



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: December 3, 2024
TO: City Council
FROM: Steve Williams, Interim City Administrator
RE: RESOLUTION 24-092 – APPROVING A ROOF REPLACEMENT AT 584 SOUTH MAIN STREET AND APPROPRIATING \$20,000 FROM GENERAL FUND RESERVE BALANCE TO FUND 010-3000-51011-0000

RECOMMENDATION:

Approve a roof replacement for city owned property at 584 South Main Street and appropriate \$20,000 to Fund 010-3000-51011-0000

BACKGROUND:

In June of 2020, The City of Angels City Hall moved from 584 South Main Street, Angels Camp to 200 Monte Verda Suite B, Angels Camp. The building which formerly housed City Hall, 584 South Main Street, has remained vacant since June of 2020.

The parcel number for 584 South Main Street is 060-001-008.

The parcel is currently zoned Commercial with a Use Code of Government.

According to the Calaveras County Assessor's Office, the building was built in 1900, and the lot size is 14,374 square feet (.33 acres).

DISCUSSION:

The City of Angels owns several buildings and structures throughout Angels Camp, California.

584 South Main Street served as the City of Angels City Hall until June of 2020.

In June of 2020, City Hall moved to 200 Monte Verda Suite B, Angels Camp, California.

584 South Main Street is still owned by the City of Angels and has remained vacant since June of 2020. The building at 584 South Main Street was in poor condition in June of 2020, and has continued to deteriorate as it has remained uninhabited for more than four (4) years.

In February of 2021, City staff initiated some staff work to determine the approximate cost of rehabilitating 584 South Main Street. Some of the more significant items identified in February of 2021 which were in need of repair/replacement included:

- Accessibility for front ramp, steps, and parking spaces
- New Accessible Restroom
- New HVAC
- New Flooring/Carpet
- Reroof
- Window Repair
- Dryrot Repair

The most urgent issue, which needs to be addressed, is the condition of the roof. Staff contacted two local roofing companies, both of whom were familiar with the building. Both local roofing companies recommended replacing the roof.

A bid from Motherload Roofing was received in the amount of \$15,400.

A bid from Matison Roofing was received in the amount of \$18,378.

Any funding available after the roof replacement may be used to improve the safety, security and/or aesthetics of the property.

FUNDING OPTIONS:

- 1) The General Fund Reserve has a fund balance of approximately \$1.5 million.
- 2) The ARPA Fund has a fund balance of approximately \$300,000

FINANCIAL IMPACT:

Appropriate \$20,000 from General Fund Reserve to Fund 010-3000-51011-0000.

ATTACHMENTS:

- 1) Motherload Roofing Estimate
- 2) Matison Roofing Estimate

