



COUNCIL PUBLIC HEARING

Tuesday, August 27, 2024 at 6:00 PM

COUNCIL MEMBERS:

Mayor Rick Scholl
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

LOCATION & CONTACT:

HYBRID: Council Chambers & Zoom (details below)
Website | www.sthelensoregon.gov
Email | kpayne@sthelensoregon.gov
Phone | 503-397-6272
Fax | 503-397-4016

AGENDA

OPEN PUBLIC HEARING

TOPIC

1. Sale of approximately 35-acres of City-Owned Property at 1300 Kaster Road described as:
 - Tax Account No. 13249, Map No. 4N1W-9-00101
 - Tax Account No. 13215, Map No. 4N1W-9-00101

PUBLIC COMMENT

CLOSE PUBLIC HEARING

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/88962699492?pwd=FTcMTFFowYhTVf2nws3acRf8oeYUaZ.1>
Passcode: 657693
Call in: 253-205-0468

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.

City of St. Helens
Notice of City Council Public Hearing
Sale of City-Owned Property

Item 1.

In compliance with ORS 221.725, the St. Helens City Council will conduct a public hearing on **Tuesday, August 27, 2024 beginning at 6:00 p.m.** The purpose of the hearing is to receive written and public comments on the sale of City-owned property, described as the following:

An approximate 35-acre portion of Parcel 1 of Partition Plat No. 2020-03 (the Property). The Property is the majority of the white paper mill and associated improvements at 1300 Kaster Road. The Property is located east of the eastern terminus of the Kaster Road right-of-way, south of the Wastewater Treatment Plant lagoon, north of Parcel 2 of Partition Plat No. 2020-03, and west of the Portland & Western railroad right of way situated between the mill and the Multnomah Channel.

The property is within the following as identified by the Columbia County Assessor records:

- Tax Account No. 13249
Map No. 4N1W-9-00101

- Tax Account No. 13215
Map No. 4N1W-9-00101

The property is zoned Heavy Industrial and developed with a paper mill and related improvements. The proposed use of the property is to operate a paper manufacturing facility. The reason why the City Council considers it necessary or convenient to sell the property is to promote economic development, private investment, and job creation opportunities in the city of St. Helens.

If you wish to submit written comments, please address them as follows:

John Walsh, City Administrator
City of St. Helens
265 Strand Street
St. Helens, Oregon 97051

Written comments may be submitted in advance or at the hearing. If submitted by 4:00 p.m., Monday, August 26, 2024, copies of the comments will be provided to the Council in advance of the hearing.

The Public Hearing will be held via Zoom and in person at the St. Helens City Council Chambers, 265 Strand Street, Plaza Entrance, St. Helens, Oregon. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

###

Lisa Scholl
Deputy City Recorder
August 16, 2024

Posted:

- ✓ City Hall Main Lobby
- ✓ City Website
- ✓ Police Station
- ✓ Public Library

Emailed:

- ✓ The Chronicle to publish on August 21, 2024
- ✓ All Mass Distribution Lists

From the SHIPB Parcelization Framework & Funding Plan Resolution No. 1910 (2021)

