

"Articles 421 states that the council shall not authorize or resolve for any expropriation proceedings for carrying out any improvement until they have had a report made to them as to the probable cost of the said improvement established by two of the assessors and by the City Surveyor.

"Article 422 adds that upon such report the absolute majority of the members of the entire council may decide to acquire an immoveable property required for any improvement or purpose of public utility. Such acquisition may be made by agreement or by expropriation. Articles 423 and 423a add that when the immoveable is acquired by agreement no greater price shall be paid therefor than the average of its value on the valuation and assessment roll for the four years preceding the year upon which such expropriation is determined upon, plus twenty per cent thereof, and the price is apportioned amongst the properties whose property borders on the street or the part of the street which is to be widened or extended.

"It is clear that these enactments are not applicable to the acquisition of immoveables by the city for purposes of administration when the city itself has to pay the price thereof.

"Article 4, of the charter declares that the city has the power to purchase and hold lands and tenements, moveables and immoveables and to use and put in operation all other powers that may be necessary for the just and proper fulfilment and performance of its obligations and functions.

"The powers conferred on a municipal corporation are exercised through the ministry of its council. The council exercises these powers in the manner indicated by law or by the charter. If no mode of action is indicated the council acts according to the manner it deems the