

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6921

AN ORDINANCE amending Chapter 4.32 of the Bellevue City Code to provide for administrative approval for the sale or other disposition of city real property, and to make minor clarifying amendments; providing for severability; and setting an effective date.

WHEREAS, chapter 4.32 of the Bellevue City Code (BCC) governs the sale of city property, including BCC 4.32.060 providing for the sale and other disposition of city-owned real property; and

WHEREAS, BCC 4.32.060 requires the city council to approve all real property dispositions, regardless of the value of the real property; and

WHEREAS, the city routinely processes real property dispositions, which are often needed as part of redevelopment, where an easement is no longer needed or the easement area must be relocated or exchanged with another area; and

WHEREAS, BCC 4.32.060 was adopted in 2007 and has not been substantively updated since; and

WHEREAS, the city has experienced significant growth and development, which is anticipated to continue; and

WHEREAS, the process of obtaining city council approval can create project delays and utilizes staff resources to prepare and process agenda memo and materials; and

WHEREAS, in recent years, the city has made amendment to Title 4 BCC, primarily to respond to the city's growth and changes in public practices and to implement process improvements, including providing for administrative approval authority up to \$350,000 for procurement contracts, grant contracts, real property acquisition and leasing, and settlement for damage claims against the city; and

WHEREAS, adding an administrative approval provision for the sale or disposition of city real property up to the same \$350,000 threshold aligns with these previous policy direction and the city's interest in process improvement and increasing efficiency; and

WHEREAS, establishing an administrative approval threshold will not diminish the city's commitment to thorough review, transparency and stewardship; and now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. Section 4.32.030 of the Bellevue City Code – Methods of sale is hereby amended to read as follows:

4.32.030 Methods of sale.

Notwithstanding any other section of this chapter, when personal property belonging to the city with an estimated value of over \$10,000 is to be sold, the director of finance and asset management or their designee may, with prior approval of the city manager or their designee, sell or dispose of the property in any legal, commercially reasonable manner in the best interests of the city, including but not limited to public auction, private sale, sealed bid, exchange of in-kind goods, or through a broker or agent. The city shall comply with any notice requirements imposed by law for the sale.

Section 2. Section 4.32.060 of the Bellevue City Code – Sale of city real property is hereby amended to read as follows:

4.32.060 Sale of city real property.

Except as provided in BCC 4.32.070 and 4.32.090, the city manager or designee is authorized to dispose or sell real property; provided that the fair market value does not exceed \$350,000. All other disposition or sale of real property shall be submitted to the council for approval. The disposal or sale may be through any legal, commercially reasonable manner in the best interests of the city, including but not limited to public auction, private sale, sealed bid, exchange of in-kind goods, or through a broker or agent. Except as provided elsewhere in city code or state law, a public hearing on the proposed sale is not required.

Section 3. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application or the provision to other person or circumstance shall not be affected.

Section 4. This ordinance shall take effect and be in force thirty (30) days after its passage and legal publication.

Passed by the City Council this ____ day of _____, 2026, and signed in authentication of its passage this ____ day of _____, 2026.

(SEAL)

Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Christopher C. Cowgill, Sr. Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____