RECOMMENDED ACTION AND JUSTIFICATION: (1) Conduct a Public Hearing to approve the purchase of real property located on Old Highway in Mariposa County. (APN# 017-390-015) (2) Authorize the County Administrative Officer to execute the agreement for purchase and any other documents necessary to complete the purchase of property subject to approval of County Counsel. (3) Direct the Auditor to draw warrant for the purchase price in accordance with the instructions contained in Resolution Number 10-188 for the purchase price and the County’s escrow costs in the amount of $84,934.36.

BACKGROUND AND HISTORY OF BOARD ACTIONS: On April 27, 2010 your Board adopted resolution 10-188 stating intent to purchase the property on old highway for the purpose of building a fire station.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION: If not authorized the County will forgo the ability to purchase the property for a fire station and will be subject to forfeiting a $10,000 deposit.

Financial Impact? [X] Yes [ ] No Current FY Cost: $ 
Budgeted In Current FY? [X] Yes ( ) No ( ) Partially Funded
Amount in Budget: $ 1,741,645
Additional Funding Needed: $ 0

Source:
Internal Transfer
Unanticipated Revenue
Transfer Between Funds
Contingency
( ) General ( ) Other

Annual Recurring Cost: $ 
List Attachments, number pages consecutively
Buyers Statement

CLERK’S USE ONLY:
Res. No.: 18-283
Vote - Ayes: 3
Noes: 2
Absent: 0

( ) Approved
( ) Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date:
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: Deputy

REQUESTED ACTION RECOMMENDED

No Opinion

Comments:

COUNTY ADMINISTRATIVE OFFICER:

[Signature]

CAO:

Revised Dec. 2002
TO:          RICHARD J. BENSON, CAO
FROM:        MARGIE WILLIAMS, Clerk of the Board
SUBJECT:     PUBLIC HEARING to Approve Purchase of Real Property Located on Old Highway in Mariposa County (APN 017-390-015)

RES. 10-253

THE BOARD OF SUPERVISORS OF MARIPÓSA COUNTY, CALIFORNIA

ADOPTED THIS Order on May 25, 2010

ACTION AND VOTE:

7  Administration
PUBLIC HEARING to Approve Purchase of Real Property Located on Old Highway in Mariposa County (APN 017-390-015)

BOARD ACTION: Rick Benson presented the staff report; and he responded to questions from the Board relative to the status of funding that was set aside for this fire station.

The public portion of the hearing was opened and input was provided by the following:

Lester Bridges asked whether the Mormon Bar Fire Station would be eliminated with the construction of the new Station; and he asked where the property is located.

The public portion of the hearing was closed and the Board commenced with deliberation. Rick Benson responded relative to the location and advised that the Fire Chief is intending to keep the Mormon Bar Fire Station open as long as there are volunteers to man the Station. Supervisor Bibby extended special thanks to those who assisted with this. (M)Bibby, (S)Turpin, Res. 10-253 was adopted approving the purchase of the property and authorizing the County Administrative Officer to execute the purchase agreement and any other documentation necessary to purchase the property, subject to the approval of County Counsel; and authorization was given for the Auditor to draw a warrant for the purchase and escrow costs in the amount of $84,934.36/Ayes: Unanimous. The hearing was closed.

Cc: Steve Dahlem, County Counsel
Doug Wilson, Interim Public Works Director
Jim Wilson, Fire Chief
Chris Ebie, Auditor
File
**BUYER'S STATEMENT**

**Buyer:** Mariposa County  
**Seller:** Paul M. Mc Laughlin, ttee and Julia A. Mc Laughlin, ttee  
**Settlement Agent:** Inter-County Title Co.  
**(209)966-3653**  
**Place of Settlement:** P.O. Box 838  
Mariposa, CA 95338  
**Settlement Date:** May 24, 2010  
**Property Location:** MARIPOSA, CA 95338  
Mariposa County, California

<table>
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<tr>
<th>DEBITS</th>
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<tr>
<td>Contract sales price</td>
<td>88,000.00</td>
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<tr>
<td>County Taxes</td>
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<td>05/25/10 to 07/01/10</td>
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<td>Mariposa County Tax Collector</td>
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<td>Commission paid at settlement</td>
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<td>doc prep</td>
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<td>Inter-County Title Co.</td>
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<td>Owner's title insurance to</td>
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<td>Government recording charges</td>
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<td>Recorder's Office</td>
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<td>Transfer taxes</td>
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<td><strong>Gross Amount Due From Buyer</strong></td>
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<td><strong>TOTAL DEBITS</strong></td>
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<tr>
<td><strong>Less Total Credits to Buyer</strong></td>
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<td><strong>TOTAL CREDITS</strong></td>
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<td><strong>TOTAL BALANCE</strong></td>
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**APPROVED:**

**BY:**

Richard J. Benson, Mariposa County  
Administrative Officer

**BY:**

Inter-County Title Co.
Marie Jacobsen

From: Margie Williams
Sent: Monday, May 03, 2010 12:21 PM
To: Marie Jacobsen; Tracy Gauthier
Subject: Invoice for publication of Res. 10-188 Fire station property

When the invoice comes from the Gazette for publication of Res. 10-188 (probably mid or late May), a copy of the invoice and publication cert should be added to our pending agenda file for May 25th for Yaqui Gulch station. The original needs to go to Fire Chief Wilson for payment.

Thanks,
Margie
Bill To:
Mariposa Cnty Board of Supes
P.O. Box 784
Mariposa, CA 95338

RECEIVED
MAY 18 2010

BOARD OF SUPERVISOR

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
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<td>April 29/10 May 5-13/10 Publication of Resolution 10-188</td>
<td>$712.00</td>
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Sales Tax: $0.00
Total Amount: $712.00
Amount Applied: $0.00
Balance Due: $712.00

Invoice Only--No Statement Will Follow--We Appreciate Your Business!
MARIPOSA COUNTY RESOLUTION NO: 10-188
INTENTION TO PURCHASE REAL PROPERTY

WHEREAS, Government Code Section 25350 requires the Board of Supervisors to provide notice of the intention of the Board to purchase real property in excess of $50,000; and

WHEREAS, the Board of Supervisors has determined that it is in the public interest to purchase real property located on Old Highway North of Yaqui Gulch Rd., Mariposa, California, Assessor's Parcel Number (APN) 017-390-015, for the reason that the real property is located in an area suitable for the future development of a Mariposa County Fire Station; and

WHEREAS, the owners of the property, Mr. Paul McLaughlin and Mrs. Julia McLaughlin, desire to sell the property to the County.

NOW THEREFORE, BE IT RESOLVED that the Mariposa County Board of Supervisors hereby gives notice of its intention to purchase real property owned by Mr. Paul McLaughlin and Mrs. Julia McLaughlin, described above, upon the following terms and conditions:

The purchase price shall be $88,000, and the terms of the sale are all cash at close of escrow, plus fees and costs associated with the sale, excluding taxes owed by seller.

BE IT FURTHER RESOLVED, that a public meeting shall be scheduled on Tuesday, May 25, 2010, at 9:00 AM or as soon thereafter as the matter may be heard by the Board of Supervisors meeting room for the Board of Supervisors to consummate the purchase.

BE IT FURTHER RESOLVED, that this Notice of Intention shall be published in a newspaper of general circulation in the County of Mariposa at least three weeks prior to the time the Board of Supervisors meets to consummate the purchase pursuant to Government Code Section 6063.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors, a political subdivision of the State of California this 27th day of April 2010.

KEVIN CANN, Chairman Mariposa County Board of Supervisors

ATTEST:

MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM:

STEVEN W. DAHLEM, County Counsel

4/29/10 5/6/13/10:3C

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature (R.D. Tucker, Publisher)

Date 5/13 2010