinance apply if the management changes in the building?

- No, the ordinance only applies if the ownership of the property transfers.

Does a transfer of sale include an ownership transfer to an immediate family member? Or as the result of inheritance?

- If it is an actual transfer of ownership title that was not previously in place, it would be considered a sale and the ordinance would apply.

Would the policy apply to bank-owned or foreclosed properties?

- Yes, all housing properties with three or more rental units transferring ownership through the sale of the property would be required to comply with the ordinance. In the case of a foreclosed property, the three month notification period will begin when the redemption period has expired and the new owner has taken possession of the property.

What is my responsibility as a seller?

- Sellers should make sure that potential buyers are aware of the ordinance either directly or through their broker.
- If you are planning on selling a multiple-family rental housing building having five or more dwelling units where at least 20 percent of the units rent for an amount that qualifies as "affordable" in Ramsey County, additional requirements will apply. Please contact the Department of Community Assets and Development for more details.

I'm buying a housing building – what is my responsibility?

- If the property has three or more rental units, a new owner is required to comply with the requirements of the New Brighton Tenant Notification Ordinance. If you need any help understanding the ordinance, please contact the Department of Community Assets and Development. City staff wants to ensure all of your questions are answered well in advance of any sale.

Can I raise rents, facilitate non-renewals without cause, make a material change to the lease, or re-screen existing residents during the three-month tenant notification period following the transfer in ownership?

- This ordinance does not prohibit a new owner from taking the actions listed above. However, the owner would be required to pay resident relocation benefits if they issue lease non-renewals (without cause or due to re-screening), or take any of these actions during the 90-day tenant notification period and the resident gives notice to move as a result.

Are there any restrictions after the 90-day tenant notification period expires?

- If the new owner intends to increase rent, require existing tenants to be rescreened, terminate or not renew housing unit rental agreements, or impose a material change in the terms of the lease within the 30 days immediately following the end of three-month tenant notification period, the owner must disclose this information to tenants within the required notice. Failure to do so may subject the owner to penalties as outlined in the Ordinance. After that time, the City of New Brighton Tenant Notification Ordinance would no longer apply and owners can manage the property in accordance with their preferred management practices.

If a lease expires during the three-month notification period, can I raise the rent?

- You can renew the lease, but any rent increases must be effective following the expiration of the 90-day tenant notification period or the owner may be subject to paying relocation benefits.

How can I learn more or file a complaint?

- If you have any questions related to the implementation of this ordinance or wish to file a complaint, please contact the Department of Community Assets and Development.

RECOMMENDATION

Staff is recommending approval of Ordinance 878 based on the following:

- It is in the best interest of the community to protect the most vulnerable of residents from immediate housing disruption due to circumstances beyond their control.
- In the event of immediate housing disruption, mandatory relocation fees will ensure our residents can transition to new housing without a period of homelessness.

- The regulations offered for adoption are becoming common-place within the industry, and will not place New Brighton at a competitive disadvantage in attracting investment dollars for the rehabilitation of aging properties.

ADDITIONAL MOTION REQUIRED FOR ORDINANCE 878

Summary Publication Resolution.....“Move to approve the resolution of summary publication for Ordinance 878”

ATTACHMENTS:

1. *Ordinance 878*
2. *Draft summary publication resolution for Ordinance 878*

ORDINANCE NO. 878

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE AMENDING CHAPTER 13 OF THE NEW BRIGHTON CITY CODE
REGARDING TENANT NOTIFICATION AND NOTICE OF POTENTIAL SALE
WITH RESPECT TO RENTAL HOUSING UNIT BUILDINGS**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. Chapter 13 of the Code of Ordinances of the City of New Brighton, Minnesota, is hereby amended as follows:

Existing Articles 1 through 3 are hereby restated and incorporated herein unchanged.

Existing Article 4, Division 1, Sections 13-170 through 13-172 are restated and incorporated herein unchanged.