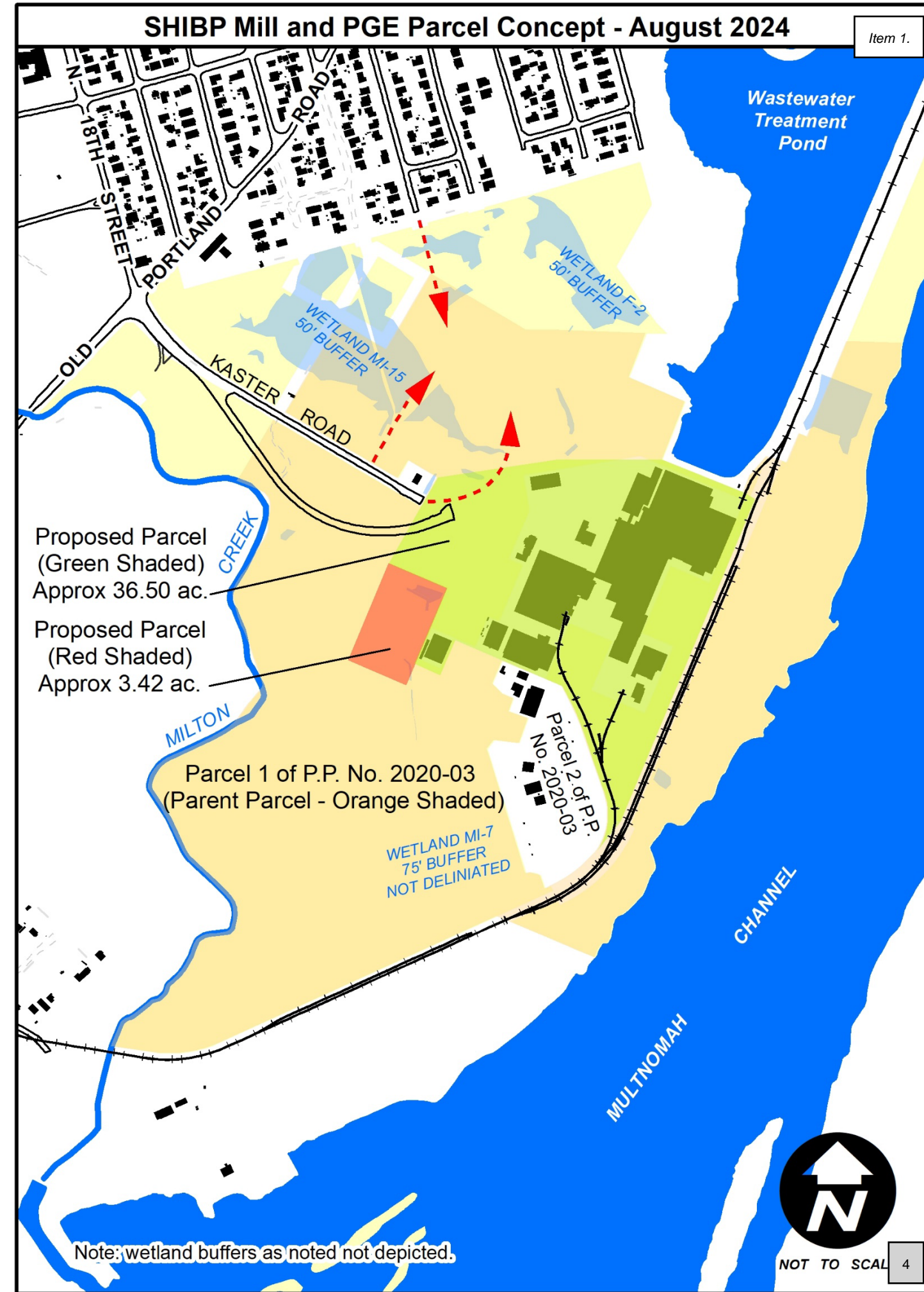


EXHIBIT B
 A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF SECTION 10,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF ST. HELENS, COLUMBIA COUNTY, OREGON

#1
NO CHANGE TO
EDGE
PARCEL

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD., STE. 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

1300 KASTER ROAD

**PURCHASE AND SALES
 AGREEMENT BOUNDARY**

DESIGNED BY:
 DRAWN BY: WCB
 MANAGED BY:
 CHECKED BY: NSW
 DATE: 7/18/2024

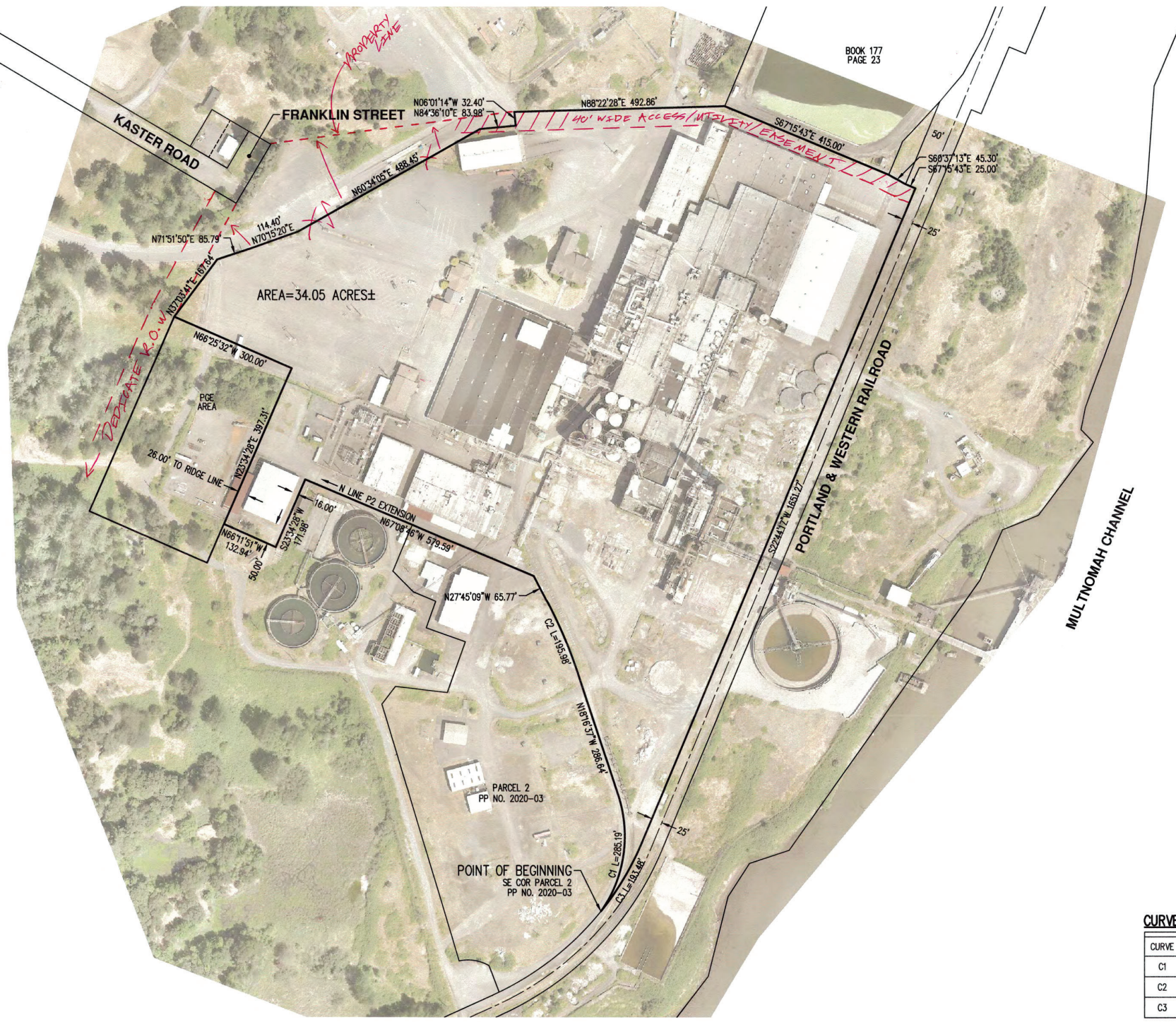
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White
 NICK WHITE
 JANUARY 9, 2007
 70852LS
 RENEWS: 6/30/26

REVISIONS:

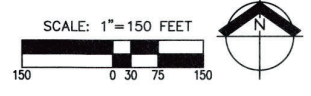
JOB NUMBER
11559

EXHIBIT
B



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	305.00'	53°34'25"	285.19'	N08°30'36"E 274.91'
C2	1185.00'	09°28'33"	195.98'	N23°00'53"W 195.76'
C3	691.20'	16°02'19"	193.48'	S30°45'26"W 192.85'



PREPARED FOR
 ALLIED WEST PAPER CORPORATION
 11101 ETIWANDA AVENUE
 FONTANA, CA 92337

AKS DRAWING FILE: 11559_20240718_EB1001B_LAYOUT.DWG | LAYOUT: EB10

City of St. Helens
RESOLUTION NO. 2020

A RESOLUTION OF THE CITY COUNCIL OF ST. HELENS, OREGON
DECLARING CITY OWNED PROPERTIES AT 1300 KASTER ROAD, TAX
ACCOUNT NOS. 13249 AND 13215, AS SURPLUS AND AUTHORIZING
SALE OF THE PROPERTIES

WHEREAS, the City of St. Helens obtained properties located on Kaster Road, identified as Tax Account Nos. 13249 and 13215 (Properties); and

WHEREAS, the City has maintained ownership of the Properties during previous industrial uses; and

WHEREAS, the Properties are zoned Heavy Industrial and developed with a paper mill and related improvements; and

WHEREAS, the proposed use of the property is to operate a paper manufacturing facility; and

WHEREAS, the City Council considers it necessary or convenient to sell the Properties to promote economic development, private investment, and job creation opportunities in the city of St. Helens; and

WHEREAS, ORS 221.725 provides the process to be followed by a city when the City Council considers it necessary or convenient to sell real property; and

WHEREAS, the City has followed the required process stated in ORS 221.725 by publishing a notice of the proposed sale in a newspaper of general circulation in the City consistent with the requirements of ORS 221.725(2), and

WHEREAS, the City Council held a public hearing on August 27, 2024, to receive public comments from any resident of the city regarding the sale of the Properties prior to the sale; and

WHEREAS, the City has followed ORS 221.725(4) by disclosing at the public hearing the nature of the proposed sale and the general terms thereof, including an appraisal or other evidence of the market value of the Properties; and

WHEREAS, The City Council has determined that the proposed purchase price is supported by the appraisal for the Properties and is within an acceptable range similar to parcels within St. Helens with similar site characteristics and development potential; and

WHEREAS, the City Council wishes to declare the Properties surplus and authorize sale to Arcadia Paper Mills, LLC for the agreed upon price of Seven Million Five Hundred Thousand Dollars.

NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:

Section 1. Finding No. 1. The City Council hereby finds and determines that the Properties located at 1300 Kaster Road, identified as Tax Account Nos. 13249 and 13215, are surplus, have historically been used for a paper mill, and would benefit the City by being sold to for use as a paper manufacturing facility.

Section 2. Finding No. 2. The City Council hereby finds that after offering the Properties for sale, a purchaser has been identified, Arcadia Paper Mills, LLC, who submitted an acceptable offer of Seven Million Five Hundred Thousand Dollars for the Properties.

Section 3. Finding No. 3. The City Council finds that the requirements of ORS 221.725, which apply when a sale of real property is done by a City, have been fully complied with as the meeting was properly noticed and held and any resident of the city was given an opportunity to present written or oral testimony at a public hearing held on August 27, 2024.

Section 4. Finding No. 4. The City Council finds that sale of the Properties to Arcadia Paper Mills, LLC is in the best interests of the City and authorizes and directs the City Administrator to take appropriate steps to complete the sale according to the terms negotiated.

Section 5. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the City Council of this 27th day of August 2024.

Ayes:
Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder