

DEPARTMENT: Administration

BY: Rick Benson
PHONE: 966-3222

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? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? <input checked="" type="checkbox"/> Yes () No () Partially Funded		
Amount in Budget: \$ 671,645		List Attachments, number pages consecutively
Additional Funding Needed: \$ -0-		Buyers Statement
Source:		
Internal Transfer _____		
Unanticipated Revenue _____ 4/5's vote		
Transfer Between Funds _____ 4/5's vote		
Contingency _____ 4/5's vote		
() General () Other		

CLERK'S USE ONLY:

Res. No.: 10-253 Ord. No. _____
 Vote - Ayes: 5 Noes: _____
 Absent: _____
 Approved
 Minute Order Attached () No Action Necessary

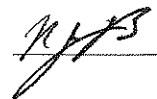
COUNTY ADMINISTRATIVE OFFICER:

Requested Action Recommended
 _____ No Opinion
 Comments:

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

CAO: 



COUNTY OF MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

KEVIN CANN, CHAIR
JIM ALLEN, VICE-CHAIR
BRAD ABORN
LYLE TURPIN
JANET BIBBY

DISTRICT IV
DISTRICT V
DISTRICT I
DISTRICT II
DISTRICT III



MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: RICHARD J. BENSON, CAO

FROM: MARGIE WILLIAMS, Clerk of the Board *MW*

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 MARIPOSA 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

DEBITS

Contract sales price		88,000.00
County Taxes	05/25/10 to 07/01/10 Mariposa County Tax Collector	42.06
Commission paid at settlement	Mariposa Homes and Land Co.	6,160.00
Escrow Fees	Inter-County Title Co.	200.00
doc prep	Inter-County Title Co.	100.00
Owner's title insurance to		222.50
Government recording charges	Recorder's Office	14.00
Transfer taxes	Recorder's Office	96.80
natural hazard disclosure	Property ID	99.00
Gross Amount Due From Buyer	TOTAL DEBITS	<u>94,934.36</u>

CREDITS

Deposit or earnest money		10,000.00
Less Total Credits to Buyer	TOTAL CREDITS	<u>10,000.00</u>

BALANCE

From Buyer	<u>84,934.36</u>
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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

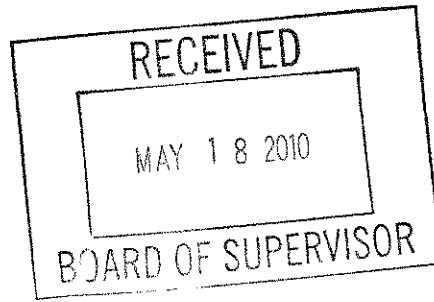
When the invoice comes from the Gazette for publication of Res. 10-188 (probably mid or late May), a copy of the invoice and publication cert should be added to our pending agenda file for May 25th for Yaqui Gulch station. The original needs to go to Fire Chief Wilson for payment.

Thanks,
Margie

Mariposa Gazette
P.O. Box 38
5024 State Highway 140
Mariposa, CA 95338-0038



Invoice



Bill To:

Mariposa Cnty Board of Supes
P.O. Box 784
Mariposa, CA 95338

Invoice #: 00010996

Date: 5/17/10

Page: 1

DATE	DESCRIPTION	AMOUNT
	April 29/10 May 5-13/10 Publication of Resolution 10-188	\$712.00
Invoice Only--No Statement Will Follow--We Appreciate Your Business!		Sales Tax: \$0.00
		Total Amount: \$712.00
		Amount Applied: \$0.00
		Balance Due: \$712.00

Certificate of Publication

C.C.P. 2015.5



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 in 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

STATE OF CALIFORNIA)

COUNTY OF MARIPOSA)

) SS.

I, the undersigned, state:

I am the publisher and principal clerk of the GAZETTE AND MINER, an established weekly newspaper of general circulation, within the Town and County of Mariposa, California, within the provision of Chapter 1 Division 1 of Title 1 of the California Government Code, and which paper has been printed and published weekly in the County of Mariposa, State of California, continuously since the year 1854; that I am a citizen of the United States over the age of 18 years, and a resident of the County of Mariposa; that the notice, of which the annexed is a printed copy published in each regular issue of said newspaper and any supplement thereof on the following dates, to wit

4/29/10 +

5/6-13/10

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

Signature (R.D. Tucker, Publisher)

Date

5/13 2010