

RESOLUTION NO. 2024-XXXX

RESOLUTION NO. 2024-XXXX –AUTHORIZING THE CITY MANAGER TO COMPLETE NEGOTIATIONS, FINALIZE, AND EXECUTE ALL DOCUMENTS RELATED TO A PURCHASE AND SALE AGREEMENT NECESSARY FOR THE ACQUISITION OF REAL PROPERTY AT 0 ARMORLITE DR, SAN MARCOS, CA (ASSESSOR'S PARCEL NUMBER 219-163-60-00, KARL STRAUSS PROPERTY) FOR THE DEVELOPMENT OF A FUTURE FIRE STATION, AND AMENDING THE FISCAL YEAR 2024-25 CAPITAL IMPROVEMENT BUDGET TO APPROPRIATE FUNDS RELATED TO THE PURCHASE

WHEREAS, the City Council has been presented Standards of Cover survey, which reiterated the recommendation that the City seek to construct a fifth fire station within the City; and

WHEREAS, the City Council agreed with the survey's recommendation of proceeding with the actions necessary to construct a fifth fire station as the most effective means of managing the long-term impacts of anticipated City growth and has therefore directed staff to take steps to locating a viable parcel in a general area within City limits for the development of an eventual fifth fire station; and

WHEREAS, development of a fifth fire station aligns with the desire of the community and goal of the City Council to ensure public safety and a high quality of life; and

WHEREAS, City staff has engaged in discussions with Associated Microbreweries LTD (DBA Karl Strauss brewers) regarding a parcel located at 0 Armormite Dr. APN 219-163-60-00; and

WHEREAS, Karl Strauss Brewers and City staff have agreed in principle to the material terms and provisions necessary to complete a mutually agreeable purchase and sale agreement for the above-mentioned property with a purchase price of \$3.75 million (not including document fees, entitlements, and other associated costs); and

WHEREAS, City staff has conducted preliminary due diligence and determined the purchase price is reasonable based on current market conditions for comparable properties,

and City staff will continue to conduct appropriate due diligence during the purchase and sale process per the terms of the agreement; and

WHEREAS, City staff has analyzed various methods of financing the purchase of the property and determined that the appropriation of general fund money for the purchase is preferable to interest-bearing financing options while still ensuring the general fund reserve level maintains a minimum balance of 40% per policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Marcos that:

1. The City Manager and the City Attorney are hereby authorized to complete negotiations, finalize, and execute the above-described purchase and sale agreement, associated documents, and agreements relating to acquisition of the Property located at 0 Armorlite Dr, San Marcos, CA, identified as Assessor's Parcel Number 219-163-60-00

2. The City Council further authorizes a budget amendment to the Fiscal Year 2024-25 Capital Improvement Program budget to appropriate \$4.1M in general funds to CIP #FC013 for the purchase and related costs as detailed in Attachment 2: CIP Budget Sheet.

3. The City Manager is authorized to make appropriate adjustment to the budget outlined herein and to cite this Resolution as authorization.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos this 24th day of September 2024, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos