



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 95-123

**AMENDING SNOHOMISH COUNTY CODE, CHAPTER 4.46,
TO INCREASE FIXED ASSET TRACKING LEVEL, ADD DISPOSAL
OPTIONS AND EXTEND THE YEARS FOR AIRPORT, INDUSTRIAL
AND COMMERCIAL IMPROVEMENT LEASES.**

Section 1. Snohomish County Code, section 4.46.115 (1), last amended by Ord. 93 -137 on December 22, 1993 is amended to read:

4.46.115 Property management division - Responsibilities and powers regarding county personal property.

The property management division shall be the sole organization responsible for the administrative process of tagging, inventorying and disposing of personal property. The property management division shall:

- (1) Assign a tag to all personal property with a value over (~~(\$500.00)~~) \$2,000.00.
- (2) Maintain original vehicle and equipment titles except that owned and operated by the equipment rental and revolving fund.
- (3) Complete inventory audits.

Each department shall be responsible for maintaining all personal property for which it is custodian until transferred to another department.

Section 2. Snohomish County Code, section 4.46.130, last amended by Ord 93-137 on December 22, 1993 is amended to read:

4.46.130 Duty to determine when personal property is surplus.

Each county department shall promptly advise the property management division of any personal property surplus to its needs, and the property management division, when so advised, shall:

- (1) Determine whether another department has a need for the property and, if so, transfer custodianship to that department at such value as is required by law.
- (2) If no other department has a current or reasonably foreseeable future need for such property, the property shall be declared surplus to the foreseeable needs of the county.

When property is declared surplus, the property administrator shall review which of the following options are the most financially advantageous to the county:

- ~~((1))~~ (a) Trade-in for property that meets the needs of the county, as provided by SCC 4.46.130 and SCC 3.04.130 (11).
- ~~((2))~~ (b) Lease to a governmental agency.
- ~~((3))~~ (c) Sale or lease to another governmental agency.
- ~~((4))~~ (d) Public Sale.
- (e) Recycle property when financially advantageous to the County.
- ~~((5))~~ (f) Declare the property to be worthless.

If the property has a an estimated market value less than \$5,000 the property administrator may authorize the disposal method.

If it is \$5,000 or more, the property administrator shall recommend the most advantageous disposal method to the council.

Section 3. Snohomish County Code, section 4.46.370 last amended by Ord 93-137 on December 22, 1993 is amended to read:

4.46.370 Lease provisions - Limitations as to term, improvements or alternative rent assignment.

(1) The county may lease county owned real property for a term of years and upon such terms and conditions as may be deemed in the best interests of the public and the county. Lease terms shall not be longer than 10 years, except as follows:

(a) When the council determines it to be in the best public interest, real property necessary to the support or expansion of an adjacent facility may be leased to the lessee of the adjacent facility, but not to exceed 35 years, or to the owner of an adjacent facility for a term not to exceed 35 years.

(b) when the council determines it to be in the best public interest, where the property to be leased is improved or is to be improved, and the value of the improvement is or will be at least equal to the value of the property to be leased, and will thereafter be county property, the county may lease such property for a term not to exceed 35 years.

(c) Where the property to be leased is to be used for major airport, industrial or commercial purposes, requiring extensive improvements, the county may lease such property for a term equal to the estimated useful life of the improvements, but not to exceed ~~((50))~~ 75 years.

(2) The lessee shall not improve or alter the leased property in any manner without the prior written consent of the county but shall, before making any improvements or alterations, submit plans and designs therefor to the county for approval to proceed with the construction process. Unless otherwise stipulated, all improvements or alterations erected or made on the leased property shall, on expiration or sooner termination of the lease, belong to the county without compensation to lessee; **PROVIDED, HOWEVER,** That the county shall have the option, to be exercised on expiration or sooner termination of the lease, to require the lessee to remove any or all such improvements or alterations, If the lessee fails substantially to make the improvements or alterations required by the lease, the lease may be terminated and all rentals paid shall be forfeited to the county.

(3) The rent of all leases of county real property shall be based upon fair market value and no lease shall be assigned or subleased without approval by the county in writing.

DATED this 3rd day of January, 1996.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Richard C Johnson
Council Chairperson

ATTEST:

Barbara Sitorich
Clerk of the Council, *Asst.*

- () APPROVED
() EMERGENCY
() VETOED

Approved as to form:

Jeanette Bunge
Deputy Prosecuting Attorney

Date: 1/5/96

Robert J. Drewel
County Executive

ATTEST:

ROBERT J. DREWEL
County Executive

Maureen B. Abel