

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adopt Resolution No. 221 delegating purchasing authority to City Manager up to \$150,000 for Property Acquisition required for Right-of-way, Aurora Corridor Improvement Project, N 145th Street – N 165th Street

DEPARTMENT: Public Works

PRESENTED BY: Ian Sievers, City Attorney

PROBLEM/ISSUE STATEMENT:

The purpose of this action item is to delegate purchasing authority to the City Manager up to \$150,000 per transaction for property acquisition required for right-of-way to construct the Aurora Corridor Improvement Project, N 145th – N165th Street. The attached resolution authorizes the City Manager to approve purchase agreements in amounts exceeding \$50,000, which is the current limit under the City's purchasing ordinance for real property acquisition for approved and funded CIP projects. For the Aurora Project, the acquisition ordinance simply referenced the Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines. However, these Guidelines did not include a project delegation for purchase and it is apparent that a significant number of acquisitions will exceed the general delegation in the purchasing ordinance.

BACKGROUND:

On January 22, 2001, the Council adopted the Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines. This document establishes procedures for acquisition of right-of-way and authorizes the City Council to acquire property and begin the condemnation process. This document was amended by Council on November 17, 2003 to include updates and added a provision that the City would pay up to \$10,000 to establish hookup of utilities to the individual properties due to the undergrounding of utilities along Aurora. The Guideline states:

"Unless the necessary authority has been otherwise delegated by the Council, all real estate acquisitions and relocations, either through negotiation or condemnation must be authorized by the City Council."

Ordinance No. 350 authorizing acquisition and condemnation adopts the Guidelines. It is apparent that many properties will exceed the \$50,000 purchasing limit generally delegated for real property acquisitions for CIP projects in the purchasing ordinance (SMC 2.60.090). There are 31 properties in this phase of the Aurora Project requiring property fee acquisitions. Approximately 16 of those properties are expected to have settlement amounts exceeding \$50,000, with six or seven between \$100,000 and \$150,000. The benefit of making this change will be to achieve timely settlement of these purchases

following negotiation as well as to avoid taking 16 different actions to Council over the next few months. to finalize purchases up to \$150,000.

FINANCIAL IMPACT: There will be no financial impact associated with this authority.

RECOMMENDATION

Staff recommends passage of Resolution No. 221 delegating purchase authority to the City Manager up to \$150,000 for Property Acquisition required for right-of-way to construct the Aurora Corridor Improvement Project, N 145th – N165th Street.

ATTACHMENT

Resolution No. 221

Approved By:

City Manager  City Attorney 

RESOLUTION NO. 221

**A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON
AUTHORIZING PURCHASE OF OR REAL PROPERTY FOR THE
AURORA PROJECT 145TH – 165TH BY THE CITY MANAGER NOT TO
EXCEED \$150,000**

WHEREAS, the Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines (“Guidelines”) was adopted for property acquisition to be used by the City Manager for the Aurora Project 145th-165th in Ordinance No. 350; and

WHEREAS, Section 4.4(e) of the Guideline requires Council authorization of real estate acquisitions and relocations “unless the necessary authority has been otherwise delegated by the Council,” and

WHEREAS, whereas a significant number of acquisitions for the Aurora project are expected to exceed the City Manager’s \$50,000 authorization for purchase of real property for CIP projects in the purchasing ordinance, SMC 2.60, and additional authorization should be granted to the City Manager to expedite closings of property acquisitions for this project; now therefore

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHORELINE AS
FOLLOWS:**

Section 1. Purchases Authorized. The City Manager is authorized to approve real property acquisitions for the Aurora Project 145th-165th pursuant to Ordinance No. 350 and the Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines not to exceed \$150,000 per transaction. All purchases in excess of this authority shall be approved by the City Council.

ADOPTED BY THE CITY COUNCIL ON July 19, 2004.

Mayor Ronald B. Hanson

ATTEST:

Sharon Mattioli, MMC
City Clerk

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