AG E N D A
CITY COUNCIL MEETING
CENTRALIA, ILLINOIS
Monday
January 24, 2011
6:00 p.m.

1. CALL TO ORDER BY MAYOR REBECCA AULT

ROLL CALL	**PRESENT**	**ABSENT**
Mayor Ault		
Councilman Ashby		
Councilman Bledsoe		
Councilman Kalert		
Councilman Jones		

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. AMENDMENTS AND/OR ADDITIONS TO AGENDA

4. PUBLIC PARTICIPATION

5. CONSENT AGENDA

1. Approval of Minutes of the January 10, 2010 City Council Meeting
2. Approval of Payrolls and Vouchers in the Amount of $796,633.49
3. A Resolution Approving a Supplemental Municipal Estimate of Maintenance Costs for the 2010 Motor Fuel Tax (MFT) Maintenance Program – *Allows an additional $6,887.61 to be added to the Estimate of Maintenance Costs for the 2010 MFT General Maintenance Program for the purchase of road salt*
4. A Resolution Approving the Municipal Maintenance Expenditure Statement for the 2010 Motor Fuel Tax (MFT) Maintenance Program – *Approves the required reconciliation of the 2010 MFT Expenditures with our 2010 MFT Authorized Funds*
5. A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code for the 2011 Motor Fuel Tax (MFT) Maintenance Program – *Approves the designation of certain roads for rehabilitation under MFT for 2011*
6. A Resolution Approving Pay Request No. 3 to J.K. Trotter & Sons, Inc. for the 7th and Cherry Street Sanitary Sewer Improvement Project – *Approves the payment of $99,090 to JK Trotter & Sons for services rendered through December 30th*
7. A Resolution Approving Pay Request No. 30, No. 31 & No. 32 to Heneghan & Associates, P.C. for Design Engineering Services for the Reconstruction of Wabash Avenue & E. 17th Street – *Approves payment of $6,975.24 to Heneghan for services rendered through January 14th*
8. Approval of Request to Use Lake Centralia for Fishing Tournaments – Lunkers Unlimited – *Allows group to use Centralia Lake on April 30th and May 1st for a fishing tournament*
9. Approval of Request to Solicit for Funds – Habitat for Humanity – *Allows group to solicit for funds at the intersection of Broadway and Pullen on April 30th, September 10th and October 1st*

6. REPORTS AND COMMUNICATIONS

1. Employee Service Award Presentation
2. Department Head of the Year Award
3. Employee of the Year Award
4. Retirement Recognition – Captain Phil Venezia – Fire Department

7. PUBLIC HEARING

8. BIDS

9. ORDINANCES

1. An Ordinance Approving a Right-of-Way License Agreement with Delta Communications, LLC d/b/a Clearwave Communications for the Installation of Fiber Optic Cable
2. An Ordinance Assigning the Zoning Classification of Preservation Overlay District to Property within the City of Centralia – Centralia Masonic Lodge #201
3. An Ordinance Assigning the Zoning Classification of Preservation Overlay District to Property within the City of Centralia – Reggy and Laura Hallam House on 202 North Walnut Street

10. RESOLUTIONS

1. A Resolution Approving a Funding Application for the PY 2011 Community Development Assistance Program (CDAP) Public Facilities Construction Grant for the Phase VI Sanitary Sewer Improvement Project
2. A Resolution Approving a Façade Improvement Grant from the Centralia Opportunity Fund to Louis and Betsy Curl for Improvements to the Office of Curl & Associates, Inc. Located at 226 E. Broadway

11. OTHER BUSINESS

12. UNFINISHED BUSINESS

13. REPORTS

1. Mayor –
2. Council Members –
3. City Manager –
4. City Attorney –

14. ADJOURNMENT

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works & Engineering **DATE:** 1/21/2011 **AGENDA ITEM: #5-3**

SUBJECT: **A Resolution Approving a Supplemental Municipal Estimate of Maintenance Costs for the 2010 Motor Fuel Tax (MFT) General Maintenance Program**

STRATEGIC PLAN LINK:
FOCUS AREA 4: IMPROVED TRANSPORTATION NETWORK
Objective 4.1 - Remediate the current level of disrepair on City-wide roadways.
Action Item 4.1.1 - Implement a Pavement Protection Plan, effectively ranking roads into classification categories based on level of use and condition.
Critical Link 3 – Begin a systematic approach to annual road improvements and maintenance

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Additional salt was required at the end of December 2010 and the beginning of January 2011 to handle the snow and ice storms during that time. This supplemental resolution adds additional quantity to the amount originally estimated at the beginning of 2010. Additional quantities have been estimated as part of the 2011 General Maintenance MFT.

DOCUMENTS ATTACHED:

Supplemental Municipal Estimate of Maintenance Costs - BLR 14231

STAFF RECOMMENDATIONS:

Staff recommends approval of this Supplemental Municipal Estimate of Maintenance Costs

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving a Supplemental Municipal Estimate of Maintenance Costs for the 2010 Motor Fuel Tax (MFT) General Maintenance Program in the Amount of an Additional $6,887.61 for the Purchase of Salt for Snow and Ice Removal.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works & Engineering **DATE:** 1/21/2011 **AGENDA ITEM: #5-4**

SUBJECT: **A Resolution Approving the Municipal Maintenance Expenditure Statement for the 2010 Motor Fuel Tax (MFT) General Maintenance Program**

STRATEGIC PLAN LINK:
FOCUS AREA 4: IMPROVED TRANSPORTATION NETWORK
Objective 4.1 - Remediate the current level of disrepair on City-wide roadways.
Action Item 4.1.1 - Implement a Pavement Protection Plan, effectively ranking roads into classification categories based on level of use and condition.
Critical Link 3 – Begin a systematic approach to annual road improvements and maintenance

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

A Municipal Maintenance Expenditure Statement needs to be approved by the Council and submitted to the State at the end of each Maintenance Program period. This statement reconciles our 2010 Motor Fuel Tax (MFT) Expenditures with our 2010 MFT Authorized Funds. For 2010, the City has an MFT CREDIT of $63,039.99 that can be applied to future projects.

DOCUMENTS ATTACHED:

Resolution
Municipal Maintenance Expenditure Statement – BLR Form 14310

STAFF RECOMMENDATIONS:

Staff recommends approval of these Municipal Maintenance Expenditure Statements.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving the Municipal Maintenance Expenditure Statement for the 2010 Motor Fuel Tax (MFT) General Maintenance Program.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works & Engineering **DATE:** 1/21/2011 **AGENDA ITEM: #5-5**

SUBJECT: A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code for the 2011 Motor Fuel Tax (MFT) Maintenance Program

STRATEGIC PLAN LINK:
FOCUS AREA 4: IMPROVED TRANSPORTATION NETWORK
Objective 4.1 - Remediate the current level of disrepair on City-wide roadways.
Action Item 4.1.1 - Implement a Pavement Protection Plan, effectively ranking roads into classification categories based on level of use and condition.
Critical Link 3 – Begin a systematic approach to annual road improvements and maintenance

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Each year a program utilizing Motor Fuel Tax (MFT) funds is implemented to maintain our oil and chip streets, re-apply pavement markings, provide salt for snow and ice removal and complete other maintenance items. Certain Oil & Chip Roads are designated for rehabilitation and resealing or just resealing each year. This year our maintenance program will concentrate on rehabilitating almost 6 miles of Oil and Chip Streets while applying another seal coat to some roads rehabilitated last year. As always, the work anticipated to be completed is based on projected MFT revenue. It is anticipated that bidding for the 2011 maintenance plan will occur in March or April 2011. Heneghan & Associates has identified several roads to be rehabilitated and resealed, and the estimated cost of this work is $238,414.80, with the accompanying resolution allowing up to $240,000.00 to be spent out of MFT funds. This amount is near the amounts allotted in previous years.

DOCUMENTS ATTACHED:

Resolution for Maintenance of Streets and Highways – BLR Form 14230
Municipal Estimate of Maintenance Costs – BLR Form 14231
Municipal Maintenance Operations – BLR Form 14232
Location Map for Operations

STAFF RECOMMENDATIONS:

Staff recommends approval of the "Municipal Estimate of Maintenance Costs" and submitting this information to the Illinois Department of Transportation for the 2011 Motor Fuel Tax (MFT) General Maintenance.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code for the 2011 Motor Fuel Tax (MFT) Maintenance Program.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works & Engineering **DATE:** 1/21/11 **AGENDA ITEM: #5-6**

SUBJECT: A Resolution Approving Pay Request No. 3 to J.K. Trotter & Sons, Inc. for the 7th and Cherry Street Sanitary Sewer Improvement Project

STRATEGIC PLAN LINK:
FOCUS AREA 5 – IMPROVED INFRASTRUCTURE
Objective 5.1 – Continue to operate and maintain the sanitary sewer system so that all sewage and industrial wastes generated within the City are collected and transported under safe and sanitary conditions to the wastewater treatment plant.
Action Item 5.1.3– Continue to develop and implement the Sewer Rehabilitation Plan
Critical Link 1 – Repair sanitary sewer mains and tees as needed to reduce inflow and infiltration into system and ensure compliance with current regulations

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Capacity issues with our existing Sanitary Sewer System on March 18, 2008 and again on May 7, 2008 led the Illinois Environmental Protection Agency (IEPA) to issue a Violation Notice on June 5, 2008. Staff responded to the Violation Notice on July 10, 2008 with a Project Schedule and other information necessary to justify the work necessary to bring the system into compliance. A contract was issued to J.K. Trotter & Sons, Inc. on July 27, 2010 to complete a portion of this work (a.k.a. Phase II, Lines B and C and various borings under the Rail road tracks). Work is currently occurring in the area of 7th Street and Cherry Street as part of this phase.

This picture shows the contractor doing the 48" bore for the project. The work is being done at a depth of 20'. Notice the use of two trench boxes for protection.

The current pay request is in the amount of $99,090.00. Approval of this pay request will bring the total paid (pay requests #1-3) to date to $237,330.00.

DOCUMENTS ATTACHED:

Resolution
Pay Request No. 3

STAFF RECOMMENDATIONS:

Staff recommends approving Pay Request No. 3 to J.K. Trotter & Sons in the amount of $99,090.00. Funds are available in the FY 2011 Budget under the bond issued for this work.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving Pay Request No. 3 in the Amount of $99,090.00 to J.K. Trotter & Sons, Inc. for the 7th and Cherry Street Sanitary Sewer Improvement Project.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Manager **DATE:** 1/21/2011 **AGENDA ITEM: #5-7**

SUBJECT: **A Resolution Approving Pay Request No. 30, No. 31 & No. 32 to Heneghan & Associates, P.C. for Design Engineering Services for the Reconstruction of Wabash Avenue & E. 17th Street**

STRATEGIC PLAN LINK:
FOCUS AREA 1: ECONOMIC DEVELOPMENT

Objective 1.4 - Utilize proper Economic Development Planning to ensure growth in certain strategic areas of the City.

Action Item 1.4.3 - Encourage Development of Principal Meridian Business Park, Centralia Industrial Park and Aaron Business Park

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Centralia, utilizing the grant application preparation services of the South Centralia Regional Planning & Development Commission (SCIRP&DC), submitted an Economic Development Administration (EDA) investment assistance application for EDA public works grant assistance in February 2009. On August 27th, the City received notification that the grant had been awarded in the amount of $2 million. The EDA grant, in conjunction with a grant of $2,139,000 from the State of Illinois Department of Transportation, will be used to provide improvements to Wabash Avenue and E. 17th Street and public utility improvements including storm sewer and sidewalk to support investment plans and potential growth within Centralia Industrial Park.

In order to fulfill all Federal and EDA requirements for selection of an engineering firm, the City created and mailed out a Request for Proposal (RFP) for the project on April 22, 2009 with a response deadline of Friday, May 1, 2009. Staff mailed the proposals to four firms in our area including Heneghan & Associates, Curl & Associates, Rhutasel & Associates and AECom in Salem. On May 11, 2009, the City Council approved and accepted a Proposal from Heneghan for the project. Now that the City has approved the agreements with the Economic Development Administration and Department of Transportation, the City Council approved the Engineering Services Agreement on Monday, October 13, 2009. Work completed for this pay request includes project management, surveying, right of way assistance and preliminary design through January 14, 2011 and amounts to a total of $6,975.27.

DOCUMENTS ATTACHED:

Resolution
Invoice No. 30, 31 & 32

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving Pay Request No. 30, No. 31 & No. 32 in the Amount of $6,975.27 to Heneghan & Associates, P.C. for Engineering Services for the Reconstruction of Wabash Avenue & E. 17th Street.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Clerk **DATE:** 1/21/2011 **AGENDA ITEM: #5-8**

SUBJECT: **Approval of Request to Use Lake Centralia for Fishing Tournaments – Lunkers Unlimited**

STRATEGIC PLAN LINK:
FOCUS AREA 7: CITIZEN SERVICES
Objective 7.10 – Work with public to assure compliance with City rules and policies.
Critical Link 2 – Act as liaison between residents and Council.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Kevin Marz, representing Lunkers Unlimited, is requesting permission to use Lake Centralia for a fishing tournament on April 30th and May 1st. There will be approximately ten boats for the event. They are aware of the requirements and rules to hold this tournament on our lake.

DOCUMENTS ATTACHED:

Letter of Request

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Request to Allow Lunkers Unlimited Use Lake Centralia for Fishing Tournaments to be Held on April 30th and May 1st.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Clerk **DATE:** 1/21/2011 **AGENDA ITEM: #5-9**

SUBJECT: Approval of Request to Solicit for Funds – Habitat for Humanity of Centralia

STRATEGIC PLAN LINK:
FOCUS AREA 7: CITIZEN SERVICES
Objective 7.10 – Work with public to assure compliance with City rules and policies.
Critical Link 2 – Act as liaison between residents and Council.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Connie Colter, representing Habitat for Humanity, is requesting permission to solicit for funds on the corner of Broadway and Pullen on April 30, September 10, and October 1, 2011. The funds will be used in the construction of a new home. Currently, a house is being constructed at 300 W. 2nd. The Council is invited to tour this home. This is the twelfth home constructed within the City limits of Centralia by Habitat. These houses are built using volunteer labor (as much as possible). Once constructed, the new homeowner is responsible for the actual cost of the house and is paid in monthly installments over 20 – 25 years with no interest charged.

DOCUMENTS ATTACHED:

Application
Certificate of Insurance

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Request will Allow Habitat for Humanity of Centralia to Solicit for Funds on the Corner of Broadway and Pullen on April 30, September 10, and October 1st.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Manager **DATE:** 1/21/2011 **AGENDA ITEM: #9-1**

SUBJECT: **An Ordinance Approving a Right-of-Way License Agreement with Delta Communications, LLC d/b/a Clearwave Communications for the Installation of Fiber Optic Cable**

STRATEGIC PLAN LINK:
FOCUS AREA 8: FINANCE & MANAGEMENT

Objective 1.4 - Investigate opportunities to expand local telecommunications infrastructure by partnering with existing service providers.

Action Item 1.4.3 - Seek out alternative service providers to upgrade fiber optic telecommunications facilities in the community.

Critical Link 1 – Partner with service providers to enter into right-of-way agreements for access to City right-of-way for installation of fiber optic cable.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Clearwave Communications, based in Harrisburg, Illinois, was awarded $31.5 million in grant funds in August 2010 from the National Telecommunications and Information Administration under the Broadband Technology Opportunities Program. The State of Illinois, through the Department of Commerce and Economic Opportunity, announced over $11 million in matching funds in October 2010 and additional private funding brings the project total to over $45 million.

Over the next three years, Clearwave will construct an estimated 740 miles of new fiber optic cable in southern Illinois to connect over 200 community anchor institutions (see attached map) with speeds between 10 megabytes per second and 1 gigabyte per second.

The City of Centralia is being asked to approve a right-of-way license agreement allowing Clearwave Communications to install fiber optic through Centralia connecting Kaskaskia College with this regional network. They are planning to use the right-of-way on Broadway from IL 161 near Walmart then connecting to US 51 South. We have been asked to waive any franchise fee for the fiber optic lines but the City will not waive our Telecommunications Tax for the final end users in our City. This agreement simply gives them access to our right-of-way and once a contractor has been selected to install the lines, we will require them to obtain excavation permits and post a performance bond to repair any damage to our sidewalks, curb and gutter, road way surface as well as any underground utilities.

DOCUMENTS ATTACHED:

Ordinance
Right-of-Way License Agreement
Map of Centralia Right-of-Way Affected
Article from the Daily Republican with Regional Map

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Ordinance Approving a Right-of-Way License Agreement with Delta Communications, LLC d/b/a Clearwave Communications for the Installation of Fiber Optic Cable.

REQUEST FOR COUNCIL ACTION

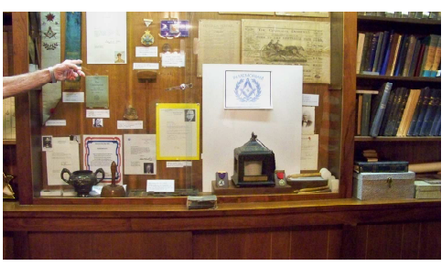
ORIGINATED BY: Director of Community Development & Planning **DATE**: 1/21/2011 **AGENDA ITEM: #9-2**

SUBJECT: **An Ordinance Assigning the Zoning Classification of Preservation Overlay District to Property within the City of Centralia – Centralia Masonic Lodge #201**

STRATEGIC PLAN LINK:
FOCUS AREA 7: COMMUNITY SERVICES
Objective (Historic Preservation) 7.4 - To enhance, preserve and protect Centralia's heritage, natural features, built environment and significant artifacts.
Action Item 7.4.1 - Preserve existing landmarks and cultural resources and their environmental settings.
Critical Link 1 - Identify historic landmarks and prioritize their condition (including ownership and needed repair or enhancement).

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Preservation Overlay District has been established to identify, designate, preserve and enhance properties which reflect historical, cultural, political, artistic, social or other heritage areas of our community. It is also intended to foster restoration efforts, and enhance the attractiveness of our community.



The Centralia Masonic Lodge #201 has requested that the building be nominated as a local historic landmark. The Preservation Commission has accepted this nomination, and verified that it fits the following criteria for designation as a historic structure:

(1) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
This building is one of the oldest Masonic structures in Illinois and houses one of the most (if not the most) comprehensive collections of Masonic artifacts in the state of Illinois.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Community Development & Planning **DATE**: 01/21/2011 **AGENDA ITEM: #9-3**

SUBJECT: **An Ordinance Assigning the Zoning Classification of Preservation Overlay District to Property within the City of Centralia – Reggy and Laura Hallam House on 202 North Walnut Street**

STRATEGIC PLAN LINK:
FOCUS AREA 7: COMMUNITY SERVICES

Objective (Historic Preservation) 7.4 - To enhance, preserve and protect Centralia's heritage, natural features, built environment and significant artifacts.

Action Item 7.4.1 - Preserve existing landmarks and cultural resources and their environmental settings.

Critical Link 1 - Identify historic landmarks and prioritize their condition (including ownership and needed repair or enhancement).

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Preservation Overlay District has been established to identify, designate, preserve and enhance properties which reflect historical, cultural, political, artistic, social or other heritage areas of our community. It is also intended to foster restoration efforts, and enhance the attractiveness of our community.

Upstairs Landing Fireplace-Original

Original Morgue Showers

Original built-in Concrete Slab Extensions for Cold Storage of Remains

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Public Works Director **DATE**: 1/21/2011 **AGENDA ITEM: #10-1**

SUBJECT: **A Resolution Approving a Funding Application for the PY 2011 Community Development Assistance Program (CDAP) Public Facilities Construction Grant for the Phase VI Sanitary Sewer Improvement Project**

STRATEGIC PLAN LINK:
FOCUS AREA 5: IMPROVED INFRASTRUCTURE

Objective 5.1 – Continue to operate and maintain the sanitary sewer system so that all sewage and industrial wastes generated within the City are collected and transported under safe and sanitary conditions to the wastewater treatment plant.

Action Item 5.1.3 – Continue to develop and implement the Sewer Rehabilitation Plan

Critical Link 1 – Seek funding mechanism for additional trunk line to facilitate unrestricted flow from east to west side (i.e., under railroad tracks)

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Capacity issues with the Sanitary Sewer Collection and Treatment systems have put us out of compliance with the Illinois Environmental Protection Agency (IEPA). In response to this lack of compliance and the need to address raw sewage backing up into homes and businesses we have begun construction for various improvements to bring system wide relief.

The purpose of this grant will be to provide funding necessary to continue compliance with the IEPA. This grant will help fund a portion of the construction costs for Phase VI as accepted by the IEPA. This next phase is intended to place new sewer lines from the area of 7th Street and Cherry Street south to the Wastewater Treatment Plant. This new singular line will replace the three lines currently running toward the plant. Initial Engineer's Cost Estimates for this work is $1,147,896.42. Although this estimate is substantially higher than the phase currently underway, Phase VI will represent a substantial portion of the overall lineal footage for this project in its entirety. Funding is the major obstacle to progress on this project; the proposed grant in question should allow up to $350,000 of this funding.

The South Central Illinois Regional Planning & Development Commission has prepared the City's application for this grant. Given SCIRP&DC's track record of preparing CDAP proposals, staff feels that we will be competitive in obtaining an award.

DOCUMENTS ATTACHED:

Resolution
Grant Application

STAFF RECOMMENDATIONS:

Staff recommends submitting this grant application.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving a Funding Application in the Amount of $350,000 for the PY 2011 Community Development Assistance Program (CDAP) Public Facilities Construction Grant for the Phase VI Sanitary Sewer Improvement Project.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Economic Development **DATE:** 1/21/2011 **AGENDA ITEM: #10-2**

SUBJECT: **A Resolution Approving a Façade Improvement Grant from the Centralia Opportunity Fund to Louis and Betsy Curl for Improvements to the Office of Curl & Associates, Inc. Located at 226 E. Broadway**

STRATEGIC PLAN LINK:
FOCUS AREA 1: ECONOMIC DEVELOPMENT
Objective Item 1.2 – Endeavor to maintain a balanced economic base that can resist downturns of any one economic sector
Action Item 1.2.4 – Promote business opportunities and business retention in Centralia

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Betsy and Louis Curl have requested financial consideration for funding for façade improvements to their business office located at 226 E. Broadway through the Centralia Opportunity Fund. The request was initiated following an accident where a car slid into their building during a snow storm and damaged a portion of their façade. Insurance will cover a portion of the damage but also provided an opportunity to make additional improvements which had not been made since 1987. It has been proposed that the stucco work on the front of the building be refreshed and tuck pointing done. The awning is also in need of removal and replacement. The Downtown Development Commission convened on January 19th and has recommended approval of the improvements as planned. They questioned the Curls about solicitation of additional bids. A second cost estimate on the awning was requested but not received. Shores Builders was also selected by the insurance company for their portion of the work and the contractor was the individual that did the original stucco work on the building.

DOCUMENTS ATTACHED:

Resolution
Façade Application & Facade Agreement
Photograph

STAFF RECOMMENDATIONS:

Economic Development Staff recommends approval of this façade improvement grant.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving a Façade Improvement Grant in the Amount of $5,000 from the Centralia Opportunity Fund to Louis and Betsy Curl for Improvements to the Office of Curl & Associates, Inc. Located at 226 E. Broadway.