

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING THE PURCHASE OF A 0.20
ACRE PROPERTY LOCATED AT 1095 ALPINE AVENUE
FOR PUBLIC PURPOSES INCLUDING THE POTENTIAL
CONSTRUCTION OF A NEW FIRE STATION TO REPLACE
EXISTING STATION 9 AND APPROPRIATING FUNDS
FROM THE GENERAL FUND RESERVE THEREFOR

WHEREAS, the existing Fire Station 9 (266 East Oneida Street) was built in 1961 and is past its useful life and needs to be replaced; and

WHEREAS, the existing site of Fire Station 9 is too small to accommodate a modern fire station and is not optimally located for its service area; and

WHEREAS, a site suitable for public purposes including the potential construction of a new fire station has been identified by the Fire Department which is the appropriate size and in the appropriate location for its service area; and

WHEREAS, staff would like to explore the feasibility of developing the potential site into a new fire station to replace existing Fire Station 9; and

WHEREAS, if staff were to determine that a fire station development were infeasible or undesirable at the site, alternative City uses could be implemented including but not limited to a cellular communications site, pocket park, and/or staging site for public works projects; and

WHEREAS, the owner of the 1095 Alpine Avenue site was approached by the City and has agreed to sell the land, on an "as-is" basis, to the City for \$360,000; and

WHEREAS, staff estimates the market value of the site to be \$280,000 based upon recent comparable sales of similar properties; and

WHEREAS, staff feels the above-market purchase price is justified due to the unique suitability of the site for the proposed public purposes and the City's ability to increase the size of the site, at little expense, to an approximately one-acre parcel when combined with excess City-owned right-of-way; and

WHEREAS, an appropriation from the General Fund Reserves of \$360,000 will be used to fund the purchase of the 1095 Alpine Avenue site; and

WHEREAS, impacts to the General Fund Reserves can be offset through the sale of the 266 East Oneida Street site or Measure P funds could be considered to reimburse the General

Fund Reserves. In order to avoid delays in purchasing the site, these options can be considered in a future item.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it approves the City of Chula Vista's purchase of the parcel of real property located at 1095 Alpine Avenue, Chula Vista, California on the material terms presented; authorizes the City Manager, or designee, to negotiate the final terms and conditions for the purchase; authorizes the City Manager, or designee, to finalize a written agreement for the purchase of the property, consistent with City Council's approval and in a final form to be approved by the City Attorney; authorizes the City Manager, or designee, to execute all documents necessary to effectuate the purchase; and appropriates \$360,000 from funds in the General Fund Reserves for such purchase.

Presented by

Approved as to form by

Eric Crockett
Director of Economic Development

Glen R. Googins
City Attorney