



City of Grass Valley City Council Agenda Action Sheet

Title: Confirming the purchase of properties at 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038) for \$995,000

CEQA: Categorically Exempt - Section 15301 of CEQA Guidelines (Existing Facilities)

Recommendation: That Council 1) approve the purchase agreement with Lewis Family Trust for the properties at 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038), subject to legal review; 2) approve the purchase amount of \$995,000, 3) authorize the City Manager to sign all real estate documents required to complete the purchase with Lewis Family Trust, subject to legal review and the Planning Commission finding that this land purchase is in compliance with the City's General Plan; and 4) approve the Finance Director to make the necessary budget adjustments and transfers to complete these actions.

Prepared by: Tim Kiser, City Manager

Council Meeting Date: 12/10/2024

Date Prepared: 12/04/2024

Agenda: Consent

Background Information: The purpose of this property purchase is to accommodate a future vehicle maintenance facility for City vehicles, including fire engines, police vehicles, and other municipal fleet assets. The building is particularly suited for maintaining fire apparatus due to its high ceilings and oversized doors.

Acquiring this property eliminates the need for the City to construct a new mechanics facility as part of the planned corporation yard at Freeman Lane, a project previously estimated to cost over \$1.3 million. By purchasing an existing building, the City anticipates saving several hundred thousand dollars.

The City offered the listing price of \$995,000 for the property located at 110 Springhill Drive, which includes parcels APN 009-720-035, 009-720-036, 009-720-037, and 009-720-038. The property owner, the Lewis Family Trust, accepted the offer. Following direction from the City Council to negotiate based on the listing price, City staff and the property owner finalized the draft sale agreement (attached), subject to legal review.

This purchase is subject to legal review and the Planning Commission determining that this purchase aligns with the City's General Plan.

Council Goals/Objectives: This project supports tasks towards achieving/maintaining Strategic Plan - Economic Development and City Infrastructure Investment.

Fiscal Impact: Funding for this purchase will come from the City's Special Project Funds (\$800,000) and City's Corporation Yard Fund (\$195,000).

Funds Available: Yes

Account #: Varies

Reviewed by: City Manager

Attachments: Draft Contract