

ORDINANCE NO. 1599

(AN ORDINANCE PROVIDING FOR THE SALE OF
SURPLUS CITY PROPERTY, EXCEPT AS AMENDED.)

The City of Hood River ordains as follows:

There is hereby added to the Hood River Municipal Code
Chapter 11.01 which is to read as follows:

11.01.010 Classes of City Property. Property owned by
the City of Hood River shall be designated as follows:

1. A parcel without any structures which is not of
minimum buildable size for the zone in which the parcel is
located shall be considered a Class I parcel.

2. A parcel without any structures which is at least
of minimum buildable size for the zone in which the parcel
is located shall be considered a Class II parcel.

3. A parcel with structures shall be considered a
Class III parcel.

11.01.020 City Council Determination. Notwithstanding
the provisions of this ordinance, the City Council may
relinquish the title to any parcel of city property not
needed for public use to any governmental body, providing
such property shall be used and continued to be used for a
public purpose by the governmental body in the State of
Oregon. Whenever the City Council determines that a Class
II or Class III parcel is not needed for public use, the
City Council shall determine whether or not the public
interest will be served by offering the Class II or Class
III parcel for sale.

11.01.030 City Council to Request Supplemental
Information. If the City Council determines that a parcel
of Class II or Class III city property is not needed for
public use and therefore surplus property and also
determines that it is in the public interest to offer a
parcel of Class II or Class III property for sale, the City
Council shall make a Request for Supplemental Information
from City staff. The Request for Supplemental Information
shall:

1. Direct that an appraisal of the property be
obtained;

2. Direct that the current fair market value of the
property as determined by the Hood River County Assessor be
obtained;

3. Direct that a preliminary title report be obtained for review by the City Attorney;

4. Request a report, evaluation and recommendation from the City Engineer, the City Finance Director and the City Planner;

5. Request that the City Administrator submit a report recommending minimal acceptable terms of sale;

6. Request such other information as the Council determines appropriate.

7. Require that the supplemental information required by paragraphs 1-6 of this section be presented to the City Council at a public hearing on a date certain which is not less than thirty (30) days nor more than ninety (90) days from the date of the Request for Supplemental Information.

8. Direct the City Recorder to cause a notice of the public hearing provided for in Paragraph 7 of this section to be published once in a newspaper of general circulation in the city describing the parcels proposed for sale. The notice shall be published no less than five (5) days before the hearing date, nor more than twenty (20) days before the hearing date.

11.01.040 Determination whether to offer parcel for sale. After reviewing the information submitted pursuant to section 11.01.030 and any public testimony presented at the hearing, the City Council shall determine whether it is appropriate to offer a parcel of Class II or Class III property for sale, in it's discretion. If a parcel of Class II or Class III property is to be offered for sale, the City Council shall set the minimum acceptable terms.

11.01.050 Request for Bids. If the City Council determines that it shall offer to sell a parcel of surplus property, a notice of request for bids shall be published at least once in a newspaper of general circulation within the City on a date which is at least two (2) weeks prior to the date after which bids will not be accepted. The notice shall describe the parcel to be sold including the street address, if any, the legal description of the parcel, the minimum acceptable terms of the sale, the person designated to receive bids, the date and time until which bids will be accepted and the date, time and place the bids will be opened. The minimum acceptable terms of sale shall include a provision for an amount to be deposited with the City upon submission of a bid to secure the offeror's performance.

11.01.060 Acceptance of Bids. If one or more bids are received which are at or above the minimum acceptable terms,

the City Council shall formally accept the highest bid and direct the City Administrator to complete the sale.

11.01.070 Listing with Local Realtors. If no acceptable bids are received, the parcel shall be listed for six months with all local realtors on an open listing basis with the same minimum terms as determined pursuant to section 11.01.040. The listing may be renewed at the option of the City Council.

11.01.080 Removal from the market. Upon the nonrenewal or termination of the listing with local realtors pursuant to section 11.01.070, the parcel will be removed from the market and the procedures set forth in this chapter shall apply prior to any sale of the parcel.

11.01.090 Class I Properties. Whenever the City Council determines that a parcel of Class I city property is not needed for public use and it is in the public interest to sell a parcel of Class I property, the City Council shall determine minimum acceptable terms of the sale. In addition to the requirements of section 11.01.050 through 11.01.080, property owners within 500 ft. of the parcel shall be provided with notice of the proposed sale and the minimum acceptable terms thereof.

Read for the first time: June 13, 1988

Read for the second time: June 27, 1988

27th PASSED by the Council of the City of Hood River this day of June, 1988.

Wanda L. Mathis
Wanda L. Mathis
City Recorder

27th APPROVED by the Mayor of the City of Hood River, this day of June, 1988.

A. Michael Maurer
A. Michael Maurer, Mayor