

**UMATILLA CITY COUNCIL MEETING  
AGENDA  
COUNCIL CHAMBERS 700 6TH STREET, UMATILLA, OR 97882  
DECEMBER 28, 2021  
0:00 PM**

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1. **MEETING CALLED TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

5. **NEW BUSINESS**

5.a [Resolution No. 16-2022 - A Resolution Authorizing the City Manager to execute an Option Agreement and sign a Statutory Warranty Deed for the purchase of real property.](#)

*Suggested Action: Staff recommends a motion to approve Resolution No. 16-2022*

5.b [Motion to direct City Manager Stockdale to negotiate and enter into a Purchase and Sale Agreement to sell real property.](#) *Suggested Action: Approve motion to direct City*

*Manager Stockdale to negotiate and enter into a Purchase and Sale Agreement to sell real property.*

*The possibility to enter into a Purchase and Sale Agreement to sell real property to enhance economic development within the City has been discussed several times in Executive Session over the past nine months. This motion provides action by Council to direct the City Manager to work toward that end. If successful, the final Purchase and Sale Agreement, will come before Council at a later date to be considered for adoption by Resolution prior to execution the sale.*

6. **ADJOURN**

*This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.*

CITY OF UMATILLA, OREGON

# AGENDA BILL

<b>Agenda Title:</b> Resolution No. 16-2022 - A Resolution Authorizing the City Manager to execute an Option Agreement and sign a Statutory Warranty Deed for the purchase of real property.	<b>Meeting Date:</b> 2021-12-28
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<b>Department:</b> Community Development	<b>Director:</b> Brandon Seitz	<b>Contact Person:</b> Brandon Seitz	<b>Phone Number:</b>
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<b>Cost of Proposal:</b> \$2,500,000.00 <b>Amount Budgeted:</b> \$2,500,000.00	<b>Fund(s) Name and Number(s):</b> Capital Reserve - 05
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<b>Reviewed by Finance Department:</b> Yes	<b>Previously Presented:</b> 08/06/2019
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**Attachments to Agenda Packet Item:**

[Resolution\\_16-2022 Cleaver Land Purchase.docx](#)

[Res No 16 Exh B.pdf](#)

<b>Summary Statement:</b> Staff recommends a motion to approve Resolution No. 16-2022
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<b>Consistent with Council Goals:</b> Goal 2: Promote Economic Development and Job Growth.
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**RESOLUTION NO. 16-2022**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN OPTION AGREEMENT AND SIGN A STATUTORY WARRANTY DEED FOR THE PURCHASE OF REAL PROPERTY**

**WHEREAS**, the Umatilla City Council at their July 16, 2019, meeting discussed the opportunity to purchase an option agreement for real property; and

**WHEREAS**, said real property (Property) is described in attached Exhibit A, depicted in Exhibit B and consists of approximately 234 acres; and

**WHEREAS**, the Umatilla City Council unanimously approved a motion to direct City Manager Stockdale to negotiate and procure an option to purchase said Property at their August 6, 2019, meeting; and

**WHEREAS**, the City of Umatilla and Cleaver Land, LLC, entered into an Option Agreement with an effective date of October 3, 2019 for said Property and agreed to a purchase price of Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00) for the Property; and

**WHEREAS**, pursuant to the Option Agreement the City has received approval of an urban growth boundary expansion and other terms and has elected to exercise the Option Agreement; and

**WHEREAS**, the City of Umatilla and Cleaver Land, LLC, further amended said agreement to extend execution and closing through Amendment 1 dated October 1, 2021 and through Amendment 2 dated December 21, 2021 and through Amendment 3 dated December 23, 2021.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA:**

1. City Manager Stockdale is delegated authority to exercise the Option Agreement, and to sign and record a deed and all other necessary documents related to the purchase of real property described on the attached Exhibits A & B for the purchase price of Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00).

**PASSED** by the Council and **SIGNED** by the Mayor this 28<sup>th</sup> day of December, 2021.

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Mary Dedrick, Mayor

ATTEST:

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Nanci Sandoval, City Recorder

## **RESOLUTION NO. 16-2022**

### **EXHIBIT A**

#### **Property Legal Description**

Parcel 2, Partition Plat 2021-32, Records of Umatilla County, Oregon, lying in the South-half of Section 29, Township 5 North, Range 28 East, Willamette Meridian, Umatilla County, Oregon.

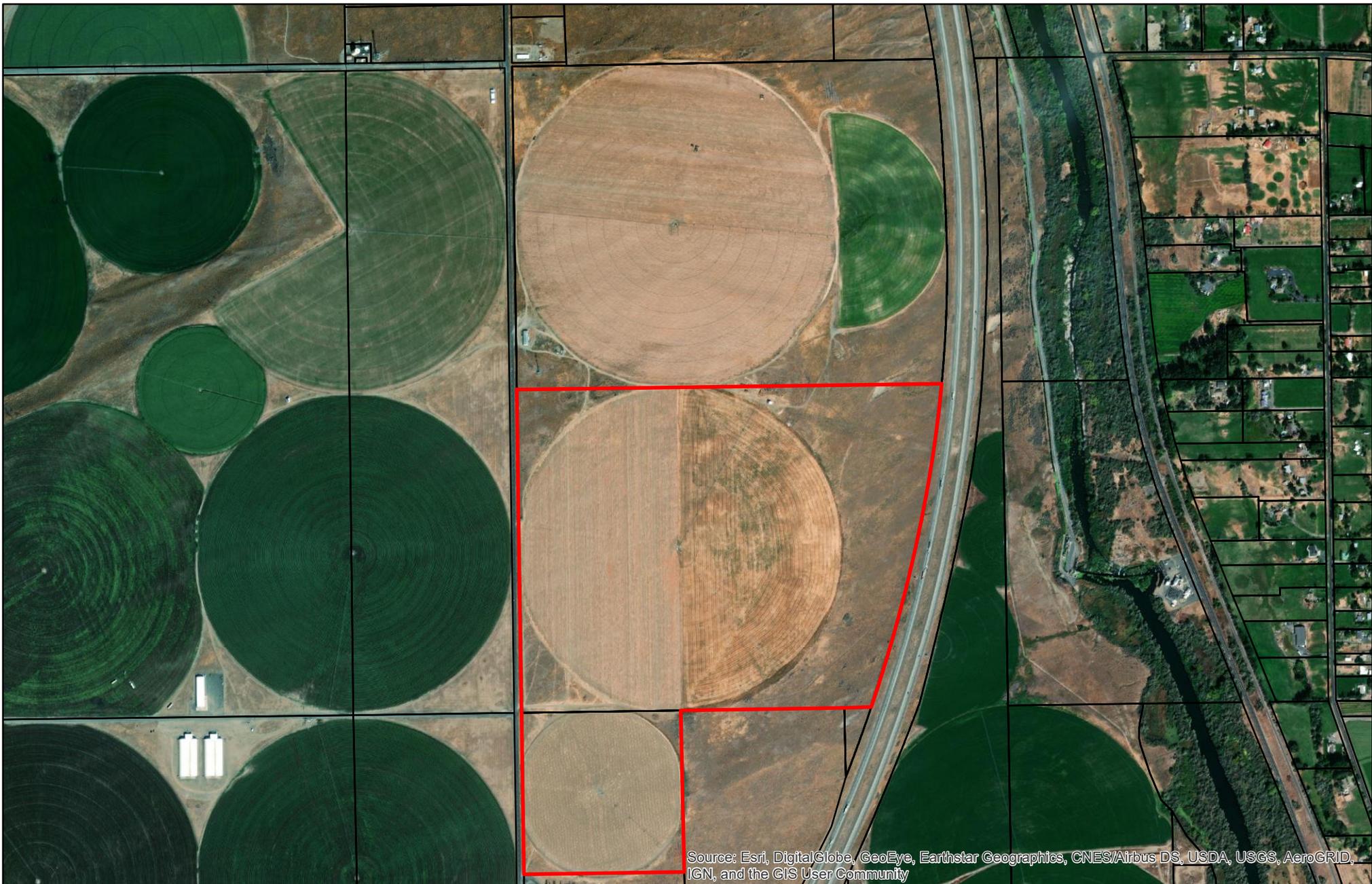
Containing 194.65 acres, more or less.

**TOGETHER WITH** a portion of the Cleaver Land, LLC parcel as described in Instrument No. 2011-5770267, Records of Umatilla County, Oregon, lying in a portion of the Northeast quarter of the Northwest quarter of Section 32, Township 5 North, Range 28 East, Willamette Meridian, Umatilla County, Oregon and described as follows:

That portion of the Northeast quarter of the Northwest quarter of said Section 32, lying East of the Easterly right-of-way line of Powerline Road.

Containing: 39.34 acres, more or less.

**ALSO TOGETHER WITH AND SUBJECT TO** easements, reservations, covenants and restrictions apparent or of record.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# RESOLUTION NO. 16-2022

## EXHIBIT B

- Legend**
- City Option Property
  - Tax Lots (9/28/21)



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Brandon Seitz, on 12/23/2021

CITY OF UMATILLA, OREGON

# AGENDA BILL

<b>Agenda Title:</b> Motion to direct City Manager Stockdale to negotiate and enter into a Purchase and Sale Agreement to sell real property.	<b>Meeting Date:</b> 2021-12-28
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<b>Department:</b> City Administration	<b>Director:</b> David Stockdale	<b>Contact Person:</b> David Stockdale	<b>Phone Number:</b>
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<b>Cost of Proposal:</b> n/a	<b>Fund(s) Name and Number(s):</b> General Fund - 01
<b>Amount Budgeted:</b> n/a	

<b>Reviewed by Finance Department:</b> Yes	<b>Previously Presented:</b> Multiple times in Executive Session over the Past 9 months
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**Attachments to Agenda Packet Item:**

<b>Summary Statement:</b> Approve motion to direct City Manager Stockdale to negotiate and enter into a Purchase and Sale Agreement to sell real property.  The possibility to enter into a Purchase and Sale Agreement to sell real property to enhance economic development within the City has been discussed several times in Executive Session over the past nine months. This motion provides action by Council to direct the City Manager to work toward that end. If successful, the final Purchase and Sale Agreement, will come before Council at a later date to be considered for adoption by Resolution prior to execution the sale.
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<b>Consistent with Council Goals:</b> Goal 2: Promote Economic Development and Job Growth.
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