



COUNCIL PUBLIC HEARING

Wednesday, June 19, 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 City-Owned Properties on Millard Road described as:
 - Tax Account No. 29254, Map No. 4N1W-8CB-00400, 16.3 Acres
 - Tax Account No. 29246, Map No. 4N1W-8BC-02600, 6.86 Acres

PUBLIC COMMENT

CLOSE PUBLIC HEARING

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/86199982583?pwd=NGtSVHhMbzRuMHZabk9HSTVVCVk00dz09>
Passcode: 320687
One tap mobile: +12532158782

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 **Wednesday, June 19, 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:

- Tax Account No. 29254
Map No. 4N1W-8CB-00400
Millard Road
City of St. Helens
16.3 Acres

- Tax Account No. 29246
Map No. 4N1W-8BC-02600
Millard Road
City of St. Helens
6.86 Acres

The property is zoned Mixed Use and is currently vacant. The proposed use of the property is single family residential. The reason why the City Council considers it necessary or convenient to sell the property is to promote the expansion of residential 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, June 17, 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.

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Kathy Payne
City Recorder
June 6, 2024

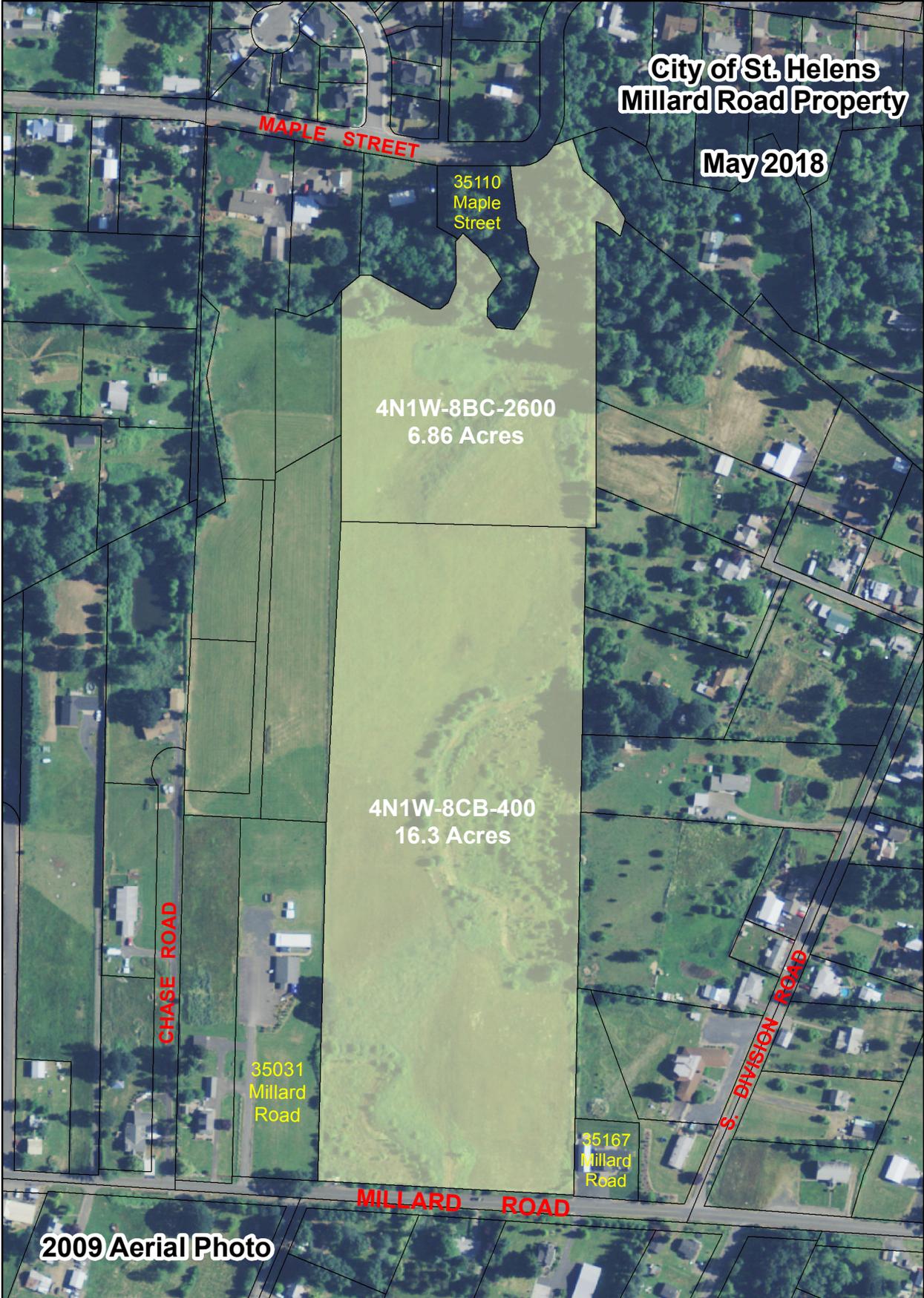
Publish in the Chronicle on June 12, 2024

Posted:

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

Emailed:

- ✓ The Chronicle to publish on June 12
- ✓ All Mass Distribution Lists



City of St. Helens
RESOLUTION NO. 2014

A RESOLUTION OF THE CITY COUNCIL OF ST. HELENS, OREGON
DECLARING CITY OWNED PROPERTIES ON MILLARD ROAD, TAX
ACCOUNT NOS. 29254 AND 29246, AS SURPLUS AND AUTHORIZING
SALE OF THE PROPERTIES IN COMPLIANCE WITH ORS 221.725

WHEREAS, the City of St. Helens obtained properties located on Millard Road, identified as Tax Account Nos. 29254 and 29246 (Properties); and

WHEREAS, the City has maintained ownership of the Properties as a vacant lot without identifying a public use for the Properties; and

WHEREAS, the City Council directed City staff to identify vacant City owned parcels that have development potential, are not needed for City use, and which might be made available for disposal/purchase so that they may be developed and generate additional tax revenues; and

WHEREAS, City staff identified several parcels including the Properties on Millard Road which was presented to City Council for discussion; 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 June 19, 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 Council determined at a public meeting that the Properties have no identified public use and should be offered for sale; and

WHEREAS, the City has followed ORS 221.715(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 property; and

WHEREAS, City staff offered the Properties for sale through conventional means and has identified a potential buyer, OHM Equity Partners LLC, who has offered to purchase both Properties for an estimated \$35,000 per buildable lot, minimum 5,000 square foot lots; and

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

WHEREAS, City staff has obtained a suitable title report and is prepared to sell the Properties along with a title insurance policy; and

WHEREAS, the City Council wishes to declare the Properties surplus and authorize sale to OHM Equity Partners LLC for the agreed upon price of \$35,000 per buildable lot.

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 on Millard Road, identified as Tax Account Nos. 29254 and 29246, are surplus, have no identified City use, and would benefit the City by being sold to be developed as private residential property.

Section 2. Finding No. 2. The City Council hereby finds that after offering the Properties for sale, a purchaser has been identified, OHM Equity Partners LLC, who submitted an acceptable offer of approximately \$35,000 per buildable lot (5,000sf minimum lot size) 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 June 19, 2024.

Section 4. Finding No. 4. The City Council finds that sale of the Properties to OHM Equity Partners LLC is in the best interests of the City 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 19th day of June 2024.

Ayes:
Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder