



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO NIXA CITY COUNCIL CONCERNING A NIXA BEAUTIFICATION FAÇADE GRANT PROGRAM APPLICATION FOR 204 EAST MOUNT VERNON STREET

DATE: MARCH 3, 2026

SUBMITTED BY: ALAN FURMAN

PRESENTED BY: PLANNING & DEVELOPMENT DEPARTMENT

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 204 East Mt Vernon, describes the proposed work as "Remove the metal siding, add stone to the bottom of the wall and replace metal siding above the stone portion." There will be additional interior and exterior work as part of the overall project to rehabilitate this building. Only exterior projects are eligible for the grant. The building for which the funding was applied for was originally constructed in 1983.



Three bids for the work were submitted:

Bidder	Bid Amount
GutterCo LLC	\$26,090.50
Xtreme Exteriors	\$40,235.00
Ozarks Fire & Water Restoration	\$46,397.34

The bid from Ozarks Fire & Water Restoration was not eligible for the grant funding if it were to be the lowest bidder, as the applicant is the owner of the company. However, we accepted the bid in order to meet the criteria of submitting a minimum of three estimates. If façade grant money is awarded the applicant would be required to hire GutterCo LLC for the applicable work and would be eligible for the maximum per project for reimbursement.

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:

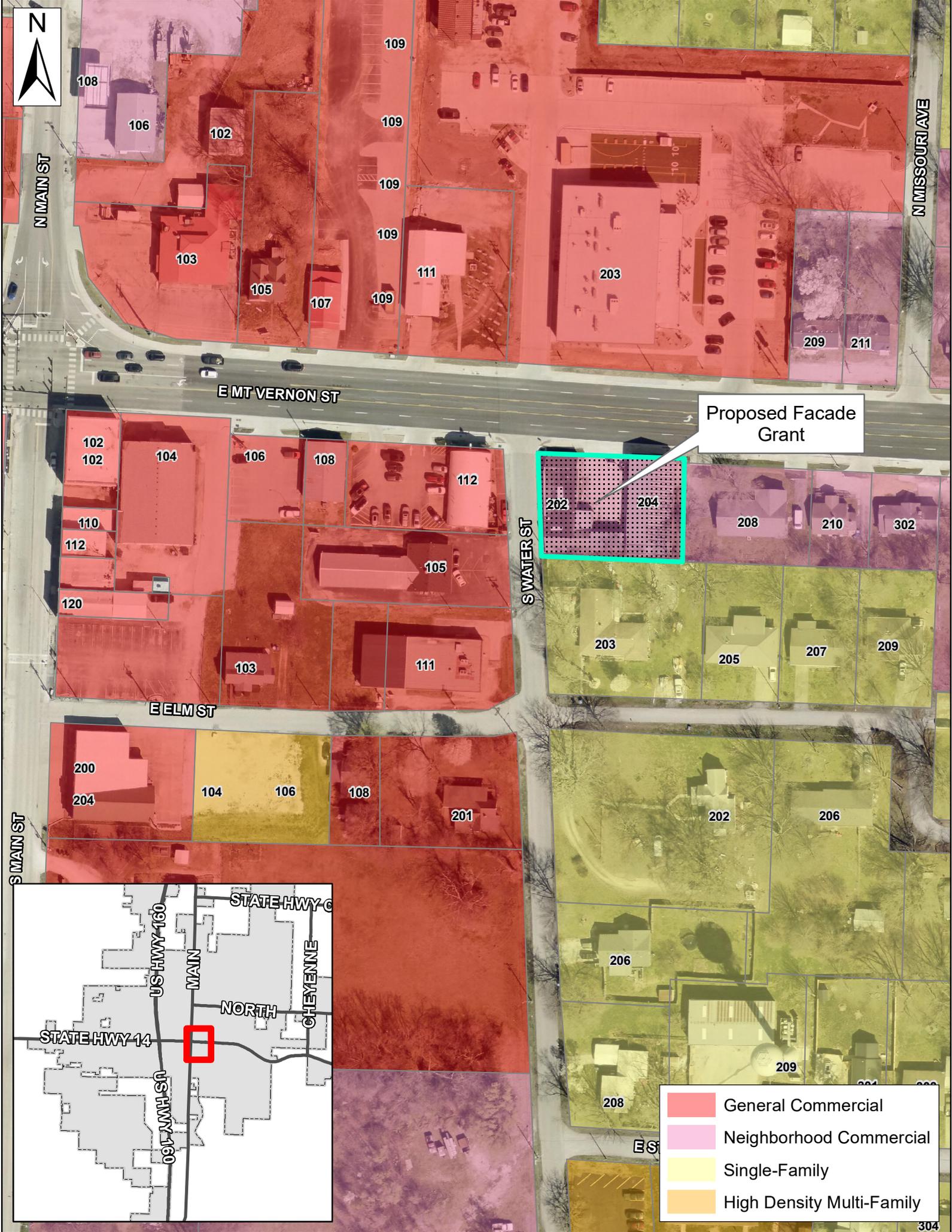
- **Impact** – Overall impact of the project on city beautification.
 - Is the project located in a highly visible area?
 - Will the improvements increase the economic activity and appeal?
 - Will the project eliminate incongruent design elements or elements that pose a potential liability to the city?
 - 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 owned and occupied by the applicant.

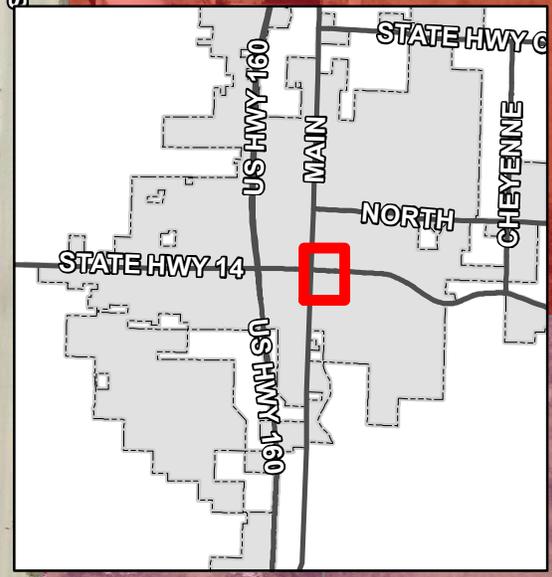
Recommendation

Staff has reviewed the Façade Grant application for completeness. It is the Planning and Zoning Commission and City Councils discretion on the total awards amount. Applicant is eligible to receive the max reimbursement per individual project. Staff Recommends approval.



Proposed Facade Grant

- General Commercial
- Neighborhood Commercial
- Single-Family
- High Density Multi-Family





Ozarks Fire & Water Restoration

202 E Mount Vernon St
Nixa MO 65714
(417) 233-4833
Info@OzarksFWR.com
www.OzarksFWR.com

Client: Roofing Ozarks Inc
Property: 204 E. Mount Vernon
Nixa, MO 65714

Operator: ALAN

Estimator: Alan Furman
Company: Ozarks Fire & Water Restoration

Cellular: (417) 342-7266
E-mail: Info@OzarksFWR.com

Type of Estimate:

Date Entered: 1/6/2026

Date Assigned:

Price List: MOSR8X_JAN26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 204-MT-VERNON



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204-MT-VERNON

SKETCH2

Main Level

Warehouse

Height: Peaked

Window	12' X 4'	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Door	16' X 12'	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Remove Wall/roof panel - ribbed - 24 gauge - up to 1"	3,320.67 SF @	0.59 =	1,959.20
2. Replace House wrap (air/moisture barrier)	3,320.67 SF @	0.37 =	1,228.65
3. Replace Wall/roof panel - ribbed - 24 gauge - up to 1"	2,957.67 SF @	5.78 =	17,095.33
4. Replace Stone veneer - natural stone	363.00 SF @	38.36 =	13,924.68
5. Replace Stone trim - band	121.00 LF @	83.55 =	10,109.55

Grand Total Areas:

8,617.43 SF Walls	7,356.28 SF Ceiling	15,973.71 SF Walls and Ceiling
7,052.39 SF Floor	783.60 SY Flooring	635.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	730.69 LF Ceil. Perimeter
7,052.39 Floor Area	7,260.00 Total Area	8,617.43 Interior Wall Area
6,719.25 Exterior Wall Area	521.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	44,317.41
Material Sales Tax	2,079.93
Replacement Cost Value	\$46,397.34
Net Claim	\$46,397.34

Alan Furman

Xtreme Proposal

JAN 08, 2026



WE CAN HELP WITH

Roofing, Siding, Windows
Soffit, Fascia, and Gutters

l.daugherty@xesiding.com
(417) 631-2880



ALAN FURMAN

alanfurman74@gmail.com
204 East Mount Vernon Street
Nixa, MO
65714

METAL WALL PANELS & STONE VENEER

Description

Siding

METAL WALL PANEL - FACTORY FINISH

Install metal wall panels.

Trim/Wrap Around Windows and Doors Install

Trim around windows, doors, and corners

Garage Door Trim - Aluminum Wrap

Replace garage door buck trim with pressure treated lumber and then wrap with aluminum trim.
band board

Section Total

\$22,775.00

Description

Stone Wainscoting

Specialty Siding - Natural Stone Veneer

Selection of in stock natural stone veneer

We will have to reach out to local vendors and ask for updated list and samples of in stock stone veneer.

Stone Water Edge/Sill Cap

A piece of stone installed at the top of a stone wainscot or under a window to act as a drip edge

Section Total

\$17,460.00

Estimate subtotal

\$40,235.00

Total

\$40,235.00

ESTIMATE

GutterCo LLC
103 Oakwood Ave
Republic, MO 65738

guttercolic24@gmail.com
+1 (417) 920-7540

Bill to
Roofing Ozarks
204 E Mount Vernon, Nixa MO 65714

Estimate details

Estimate no.: 1028
Estimate date: 01/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Metal siding	Color to be determined	29.25	\$450.00	\$13,162.50
2.	Stone Veneer	Color to be determined	300	\$40.00	\$12,000.00
3.	6" Kstlye	Color to be determined	116	\$8.00	\$928.00
				Total	\$26,090.50

Accepted date

Accepted by

* MISSING WRAP

* MISSING STONE CAP



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1 1-Front Elevation



2 2-Front Elevation

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3 3-Right Elevation



4 4-Right Elevation

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