



CITY HALL

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

DATE: October 15, 2024
TO: City Council
FROM: Steve Williams, Interim City Administrator
RE: Discussion – City Building, 584 South Main Street, Angels Camp, CA

RECOMMENDATION:

Discuss options for addressing city owned property at 584 South Main Street.

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 estimate (in 2021 dollars) to rehabilitate 584 South Main was:

- \$350,000 with prevailing wage
- \$120,000 with no prevailing wage

Staff is unable to locate any additional work that was completed in furtherance of rehabilitating 584 South Main Street beyond the estimate which was acquired in February of 2021.

In January of 2023, a chain-link fence was set in place at 584 South Main Street. The chain-link fence was deemed necessary to secure the vacant property and prevent unauthorized presence. The cost of the chain-link fence is \$1200 for a six-month period from Stockton Fence and Material. The chain-link fence is still in place with the current six-month rental expiring in January of 2025.

In fiscal year 2022-2023, \$200,000 was budgeted for the old City Hall rehabilitation. The money was not spent.

In fiscal year 2023-2024, \$250,000 was budgeted for the old City Hall rehabilitation. The money was not spent.

In fiscal year 2024-2025, no money was budgeted for the old City Hall rehabilitation.

FINANCIAL IMPACT:

None

ATTACHMENTS:

None

