

A RESOLUTION OF THE CITY COUNCIL CONCERNING A NIXA BEAUTIFICATION FAÇADE GRANT PROGRAM APPLICATION FOR 108 EAST MT VERNON

Background:

Section 23-1 of the City's Municipal Code of Ordinances establishes a Nixa Beautification Façade Grant Program. The purpose of the program is to encourage property owners to perform repairs and to update their buildings located in commercial or industrial zoned areas. The program affords a maximum of \$7,500 in matching funds for certain eligible improvements.

Eligible improvements include:

- New awnings or the restoration of existing awnings
- Exterior painting and/or paint removal
- Repair and restoration of brickwork, wood, masonry, and stucco
- Exterior lighting
- Reusable signage
- Repair and replacement of architectural details or materials
- Doors
- Rehabilitation or compatible reconstruction of storefronts
- Removal of metal siding and exterior slipcovers (surfaces)
- Patios, including base and railings
- Other architectural elements

Analysis:

The application submitted for 108 East Mt Vernon, describes the proposed work as "completely renovating this building, new siding, windows, landscaping." There will be additional interior work as part of the overall project. Only exterior projects are eligible for the grant. The building was originally constructed in 1950.

Three bids for the work were submitted:

Bidder	Bid Amount
Kingdom Krafters	\$16,020.00
Precision Home	\$17,840.00
LUXE Construction LLC	\$19,901.52

According to the guidelines approved by the City Council for evaluating grant applications, there are a variety of evaluation criteria to consider in rendering a recommendation:

- **Impact** – Overall impact of the project on city beautification.
 - Is the project located in a highly visible area?
 - Will the improvements increase the economic activity and appeal?
 - Will the project eliminate incongruent design elements or elements that pose a potential liability to the city?
 - Does the project seek to restore the historical or architectural significance of the building?
- **Financial Leverage**
 - Projects that leverage a greater private investment will be considered at a higher priority.
- **Cost/Schedule**
 - Is the project feasible in cost and schedule?
- **Sustainability/Permanence**
 - How permanent are the improvements and is there a maintenance plan for improvements?
 - Will the completed work be sustainable and potentially transferable to future owners?
- **Community Contribution**
 - Is the applicant a positive presence in the community? Do they demonstrate a "good neighbor" policy toward other property owners?
 - Is the area around the property kept clean and free of debris on a consistent basis?
 - Does the property participate in organized promotions or other community-based activities?
 - Does the applicant actively promote Nixa and their own property?

If awarded, the applicant must complete the required work within six months and must provide detailed receipts and statements of cost prior to being reimbursed by the City. The applicant is not allowed to be reimbursed for work done on their own or by a company they own or have a financial interest in. The applicant is also held responsible for complying with all applicable local, state, and federal regulations involved in the construction process.

The building subject to this grant application is currently vacant. Vacant buildings are eligible if owners intend to begin utilizing the building at the time the façade improvements are completed. If the building is not in use within three (3) months of the completion of any façade improvement, any matching funds provided through the grant program shall be immediately refunded.

Planning and Zoning Commission:

A public hearing was held for this façade grant application at the October 2, 2023 at the Planning and Zoning Commission meeting. Nobody approached the Commission to discuss the application. A Planning and Zoning Commissioner inquired as to why we have not received more applications for this grant opportunity. Staff responded that there might not be enough knowledge of the program's existence to commercial property owners in Nixa. The Planning and Zoning Commission unanimously voted to recommend approval to Nixa City Council.

Recommendation:

Staff has reviewed the Façade Grant application for completeness. It is the Planning and Zoning Commission and City Councils discretion on the total award amount. The applicant is eligible to receive the max contribution from the City, a total of \$7,500. Staff Recommends approval.