Sec. 13-173—199 Reserved

Article 5. Tenant Notification and Notice of Potential Sale

Sec. 13-200. Purpose.

The purpose of this Article is to provide housing stability, protection, and notification to tenants in rental housing during an ownership transition. This Article requires notice to both tenants and the City whenever title to property containing three or more rental housing units is conveyed or otherwise transferred. Under this Article, an owner of a housing building is required to pay resident relocation benefits if the owner takes certain actions during a required three-month tenant notification period, and the resident of the building needs to move as a result of the owner's action(s). In addition, this Article requires that when rental properties affordable to lower income households become available for sale, the City must receive notice of the potential sale so that it can make such information available to parties interested in purchasing the property with a goal of keeping rents affordable for lower income households.

Sec. 13-205. Definitions.

The following definitions in this Section apply in Article 5. Defined terms remain defined terms, whether or not capitalized.

(1) Affordable Housing Building. A multiple-family rental housing building having five or more dwelling units where at least 20 percent of the units rent for an amount that is affordable. Affordable shall mean no more than 30 percent of income to households at or below 80 percent of area median income, as most recently determined by the United States Department of Housing and Urban Development for Low Income Housing Tax Credit (LIHTC) purposes, as adjusted for household size and number of bedrooms.

(2) Available for Sale. The earliest implementation of any of the following actions: negotiating to enter into a purchase agreement that includes an affordable housing building, advertising the sale of an affordable housing building, entering into a listing agreement to sell an affordable housing building, or posting a sign that an affordable housing building is for sale.

(3) Cause. The tenant or a member of the tenant's household materially violated a term of the lease or rental agreement, or violated an applicable federal, state, or local law or regulation.

(4) Housing Building. A building with three or more rental units.

(5) Housing Unit. A rental unit within a housing building.

(6) Material Change. A change in the terms of a lease that significantly limits or restricts the tenants' use and enjoyment of a housing unit or the housing building.

(7) Tenant Notification Period. The period that commences on the date when a written notice of the transfer of ownership of a housing building is sent to each housing unit tenant pursuant to Section 13-215 and ends on the last day of the third full calendar month following the date on which the notice was sent. In no case shall the tenant notification period be less than 90 days.

(8) Transfer of Ownership. Any conveyance of title to an affordable housing building, whether legal or equitable, voluntary or involuntary, resulting in a transfer of control of the building, effective as of the earlier of the date of delivery of the instrument of conveyance or the date the new owner takes possession.

Sec. 13-210. Notice to the City of Proposed Sale.

(1) Notice to the City. Any owner or representative of the owner who intends to make available for sale any affordable housing building shall notify the Director of the Department of Community Assets and Development of the proposed sale by providing the notice required in this Section. The notice shall be on a form prescribed by the City stating the owner's intent to make available for sale the affordable housing building and which may include, at the City's sole discretion, some or all of the following information:

(A) Owner's name, phone number, and mailing address;

(B) Address of the affordable housing building that will be made available for sale;

(C) Total number of dwelling units in the building; and

(D) Number and type (e.g., efficiency, one bedroom, two bedrooms, etc.) of each of the affordable housing dwelling units in the building and the contract rent for every dwelling unit in the building.

(2) Manner and Timing of Notice. The notice shall be mailed or hand delivered to the Director of the Department of Community Assets and Development no later than 90 days prior to the affordable housing building being made available for sale. The notice shall also be delivered directly to all affected tenants and include the following language requirement: “This is important information about your housing. If you do not understand it, have someone translate it for you now, or request a translation from your landlord.” This advisory must be stated in the notice in the following languages: English, Spanish, Somali, Karen, and Hmong. This notice shall be delivered to all affected tenants no later than 90 days prior to the affordable housing building being made available for sale. Upon request by the tenant, the owner must provide a written translation of the notice into the tenant’s preferred language if the language is listed above.

(3) Exclusions. This notice of potential sale requirement shall not apply to the sale or transfer of title of an affordable housing building already subject to federal, state, or local rent or income restrictions that continue to remain in effect after the sale or transfer; or with respect to the sale or transfer of a residential rental building in which the buyer contracts with the City to maintain the property in compliance with the definition of an “affordable housing building” as defined in this Article, for a period of no less than 10 years.

Sec. 13-215. Post Sale Notice.

(1) Notice to Tenants. Whenever title to property containing a housing building is conveyed or otherwise transferred, as a condition of receipt of a rental license, the new owner must within 30 days after the real estate closing, deliver written notice to each housing unit tenant that the housing building is under new ownership. The notice must include, at a minimum, the following information:

(A) The name, mailing address, and telephone number of the new owner.

(B) The following statement: “New Brighton City Code Section 13-215 provides for a three month tenant notification period to housing unit tenants when new ownership takes control of a property. A tenant may be entitled to relocation assistance from the new owner if, during the three month tenant notification period, the new owner:

1. Terminates or does not renew the tenant’s rental agreement without cause;
2. Raises the rent and the tenant terminates his or her rental agreement due to the rent increase;
3. Requires existing tenants to be re-screened or comply with new screening criteria, and the owner or tenant terminates the tenant’s lease based on that re-screening or failure to meet those new screening criteria;
4. Imposes a material change in the terms of the lease, and the owner or tenant terminates or does not renew the tenant’s lease because of those material changes; or
5. Engages in construction activity at the property that would trigger federal, state, or local law regarding lead paint or asbestos safety.”

(C) Whether there will be any rent increase within the three month tenant notification period and, if so, the amount of the rent increase and the date the rent increase will take effect.

(D) Whether the new owner will require existing housing unit tenants to be re-screened or comply with new screening criteria during the three month tenant notification period and, if so, a copy of the applicable screening criteria.

(E) Whether the new owner will, without the tenant's consent, impose a material change in the terms of the lease during the three month tenant notification period and, if so, the language of the material change and explanation of its effect.

(F) Whether the new owner will terminate or not renew rental agreements without cause during the three month tenant notification period and, if so, notice to the affected housing unit tenants whose rental agreements will terminate and the date the rental agreements will terminate.

(G) Whether the new owner intends to increase rent, require existing tenants to be rescreened to determine compliance with existing or modified residency screening criteria, terminate or not renew housing unit rental agreements, or impose a material change in the terms of the lease without cause within 30 days immediately following the tenant notification period.

(H) Whether the new owner intends to engage in construction activity at the property that would trigger federal, state, or local law regarding lead paint or asbestos safety.

(I) The date that the tenant notification period will expire.

(2) Language requirement. Each notice required by this Section shall contain an advisory that reads as follows: "This is important information about your housing. If you do not understand it, have someone translate it for you now, or request a translation from your landlord." This advisory must be stated in the notice in the following languages: English, Spanish, Somali, Karen, and Hmong. Upon written request by a tenant that identifies the tenant's native language, the owner must provide a written translation of the notice in that language.

(3) Notice to the City. The new owner must deliver a copy of the notice required by this Section to the City of New Brighton Community Assets and Development Department at the same time that the notice is delivered to tenants.

(4) Required tenant notification period. The new owner of a housing building must not terminate or not renew a tenant's rental agreement without cause, raise rent, re-screen existing tenants, or impose a material change to the terms of the lease during the tenant notification period without providing the notices required by this Section.

Sec. 13-220 Relocation Assistance.

(1) When Required. A new owner of a housing building must pay relocation assistance to housing unit tenants if, during the three month tenant notification period, the new owner:

(A) terminates or does not renew the tenant's rental agreement without cause;

(B) raises the rent and the tenant terminates his or her rental agreement due to the rent increase;

(C) requires existing tenants to be re-screened or comply with new screening criteria and the owner or tenant terminates the tenant's lease; or

(D) imposes a material change in the terms of the lease and the owner or tenant terminates or does not renew the tenant's lease.

