

CITY COUNCIL AGENDA TOPIC

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.

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EXECUTIVE SUMMARY**ACTION**

This ordinance amends chapter 4.32 of the Bellevue City Code (BCC) to provide administrative approval for the sale or other disposition of city real property, and to make minor clarifying amendments.

RECOMMENDATION

Move to adopt Ordinance No. 6921

BACKGROUND/ANALYSIS

Disposition (or sale) of city-owned property is governed by chapter 4.32 BCC in Revenue and Finance, Title 4 BCC. Specific to real property, the city added section 4.32.090 in 2007 to require any disposition of real property to be approved by the council.

Since then, the city has made various amendments to Title 4 BCC, primarily to respond to the city's growth and changes in public practices and to implement process improvements. Toward these objectives, the council has adopted several code amendments to provide 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 (ordinance no. 6850 in 2025 and no. 6728 in 2023).

Staff is recommending this ordinance to add a \$350,000 threshold for administrative approval for real property dispositions in BCC 4.32.090 (Attachment A). This new administrative approval may be used to dispose of real property other than surplus utility and right-of-way/street vacation. This ordinance is consistent with council adopted policy in ordinance nos. 6850 and 6728, and will improve the city's efficiency and process for real property dispositions. In addition, this ordinance will make minor clarifying amendments.

The city routinely processes these dispositions, with easement releases as the most common type. These releases 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. Currently, the council has to approve every easement release, regardless of the value. This practice expends significant council and staff time. If the council adopts this ordinance, dispositions of real property (not including surplus utility and right-of-way/street properties) up to \$350,000 will be handled wholly administratively; and for property above \$350,000, the council retains approval authority.

POLICY & FISCAL IMPACTS

Policy Impact

The recommended amendments are consistent with council adopted policy in prior ordinances, and will improve the city's efficiency and process for real property dispositions.

Fiscal Impact

There is no fiscal impact associated with implementing these changes. While not having a direct fiscal impact, the recommended changes, if adopted, will provide operational efficiencies, streamline the process, and reduce the amount of council and staff time spent for property dispositions. The indirect savings will be spread across the organization.

OPTIONS

1. Adopt the 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.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Chapter 4.32 BCC Redlined Strike-Draft
Proposed Ordinance No. 6921

AVAILABLE IN COUNCIL LIBRARY

N/A