MEMO SUBMITTED BY:

Scott Godbey | Director of Planning and Development

sgodbey@nixa.com | 417-725-5850

RESOLUTION NO. 2023-51

**A RESOLUTION OF THE COUNCIL OF THE CITY OF NIXA AUTHORIZING THE
ISSUANCE OF A BEAUTIFICATION FAÇADE GRANT FOR PROPOSED
IMPROVEMENTS AT 108 EAST MOUNT VERNON STREET.**

WHEREAS Section 23-1 of the Nixa City Code establishes a Nixa Beautification Façade Grant Program ("Program") in which eligible improvements may be reimbursed up to \$7,500 by the City; and

WHEREAS an application has been submitted requesting funding through the Program for certain improvements to be made to the site generally located at 108 East Mount Vernon Street; and

WHEREAS after reviewing the application and approval criteria established in City Code Section 23-1, the City Council desires to issue a Beautification Façade Grant to the applicant upon full compliance with the terms of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NIXA, AS FOLLOWS, THAT:

SECTION 1: City Council hereby authorizes the City Administrator, or designee, to issue a Nixa Beautification Façade Grant in the amount of \$7,500 to Tristin Jackson, for the proposed improvements to be made at 108 East Mount Vernon Street in Nixa, Missouri. Said improvements being described on the "Nixa Beautification Façade Grant Program" application attached hereto and incorporated herein by this reference as "Resolution Exhibit A." Funding from the Program shall not be disbursed by the City until the applicant has demonstrated to the satisfaction of the City Administrator, or designee, that they have fully complied with City Code section 23-1 and City Council's adopted review criteria for the Program.

SECTION 2: This Resolution shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

[Remainder of page intentionally left blank. Signatures follow on next page.]

RESOLUTION NO. 2023-51

ADOPTED BY THE COUNCIL THIS 10th DAY OF October, 2023.

ATTEST:

PRESIDING OFFICER

CITY CLERK

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2023.

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Nixa Beautification Façade Grant Program

PROJECT ADDRESS: 108 East Mount Vernon Street., Nixa, MOApplicant: Tristin Jackson Phone: 4172092818Applicant's Address: 845 W Charlottle Republic, MO 65738Property Owner: Tristin Jackson Phone: 4172092818Property Owner's Address: 845 W Charlottle Republic, MO 65738Indicate if all correspondence is to be sent to: Applicant ☐ Property Owner ☒**Briefly describe scope of improvements:**

We are completely renovating this building. New siding, windows,
landscaping,

Please include the following with the application:

- ☒ Three professional contractor bids for the cost of the proposed improvements
- ☒ Digital photos of the existing building façade and a design sketch or rendering

Estimated Costs:Façade Improvement Cost: \$17,000.00**Property Owner Authorization/Certification**

I have read accompanying guidelines and attest that the information included in this application is accurate to the best of my knowledge. I understand that grants are not guaranteed and are up to the sole determination of the Nixa City Council.

Applicant Signature

Date

Property Owner Signature (if other than applicant)

Date



Nixa Beautification Façade Grant Program

Nixa Beautification Façade Grant Program Agreements and Conditions

Initial

- TS The applicant (or property owner) is in good standing by payment of taxes and assessments to the City of Nixa.
- TS I affirm that this project will conform to all applicable codes, ordinances and regulations.
- TS All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed.
- TS The project will be completed with 6 months of approval by the City Council (or negotiated extension approved by City Council)
- TS Applicant agrees that all work will be completed in a professional manner and that continued maintenance of the property and improvements will be ongoing.
- TS The applicant agrees that only the work approved by the City Council in the application process shall be eligible for reimbursement, unless the City Council has approved changes in an amended agreement, and that no work done on the project prior to formal approval is eligible for reimbursement.
- TS The applicant must submit copies of invoices, receipts, proof of payment and itemized statement of the total cost of the project to the City of Nixa within 3 months of project completion.
- TS The applicant will abide by Equal Employment Opportunity and Civil Rights guidelines.
- TS The applicant shall indemnify, protect, defend and hold harmless the City of Nixa and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating to the Nixa Downtown Façade Grant Program.


Applicant Signature

Tristin Jackson

8/16/23

Date


Property Owner Signature (if other than applicant)

Tristin Jackson

8/16/23

Date

Deadline: 15th of Each Month

Submit Completed application to:

Nixa Planning and Development Department
715 W Mt Vernon, Nixa, MO 65714
(417)725-5850

ESTIMATE

From

LUXE Construction LLC
1736 E. Sunshine St. Suite 216
Springfield, Mo 65804
417-872-9055

Bill To

Tristin Jackson
108 East Mount Vernon Street
Nixa, Missouri 65714

Estimate

785 Remodel

Estimate Date

08/15/2023

Description

Amount

Bid For Labor & Materials:

19,901.52

1. Remove existing exterior siding and install new 4" vertical siding around the exterior of the property. \$11,050.27

2. Remove and replace existing metal windows with 10 new vinyl windows throughout property. \$6,572.36

3. Remove all fascia on the exterior of building and install new fascia/flushing around the entire exterior of the building. \$2,278.95

Total

\$19,901.52

Terms & Conditions

This is an estimate and may be subject to change due to unforeseen circumstances

Half due before project start, remainder due when finished



QUOTE #917

SENT ON:

Aug 15, 2023

RECIPIENT:

Tristin Jackson

108 East Mount Vernon Street

Nixa, Missouri 65714

Phone: 417-209-2818

Sales Rep: Tyler Arnold

SENDER:

Kingdom Krafters

214 West Phelps Street #205

Springfield, Missouri 65806

Phone: 4173700226

Email: kgoodwin@kingdomkrafters.com

Website: kingdomkrafters.com

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Kingdom Guarantee	The Kingdom Guarantee is really simple. All installations come with a lifetime workmanship guarantee. If a problem occurs because of our installation, we'll come back and fix it ASAP. No prorating. No trip charges. No finger-pointing. Like we said, simple!	\$0.00
Referral Program	We understand that word-of-mouth referrals are one of the best ways to grow our business, which is why we are offering this special promotion. All you need to do is refer someone who needs our services and if they choose us for their project, then we will reward you with \$250 — every time!	\$0.00
Vinyl Siding	Includes removal of existing siding and install Alside vinyl siding with Tyvek house wrap.	\$9,025.00
Vinyl Windows	Includes removing existing picture windows and install new picture windows.	\$1,800.00
Vinyl Windows	Includes removing existing windows and installing new single hung windows	\$3,325.00
Fascia	Includes removing existing fascia and installing new fascia	\$1,520.00
Dumpster	Includes dumpster for disposal of material	\$350.00

Total

\$16,020.00

Aug 15, 2023

Date

Client Signature

Electrical, hvac, awning, brick needs to be pulled off. Doors need to be done before hand. We will need to know size of awnings beforehand.

The price quoted excludes any amounts for wood rot or repair of hidden damages. Payment terms are 50% of the total price to be paid on the first day of construction. The remaining 50% is due within 30 days of project completion. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Resolution Exhibit A
Page 4 of 8

1444 East Bradford Parkway
suite I mailbox 7
Springfield, Missouri 65804
4174503300
precisionhomehi@gmail.com | precisionhomehi.com



RECIPIENT:

Tristin Jackson

108 East Mount Vernon Street
Nixa, Missouri 65714
Phone: 417-209-2818

Estimate #288

Sent on Aug 15, 2023
Contract
Disclaimer This quote is not binding. It is based on the information provided and may change based on additional services or new specifications.

Total \$17,840.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Labor and materials	1. Demo and Install -Remove exterior siding and install new vertical siding around the exterior of the property.(This includes dump and removal fees) \$10,070 2. Remove existing metal windows and Install new vinyl windows throughout the entire property. This bid includes white windows. (This includes dump and removal fees) \$6,020 3. Remove old fascia on the exterior of the building and install new fascia flashing around the entire exterior. The color of the fascia will be black. (This includes dump and removal fees) \$1,750	1	\$17,840.00	\$17,840.00

Total \$17,840.00

This quote is valid for the next 30 days, after which values may be subject to change. By signing below, you are accepting this quote and all associated costs and agree to pay Precision Home the amount of this quote upon completion. Please read over the quote very carefully. If there are any discrepancies, or this quote does not contain all items of the project you were wanting please let us know before signing and before the work has started. If any upgrades occur, a new quote will need to be signed for acceptance due to upgraded costs may apply.

Signature: _____ **Date:** _____



Resolution Exhibit A
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Resolution Exhibit A
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