(2) Amount. Relocation assistance shall be in an amount equal to three months of the monthly rent pursuant to the current lease.

(3) When Paid. The new owner shall, when required, pay relocation assistance to the tenant of a housing unit within 30 days after receiving tenant's written notice of termination of the lease or within 30 days after the owner notifies the tenant that the lease will be terminated or not renewed.

Sec. 13-225 Tenant Complaints.

A tenant of a housing unit who believes the new owner has not provided the tenant the notifications required under this Article may submit a notice of violation to the City. The purpose of the notice is to inform the City of an alleged violation of this Article to assist the City in determining whether to impose an administrative penalty provided for in this Section. The City is not required to take any particular action in response to a notice of violation, and any enforcement action it does take shall be on behalf of the City, not the tenant. Filing a notice of violation does not prohibit the tenant from pursuing any remedy available to the tenant under law.

Sec. 13-230 Penalty.

(1) Violations. A violation of this Article is an administrative offense that may be subject to an administrative citation and civil penalties as provided in Article 5 of the City Code. Notwithstanding any provision of Article 5 of the City Code, the penalty for a violation of Sections 13-215 or 13-220 shall be the sum of the applicable amount of relocation assistance plus \$500.

(2) Number of Offenses. A violation of this Article shall constitute a separate offense for each dwelling unit affected.

(3) Transfer of Funds. Within 30 days after a person pays the penalty in Section 13-230 (1) to the City, the City shall pay to the displaced tenant of the housing unit in which the violation occurred an amount equal to the relocation assistance amount specified in Section 13-220 (2).

(4) Additional Redress. In addition, any tenant aggrieved by a landlord's noncompliance with this Chapter may seek redress in any court of competent jurisdiction to the extent permitted by law.

Sec. 13-231—249 Reserved

SECTION 2. Effective Date

This ordinance shall take effect upon its adoption by the City Council, its publication in the City's official newspaper.

ADOPTED this 27th day of October 2020, by the New Brighton City Council with a vote of ____ ayes and ____ nays.

Valerie Johnson, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk

RESOLUTION ____
CITY COUNCIL
CITY OF NEW BRIGHTON

**RESOLUTION AUTHORIZING PUBLICATION OF
ORDINANCE NO. 878 BY TITLE AND SUMMARY**

WHEREAS, the city council of the City of New Brighton has adopted Ordinance No. 878, an ordinance amending Chapter 13 of the New Brighton city code regarding tenant notification and notice of potential sale with respect to rental housing unit buildings; and

WHEREAS, the ordinance is lengthy; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Brighton, that the City Clerk shall cause the following summary of Ordinance No. 878 be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of New Brighton has adopted Ordinance No. 878 which will require notifications to tenants and the City of New Brighton when property containing three or more rental units is changing ownership. The purpose of these new requirements is to provide housing stability, protection, and notification to tenants in rental housing during an ownership transition. Under these new rules, the owner of a housing building is required to pay resident relocation benefits if the owner takes certain actions during a required three-month tenant notification period, and the resident of the building needs to move as a result of the owner's action(s). In addition, this ordinance requires that when rental properties affordable to lower income households become available for sale, the City must receive notice of the potential sale so that it can make such information available to parties interested in purchasing the property with a goal of keeping rents affordable for lower income households. The full ordinance text is available for inspection at City Hall during regular business hours, and will be emailed or sent to any party upon request.

Mayor Valerie Johnson

BE IT FURTHER RESOLVED by the City Council of the City of New Brighton that the City Clerk keep a copy of the ordinance at city hall for public inspection, and that a full copy of the ordinance be posted in a public place within the city.

Adopted this 27th day of October, 2020 by the City of New Brighton City Council with voting as follows:

Mayor Valerie Johnson: _____

Paul Jacobsen: _____

Emily Dunsworth: _____

Graeme Allen: _____

Nasreen Fynewever: _____

Valerie Johnson, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk