

City of Franklin
City of Franklin
June 8, 2021 7:15 PM City Hall

A Copy of the "Open Meetings Act" is posted in the Council Room
This Agenda can be changed up to 24 hours prior to meeting time per open meeting law.

The Board may enter into closed session to discuss any matter on this agenda when it is determined by the council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. A closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

It is the intention of the Board to take up the items on the agenda in sequential order. However, the Board reserve the right to take up matters in a different order to accommodate the schedules of the board members, persons having items on the agenda, and the public.

1. Call Meeting to Order Roll Call
2. Verification of Open Meetings Notice
3. **Discussion and Action Items**
 - 3.a. Discussion and action forgivable loan application from Sam Gerdes Cutting Edge Greenscapes
 - 3.b. Update on the Downtown Revitalization Grant that Megan Spargo has been working on
 - 3.c. Discussion and action
4. Adjourn



**HOWARD'S
GLASS**
COMMERCIAL • RESIDENTIAL
318 N. ST. JOSEPH HASTINGS, NE.
402-462-5165

April 19, 2021

Sam
630 15th Ave
Franklin, NE 68939

**RE: REPLACEMENT DOOR / FRAME/ WINDOWS
FRANKLIN, NE**

We propose to furnish and install the following:

- 1 – Exterior door opening 211” X 102” (Existing Opening)
- 1 – 3/0 X 7/0 Manko Medium stile door and frame – with transom
CONTINUOUS hinge, Push, Pull, Deadbolt lock with exterior cylinder, threshold,
Weatherstrip, Door closer and door sweep.
Manko 2450CG sidelite framing with thermal break
Black aluminum finish
1” Softcoat Low E insulating units (tempered where required)
\$8,644.00 (material, labor and tax)

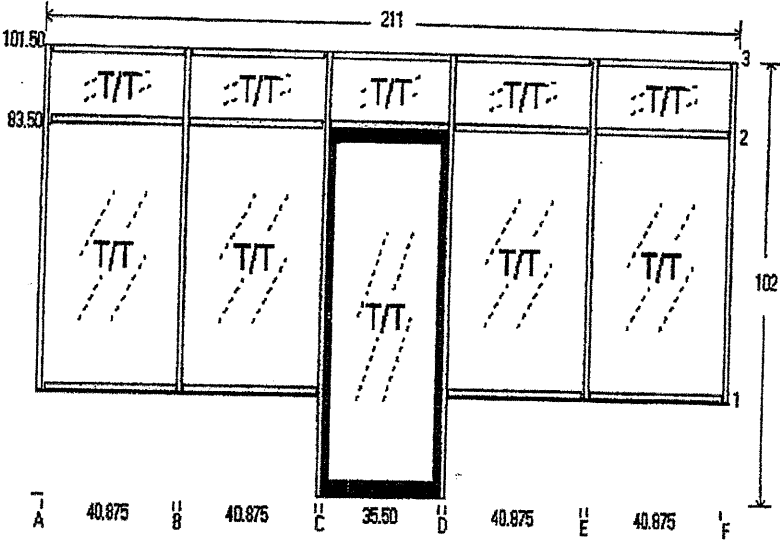
Please do not hesitate to call should you have any questions or should need further assistance.

Sincerely,

Brad S Schutte
Howard's Glass LLC

Series: 2450CG
Finish: Bronze

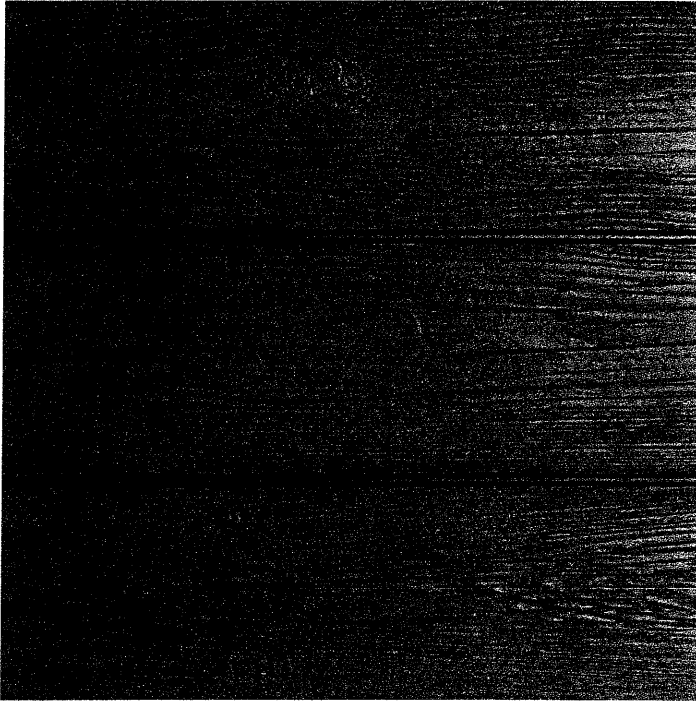
Door Series: 100
Frame Series: 1450T



Note: All the Horizontal Distances are from the top of Subsill

Nichiha VintageWood™ Bark Siding Wall Panel (15 sq. ft.).

Model Number: EPC763F | Menards® SKU: 1408697



Online Price

EVERYDAY LOW PRICE \$69.99

11% MAIL-IN REBATE Good Through 5/8/21 \$7.70

FINAL PRICE **\$62.29** each

\$4.15 /sq.ft

You Save \$7.70 with Mail-In Rebate

~~69.99~~
 X 25
 311.45

Color: Bark

! Increments of 2 may be required

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

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Shipping

Available

Description & Documents

When your project calls for something more than the ordinary, consider VintageWood™. The name says vintage, but that's open to interpretation because its warm, wood tones and deep texture work as well in modern settings as they do in retro. Its ability to be installed running vertically or horizontally gives you the design flexibility you desire.

Dimensions: 18" H x 10' L x 5/8" T

Shipping Dimensions: 120.00 H x 18.00 W x 1.25 D

Shipping Weight: 63.0 lbs

Brand Name: Nichiha



Features

- Must be ordered in increments of 2 panels
- 15 sq ft of coverage per panel
- Patented clipping system, starter strip, and other accessories sold separately
- 15-year warranty
- Easy-to-install, shiplap edge panel design
- Vertical or horizontal installation
- Nichiha architectural wall panels carry a class A fire rating for the panels and corners; not applicable for a fireplace hearth liner

Specifications



Product Type	Manufactured Stone Panels	Material	Fiber Cement
Coverage Area	15 square foot	Nominal Height	18 inch
Nominal Length	120 inch	Nominal Thickness	5/8 inch
Color	Bark	Recommended Environment	Interior & Exterior
Includes	Panel only	Style	Mortarless
Manufacturer Warranty	15 year	Weight	58 pound
Return Policy	Special Order Merchandise (view Return Policy)		

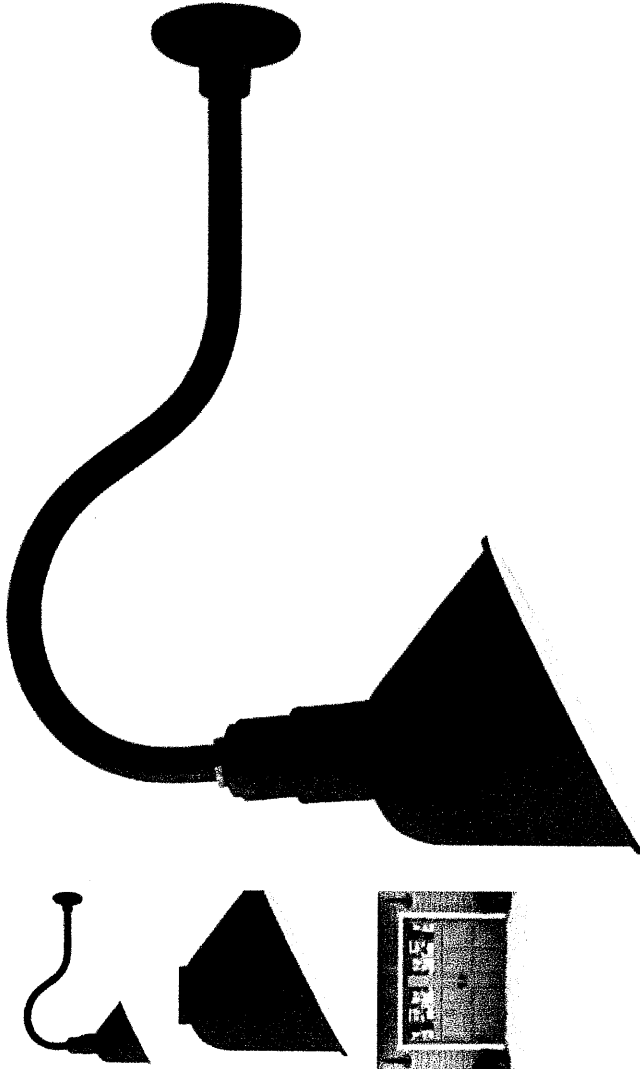
From the Manufacturer powered by Syndigo



Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

Patriot Lighting® Sign Oil-Rubbed Bronze Outdoor Wall Light

Model Number: BL10WACORB | Menards® SKU: 3563485



Online Price **1**

EVERYDAY LOW PRICE

\$99.99

11% MAIL-IN REBATE Good Through 5/8/21

\$11.00

FINAL PRICE

\$88.99 each

X2

You Save \$11.00 with Mail-In Rebate

\$177.98

Your Color: Oil-rubbed bronze

Qty: - 2 +

ADD TO CART

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Add to Lists

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* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. [Learn More](#) >

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rfelzien@cityoffranklin.net

From: Megan Spargo <menspargo@gmail.com>
Sent: Monday, June 07, 2021 7:04 PM
To: rfelzien@cityoffranklin.net
Subject: Community Development Update

Update:

I have sent the application into the DED rep for review. She thought everything looked good, but thought we needed to include another survey. I had questioned this, as there were several surveys conducted through the 2017 planning session as well as the latest town hall community needs assessments. We had a scheduled call, but it was cut short 🤦 I have put in a call to reschedule.

*I will be in contact with Raquel if we have to do another survey. Ashley (DED) can provide me some guidance in the kind of questions we need. I am thinking just a 10 Question online survey.

She had a couple suggestions for the website, which I forwarded on to Raquel, and most of them have been changed. I am listing CDA lots as well as buildings for sale along with a whole bunch of real estate and tax info, utilities, transportation for each site on the Location One Information System. This is a requirement, and a site that the state uses to help outside businesses select sites.

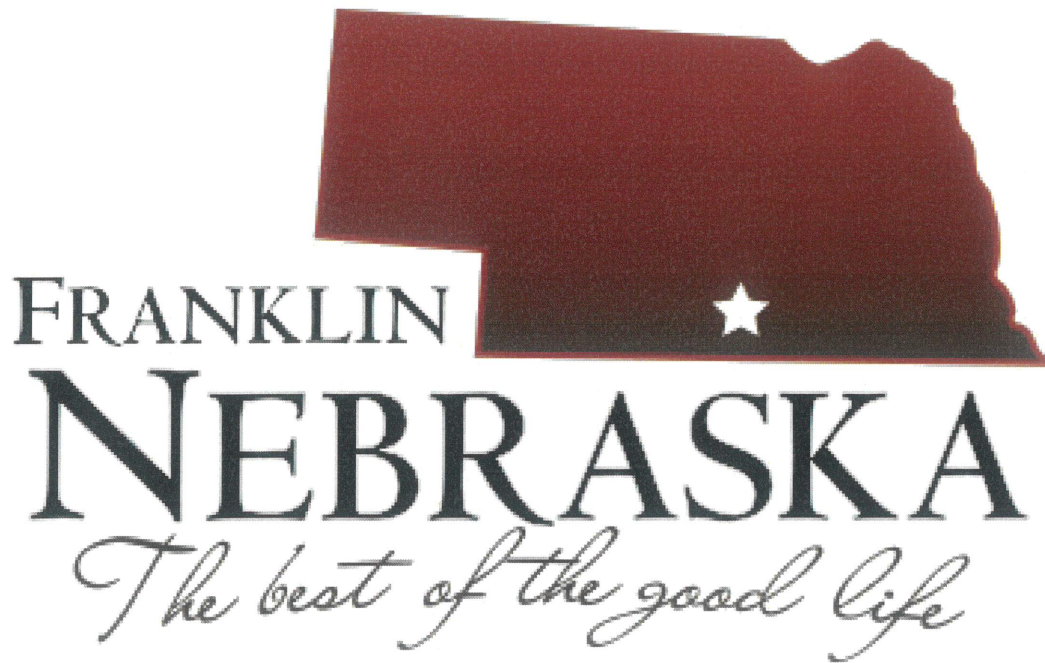
I would like the Council to take a look at the strategic plan and consider if this is something they would like to adopt, to track progress.

Please feel free to call or email me with any questions.

Thank you,
Megan

Megan Spargo

Benkelman CRA Coordinator
menspargo@gmail.com
(308)-760-3649



Franklin Nebraska Strategic Plan 2020-
2025

Table of Contents:

- Community Assessments used to create Franklin's 2020-2025 Strategic Plan/ Local Key Issues Identified Page 1

- Strategic Plan Outline and Implementation Plan
 - Housing Page 2
 - Tourism/Celebration Page 3
 - Wealth and Job Retention Page 3
 - Leadership Development Page 4

- Year One Action Plan Page 5

- Evaluation of Strategic Plan Progress Page 6

Community Needs Assessment

Community Assessments used to create Franklin's 2020-2025 Strategic Plan/ Local Key Issues Identified five priorities that the residents of Franklin considered to be the most urgent. The methods used to identify these priorities can be found in the paragraph below.

Strategic Plan Summary

In July and August of 2020, Community Consultant, Megan Spargo, DED representatives, Kelly Gewecke and Ashley Rice-Gerlach, and South Central Economic Development District staff, Lori Ferguson and Sharon Heuftle conducted a Community Needs Assessment identifying Franklin's assets and liabilities through a SWOT Analysis. The SWOT Analysis helped the community identify 5 priorities, or local key issues that those present considered urgent. The community members present were given three stickers to use to vote on the issues they thought were the most urgent, they were instructed to put 1-3 stickers on any issue they considered important.

The SWOT Analysis top five priorities identified include:

1. Housing
2. Child Care Center
3. Tourism/Celebrations
4. Wealth Retention
5. Internet

A follow up meeting that took place on August 5, 2020. At that meeting, those representing the Child Care Center mentioned that they had what they needed to continue, so that was moved to a lower priority. It was also shared that Franklin was a recipient of a broadband grant that would improve Franklin's broadband.

Housing, Tourism and Celebrations, and Wealth Retention became the top three priorities for Franklin.

Strategic Plan Outline and Implementation Plan

Housing

Housing Summary: According to the multiple assessments referred to in this plan, housing was identified as a priority needing to be addressed on multiple fronts. In this strategic plan, the focus was on creating a one-stop spot for housing information, which specifically addresses newcomers looking for rental housing. Housing goals for this strategic plan also focus on addressing a low and aging housing stock.

Housing Goals:

Objective 1: Create a Central Location for Rental Housing Information:

- Action 1. Compile a list of landlords and have it available at the city office and through an online link.
 - Individual or organization responsible: City Office Staff
 - Have this completed by: June of 2021
- Action 2. See if NIFA or DHHS has an existing list
 - Individual or organization responsible: Megan Spargo
 - Have this completed by: December of 2020

Objective 2: Work with South Central Nebraska Development District for New Construction Housing.

- Action 1: Talk to SCEDD to see how Franklin can take advantage of the Rural Workforce Housing Fund.
 - Individual or organization responsible: City Office Staff/ SCEDD
 - Have this completed by: September 2020
- Action 2: Develop a program framework for a New Construction or Modernization project.
 - Individual or organization responsible: Megan Spargo/SCEDD
 - Have this completed by: December 2022
- Action 3. Develop a subdivision. (Long-term)
 - Individual or organization responsible: City Staff/CDA
 - Have this completed by: 2030

Objective 3: Establish an Investment Club for Housing

- Action 1. Contact Cliff Mesner from Central City to help set up Informational Meeting.
 - Individual or organization responsible: Megan Spargo
 - Have this completed by: June 2021

Tourism and Celebrations

In both a private meeting between Megan Spargo and Franklin Chamber of Commerce leaders as well as in the town-hall style Community Needs Assessment, community leaders recognized a desire and need for events that brought people from outside Franklin County to Franklin. As a small community, businesses owners desire to expand their patronage. In addition, community members want to celebrate and connect with one another.

Tourism/Celebration Goals

Objective 1: Identify Organization and Meet

- Action 1. Plan Christmas and June Celebrations
 - Individual or organization responsible: Police Chief, Jennifer and Sherriff, Sam work with Chamber of Commerce.
 - Have this completed by June 2021

Wealth and Job Retention

Cultivating a thriving community requires a vibrant economy, and an interest in retaining local wealth in the community. This is a concept that many people, even though who have called Franklin home for generations may not consider. There is a great benefit to giving back to the community you call home and maintaining a legacy; however, many are not aware of these benefits, or how it can be established. There is a great opportunity for Franklin to educate the community members and show case how to keep wealth and jobs in the area.

Wealth and Job Retention Goals

Objective 2: Establish Business Retention and Expansion Program.

- Action 1. Work with Megan, DED and SCEDD to schedule site visits
 - Individual or organization responsible: Megan Spargo
 - Have this completed by: Start BRE site visits by October 2020.

Objective 2. Host Financial and Wealth Building Workshops

- Action 1: Get in touch with a representative of the Nebraska Community Foundation about setting up an Estate Planning/ Financial Health Workshop.
 - Individual or organization responsible: Megan Spargo or Jerrell Gerdes
 - Have this completed by December 2021
- Action 2: Contact a representative from Nebraska Business Development Center about presenting at workshop.
 - Individual or organization responsible: Megan Spargo or Jerrell Gerdes
 - Have this completed by: December 2021
- Action 3: Have a brainstorming meeting with the Board of Directors of the Community Foundation about a marketing plan.
 - Individual or organization responsible: Megan Spargo, Jerrell Gerdes or Kathy Peterman
 - Have this completed by: June 2021

Leadership Development

The foundation of any strong organization, business, community, or nation is strong leadership. Leadership competencies allow leaders to see their community from a wide perspective, understanding the complex layers to problems their community may face. Those with competency in leadership have tools to solve problems, communicate effectively and take action that leads to the highest good. To have a plan for growth that does not include Leadership Development is missing an essential element, and therefore, Franklin's Strategic Plan includes plans for the establishment of a Leadership Program.

Leadership Development

Objective 3: Establish a Leadership Development Program in Franklin

- Action 1. Contact Andy Long about Cultivate Rural Leaders Program.
- Action 2. Contact UNL Extension to learn more about Leadership Program.
 - Individual or organization responsible: Megan Spargo
 - Have this completed by June 2021

One Year Action Plan

Housing

Compile a list of. Encourage landlords to put their listings on housing.ne.gov to provide people looking for rental housing in Franklin a one-stop informational page. In the first year, Megan Spargo will get in touch with Cliff Mesner to talk about setting up an Investment Club informational meeting to see if this system is a good fit for Franklin.

Tourism

Megan will reach out to Jennifer Woodis to help coordinate a meeting with the Franklin Chamber of Commerce and anybody else interested in tourism and celebrations for a brainstorming session on community celebrations. In the public input meetings, there seemed to be a focus on attracting people from the surrounding area.

Wealth and Job Retention

Megan Spargo and Ashley Gerlach from the Department of Economic Development will hold seven BRE visits between the months of February and April of 2021.

Megan will arrange a call between Jerrell Gerdes and Dena Beck of the Nebraska Community Foundation in March to discuss putting on a Workshop on Estate Planning and how planned giving can be a great benefit to a community as well as the benefactor. We will discuss other potential speakers, including Odee Ingersoll of Nebraska Business Development Center.

Megan will contact Jerrell Gerdes and Kathy Peterman to arrange a brainstorming session with the Franklin Community Foundation regarding a marketing plan.

Leadership Development

Megan Spargo or Raquel Felzien will reach out to Andy Long from Cultivate Rural Leaders and UNL Extension and present cost, curriculum and commitment to the Franklin City Council and other community stakeholder organizations.

Evaluation of Strategic Plan Progress

Every year at the March City Council Meeting, Strategic Plan Evaluation will be on the agenda. Responsible parties for each key issue of the Strategic Plan will be called to provide a status report on his or her issue. Responsible parties will provide reports on a standard set of questions listed below, as well as any additional question asked by members of the Franklin City Council.

The council and the responsible parties can work together to decide the best path forward for each key issue.

At this meeting, the City Council may also consider any new projects they think should be added to the strategic plan.

Standard Questions:

- Is _____ projected to be completed by the original completion date?
- Have you come across any unforeseen challenges?
- Does there need to be any changes to the current action plan?
- Does the original completion date need to be changed?