

A BILL FOR AN ORDINANCE REVISING)	Ordinance Bill 7
PROCEDURES FOR SELLING CITY OWNED)	for 2025
REAL ESTATE AND AMENDING CHAPTER 3.16)	
OF THE LEBANON MUNICIPAL CODE)	Ordinance Number 3038

WHEREAS, the State of Oregon, by the provisions of ORS 221.725 and ORS 221.727, has created methods by which City owned real property may be sold; and

WHEREAS, the City desires to establish procedures, consistent with the requirements of state law, for the sale of City-owned real property that is no longer needed for public use;

NOW, THEREFORE, the City of Lebanon ordains as follows:

Section 1. Lebanon Municipal Code, Chapter 3.16, *Sale of City Owned Real Property*, is amended to read:

3.10.010 **Purpose.** This ordinance provides a procedure for the sale of City-owned real property that has been determined to have no further public need. The provisions of this chapter supplement the requirements of Oregon law for the sale of City owned real property. If any provision of this chapter conflicts with state law, state law shall control.

3.10.020 **Decision to Sell Real Property.** When the City Council determines that a parcel of City-owned real property is no longer needed for a public use, the Council may order the property sold in accordance with this chapter. The decision shall be made at a regular or special City Council meeting, and based upon evidence and recommendations gathered by City staff. Unless otherwise required by law, no public hearing shall be required for the Council to make a determination that the property is no longer needed for public use.

3.10.030 **Procedure to Sell Real Property.** If the City Council decides to sell real property, the City Administrator, or designee, shall arrange for the sale in a manner approved by the Council, which may include listing with a licensed real estate broker, sealed bids, auction, or direct negotiation.

3.10.040 **Public Hearing.** Prior to finalizing the sale of any City-owned real property, the City Council shall hold a public hearing in accordance with ORS 221.725.

A) The notice shall state the time and place of the public hearing, a description of the property, the proposed uses, and the reasons why the Council considers it necessary or convenient to sell the property.

B) Not earlier than five days after publication of the notice, the public hearing shall be held at the stated time and place.

- C) The City Council shall disclose and the general terms of the proposed sale, including an appraisal or other evidence of the market value. Any resident of the city shall have the opportunity to provide oral or written testimony.
- D) Nothing in this section shall prevent the Council from adopting an alternative procedure consistent with ORS 221.727.

3.10.050 **Rejection of All Proposals.** The Council may reject any or all offers in its sole discretion.

3.10.060 **Marketing and Sale after Rejection.** If no acceptable offer is received, the City may continue to market and sell the property in any manner the Council deems appropriate, subject to the public hearing provisions of Section 3.10.040.

3.10.070 **Application of this Chapter.** This chapter applies to sales of City-owned real property occurring after the effective date of this ordinance.

Passed by a vote of __ for and _ against by the Lebanon City Council on the 27th day of August, 2025.

_Kenneth Jackola, Mayor
_Michelle Steinhebel, Council President

ATTEST:

Julie Fisher, City Recorder