



**City of Franklin
City of Franklin Community Development Authority
September 19, 2023 7:30 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 the Meeting to Order and Roll Call**
- 2. Verification of Open Meeting Act Notice posted at City Hall**
- 3. Discussion and action items:**
 - 3.a. Discussion and action Dorn Automotive
 - 3.b. Discussion and action Topsy Cow
- 4. Adjourn**

GRANT PROGRAM APPLICATION

ITEM 1: PROGRAM

Mark one:

- Residential Grant Program Commercial Grant Program

ITEM 2: APPLICANT

Applicant Name: Dorn Automotive, LLC

Mailing Address: 1545 L St City: Franklin State: Ne Zip: 68939

E-Mail: dornaauto@yahoo.com Phone: 308-425-3188

ITEM 3: PROPERTY

Project Address: 704 15th Ave. / 1545 L St - year Built 1900

Property Owner: Daniel & Rene Dorn Year Built: 1952

ITEM 4: EXISTING USE

Housing Type: Mechanic Shop / office Occupancy: _____

Business: Shop Years in Business: 0

ITEM 5: IMPROVEMENTS

Mark all that apply:

Facade Improvements

- Roof
- Signage/awning
- Windows/doors

Public Improvements

- Streets
- Curb/gutter
- Sidewalks

- Brick/exterior surface
- Exterior painting
- Exterior lighting
- Public utilities

Describe Proposed Project: Signage & Awning on business, replace door & windows on L St. store front, new door on old Sale barn on K St & 15th Ave

Start Date of Project: September ~~August~~ 2023 Completion Date of Project: ?

ITEM 6: FINANCIAL

Estimated Cost of Eligible Improvements: \$13,804.00

Amount of Grant Request: \$6,902.00

ITEM 7: REQUIRED ATTACHMENTS

Attach the following documents:

- Bids/estimates for any/all work
- Drawings/plans for any/all work
- "Before" pictures of the property

ITEM 8: SIGNATURE

Applicant Signature: [Signature] Date: 8-3-23

*Property Owner Signature: [Signature] Date: 8-3-23

*Note: If the applicant is not the owner of the property, the property owner must sign the Application.

FOR OFFICIAL USE		
Circle one: APPROVED DENIED		
Approval Date:	Grant Award:	
Notes and Special Conditions:		
Signature	Title	Date



PROPOSAL: #12737

**363 N. Elm GRAND ISLAND, NE. 68801-4650
Phone: (308) 384-6335 Fax: (308) 384-0483**

DATE: 08/24/2023

Customer Information

Name; Address; City, State, Zip

Job Location

Or Ship To Address

Billing Address

Name; Address; City, State, Zip

Dorn Automotive LLC 308-425-3188 Dornauto@yahoo.com		Dorn Automotive LLC 1545 L St Franklin NE 68939		Dorn Automotive LLC 1545 L St Franklin NE 68939	
Customer Phone:	308-425-3188	Customer Fax:		Email: Dornauto@yahoo.com	

TRICITY SIGN COMPANY will furnish buyer with one or more hereinafter described signs according to drawing number _____ and according to the terms and conditions hereunder.

<p>1) Manufacture and install (1) 3' x 10' single face illuminated wall sign.</p> <p>Price \$2,700.00</p> <p>2) Manufacture and install (1) 3' x 10' non-illuminated single face wall sign.</p> <p>Price \$1,700.00</p> <p>3) Manufacture and install (1) 4' x 5' x 13'-4" illuminated awning.</p> <p>Price \$2,975.00</p> <p>Total Price \$7,375.00 Plus Sales Tax and City Permits</p>

In the event of excavating the pole sign footing hole, if there is rock, excessive debris and rock, unstable soil that will require additional excavation, hauling and forming for the concrete footing, additional engineering, rebar and concrete, all work will proceed on a time and material basis until the poles are set and footing is poured.

- A 3% convenience fee for any credit or debit card transactions
- 50% down payment, balance due upon completion
- Final electrical hook up to be completed by others
- Sales Tax Status: Taxable _____ Exempt _____ Sales Tax # _____ State _____

All signs are custom built products and, at the option of seller, require payment in advance with order. Installation price is due upon installation. It is the responsibility of the purchaser to provide electrical power to the sign and to provide the final hookup.

NOTE: This proposal may be withdrawn by us if not accepted within _____ days. This Contract with all conditions as noted, is herewith accepted by both parties.

Sales Representative

TRI-CITY SIGN COMPANY

By Tim Marchese

Title President

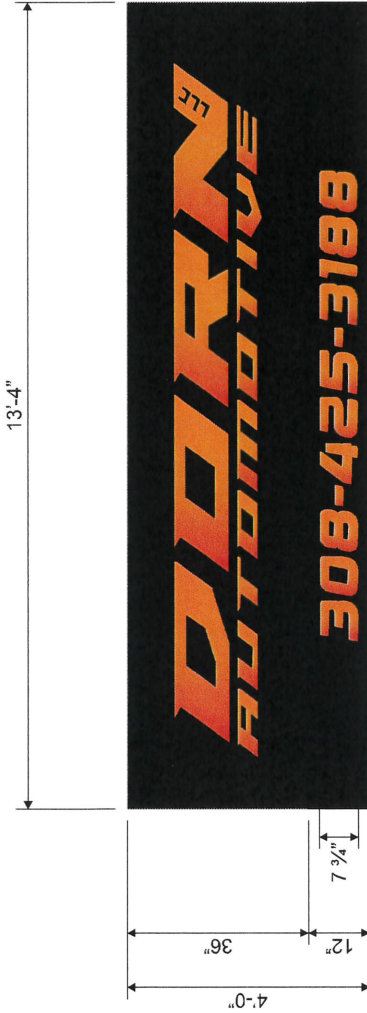
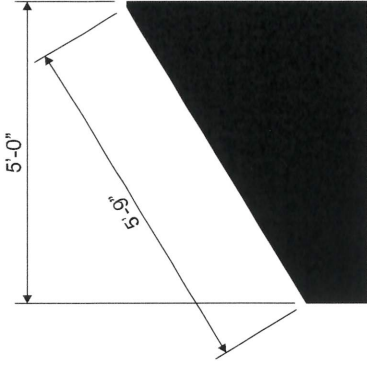
Purchaser
By _____

Title _____

Guaranteed By _____

Acceptance Date _____

AWNING DISPLAY
SCALE: 1/2" = 1'-0"



NOTE:
PRINTED GRAPHICS APPLIED TO
THE FIRST SURFACE (AS SHOWN).

--3M Series 230 --
Black
3630-22

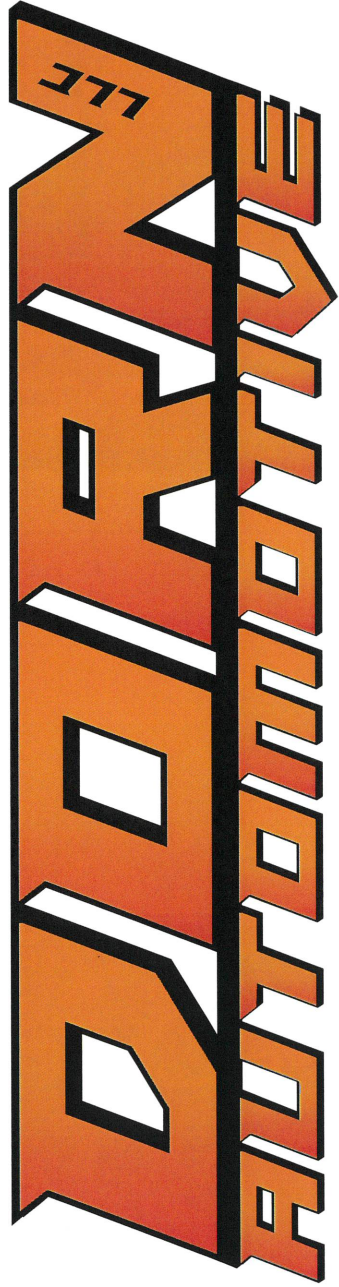
- ILLUMINATED AWNING DISPLAY**
- INTERIOR FRAME: 1" x 1" x 1/8" ALUM. SQ. TUBE FRAME.
- SKIN/COLOR: COOLEY MATERIAL COLOR/T.B.D.
- GRAPHICS: ERADICATED TO WHITE.
- DIFFUSER: WHITE EGG CRATING.
- ILLUMINATION: WHITE LED MODULES.
- INSTALLATION:**
- AWNINGS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE, 1/4GA. Z-CLIPS - #12 SELF TAPPING TEKs 3/16" Ø x 1 1/2" TAP CONIS TO EXISTING FASCIA.

PROPOSED



ACTUAL COPY

<p>DESIGNING YOUR FUTURE...</p>	<p>363 N Elm Street Grand Island, NE 68801 800.339.4779 tricitysign.com</p> <p>© 2001 TRI-CITY SIGN COMPANY</p> <p><small>DRAWINGS SHOWN ARE NOT FOR CONSTRUCTION PURPOSES. GENERAL USE PROPERTIES ARE INTENDED ONLY. THE DESIGN (INCLUDING ALL DIMENSIONS) IS THE PROPERTY OF TRI-CITY SIGN COMPANY AND CANNOT BE REPRODUCED, COPIED, OR EMULATED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF TRI-CITY SIGN COMPANY.</small></p>	<p>SALESPERSON: Tim Marchese DRAWN BY: Sean Cornett DRAWING: 25563</p>		<p>Franklin, NE Date: 22 Aug 2023 Revised:</p>	<p>NOTICE: ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO THE APPROVAL OF THE UNDERGROUND AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. TRI-CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.</p> <p>Signed: _____ Date: _____ Sales Rep: _____</p>
	<p>UL LISTED</p>		<p>This sign is intended to be installed in accordance with the National Electrical Code and/or other applicable local codes. The following information is included for the building of the sign.</p>		



363 N Elm Street
Grand Island, NE 68801
800.339.4779
tricitysign.com
© 2007 TRI-CITY SIGN COMPANY

SALESPERSON: Tim Marchese
DRAWN BY: Sean Cornett
DRAWING: Site Plan
Approved By:



Franklin, NE
Date: 22 Aug 2023
Revised:

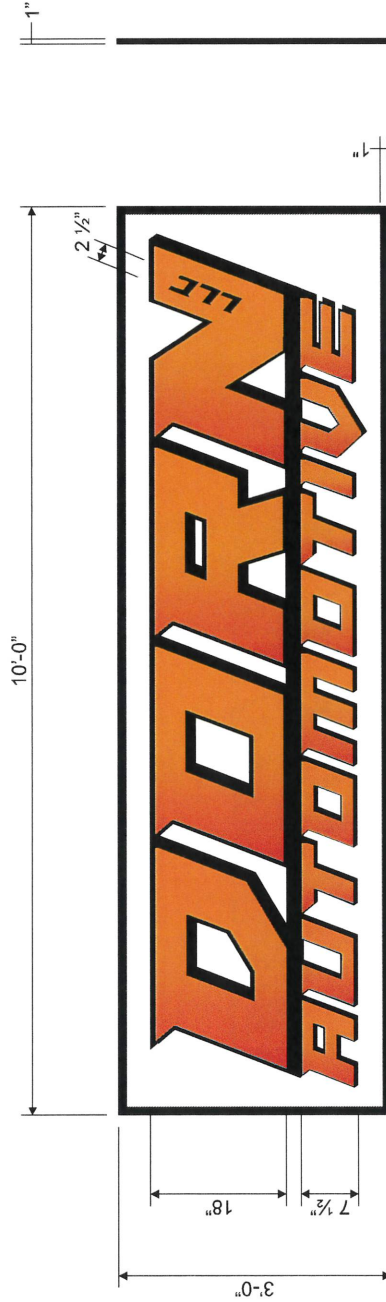
This sign is intended to be installed in accordance with the requirements of Article 000 of the Franklin City Code, and all other applicable local codes. This includes proper grounding and bonding of the sign.

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENTS AS OF THE DATE OF APPROVAL. ALL REVISIONS MUST BE MADE PRIOR TO ANY FABRICATION OF PRODUCT. TRI-CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed: _____ Date: _____
Sales Rep: _____

Always shown as NOT FOR CONSTRUCTION PURPOSES.
THE INFORMATION ON THIS PRICE LIST IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONTRACTING OR FOR ANY OTHER PURPOSES WITHOUT OBTAINING WRITTEN CONSENT FROM TRI-CITY SIGN COMPANY.

NON-ILLUMINATED S/F WALL SIGN DISPLAY
SCALE: 3/4" = 1'-0"



ALUMINUM WRAP AROUND DISPLAY

INTERIOR FRAME: 1" x 1" x 1/8" ALUM. Sq. TUBE FRAME.
SKIN/COLOR: ALUMINUM PAINTED/PRE-FINISHED ALUM.
GRAPHICS: APPLIED VINYL GRAPHICS.

INSTALLATION: ALUMINUM PANEL IS TO BE INSTALLED IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

—3M Series 230—
 Black
 3430-22

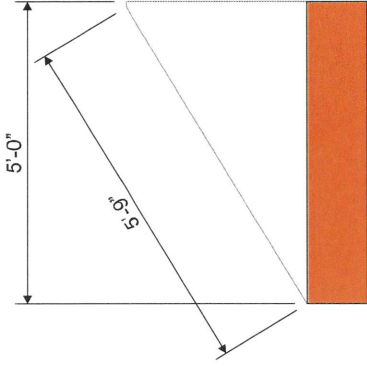
PROPOSED



NOTE: PRINTED GRAPHICS APPLIED TO THE FIRST SURFACE (AS SHOWN).

	363 N Elm Street Grand Island, NE 68801 800.339.4779 tricitysign.com © 2007 TRI-CITY SIGN COMPANY	SALES PERSON: Tim Marchese DRAWN BY: Sean Cornett DRAWING: 25487	Franklin, NE Date: 22 Aug 2023	This sign is intended to be installed in accordance with the National Electric Code and/or other applicable local codes. The final sign and mounting hardware shall be subject to the approval of the authority having jurisdiction. UL LISTED	ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION PRIOR TO ANY FABRICATION OF PRODUCT. TRI-CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL. Signed: _____ Date: _____ Sales Rep: _____ Date: _____
	Approved By: _____	Approved By: _____	Revised: _____	Approved By: _____	

AWNING DISPLAY
SCALE: 1/2" = 1'-0"

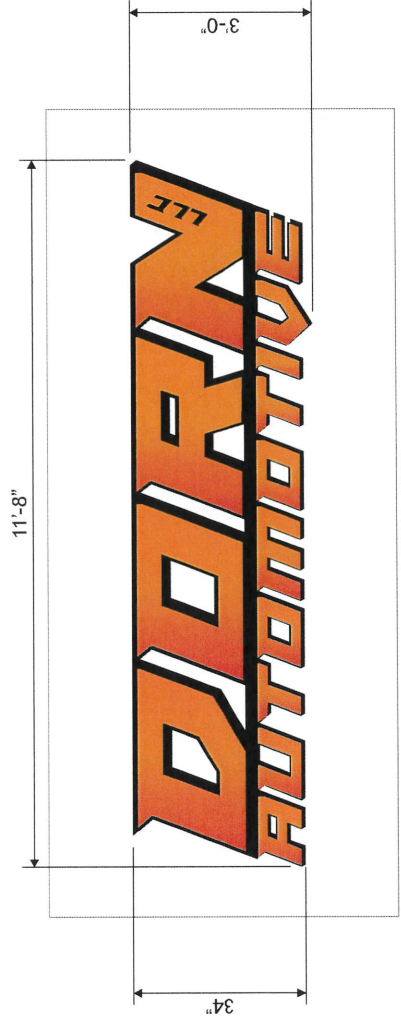


NOTE:
PRINTED GRAPHICS APPLIED TO
THE FIRST SURFACE (AS SHOWN).



- 3M Series 230 -
- Black 3630-22
- Orange 230-44

ILLUMINATED AWNING DISPLAY
 INTERIOR FRAME: 1" x 1" x 1/8" ALUM. Sq. TUBE FRAME.
 SKIN/COLOR: COOLEY MATERIAL, COLOR T.B.D.
 GRAPHICS: ERADICATED TO WHITE.
 DIFFUSER: WHITE EGG CRATING.
 ILLUMINATION: WHITE LED MODULES.
INSTALLATION:
 AWNING IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE), 1/4GA. Z-CLIPS - #12 SELF TAPPING TEEKS 3/16" O.D. x 1 1/2" TAP CONS TO EXISTING FASCIA.

PROPOSED



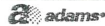
ACTUAL COPY

 <p>DESIGNING YOUR FUTURE...</p>	<p>363 N Elm Street Grand Island, NE 68801</p> <p>800.339.4779 tricitysign.com</p> <p>© 2007 TRI-CITY SIGN COMPANY</p>	<p>SALESPERSON: Tim Marchese DRAWN BY: Sean Cornett DRAWING: 25489</p>		<p>Franklin, NE Date: 22 Aug 2023</p>	<p>UL LISTED</p>	<p>NOTICE: ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL OF AUTHORIZED CLIENT AS OF DATE OF APPROVAL. THIS SIGN IS TO BE INSTALLED PRIOR TO ANY FABRICATION OF PRODUCT. TRI-CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.</p> <p>Signed: _____ Date: _____ Sales Rep. _____ Date: _____</p>
	<p>Approved By: _____</p>		<p>Revised: _____</p>	<p>Revised: _____</p>	<p>Revised: _____</p>	

Steve Detlefsen
 1133 E Road
 Franklin NE 68939

271245

ORDER INFO	customer's order no.	phone	date Aug 1 2023	
	name Dorn Automotive			
	address			
	city, state, zip Franklin NE 68939			
	sold by		shipping information	
		cash <input type="checkbox"/>	charge <input type="checkbox"/>	check <input type="checkbox"/>
		c.o.d. <input type="checkbox"/>		on acct. <input type="checkbox"/>
		# _____		
quantity	description		price	amount
2	(Estimate)			
3	(Metal Wrap Existing Door)			
4	Entry Door	Labor & Mat.	\$ 1245	00
5	O.H. Garage Door	Labor + Mat.	\$ 2094	00
6	- North Building -			
7	Windows		\$ 1520	00
8	DOORS		\$ 1220	00
9	Repair Existing Door + Wind		\$ 350	00
10				
11			\$ 6429	00
12				
13				
14				
15				
16				
received by				



keep this slip for reference

DC5808UV/10-13



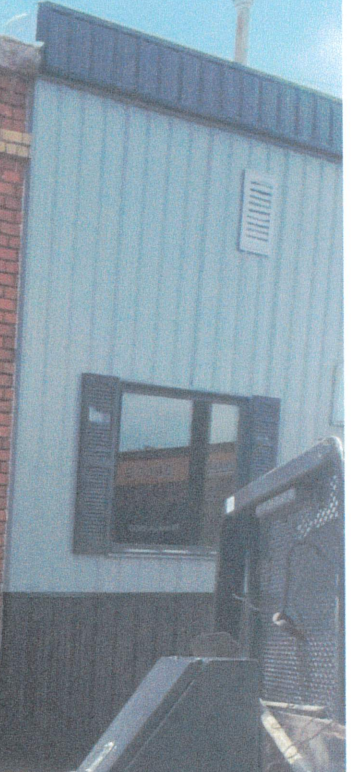


OUR HEROES
DARYL HENNER CARROLL
1934
1954
1971
1987-1988

1251

No U-Turn





GRANT PROGRAM APPLICATION

ITEM 1: PROGRAM

Mark one:

- Residential Grant Program Commercial Grant Program

ITEM 2: APPLICANT

Applicant Name: Mark Florom - DBA TIPSy Low
Mailing Address: 709 15th Ave City: Franklin State: NE Zip: 68939
E-Mail: markflorom@9mail.com Phone: 308 470 1928

ITEM 3: PROPERTY

Project Address: 709 15th Ave Franklin NE
Property Owner: Mark Florom Year Built: _____

ITEM 4: EXISTING USE

Housing Type: _____ Occupancy: _____
Business: Restaurant Years in Business: 5

ITEM 5: IMPROVEMENTS

Mark all that apply:

Facade Improvements

- Roof
 Signage/awning
 Windows/doors

Public Improvements

- Streets
 Curb/gutter
 Sidewalks



- Brick/exterior surface
- Exterior painting
- Exterior lighting
- Public utilities

Describe Proposed Project: Replace Roof

Start Date of Project: 9/15/2023 Completion Date of Project: _____

ITEM 6: FINANCIAL

Estimated Cost of Eligible Improvements: 26,500

Amount of Grant Request: 13,250

ITEM 7: REQUIRED ATTACHMENTS

Attach the following documents:

- Bids/estimates for any/all work
- Drawings/plans for any/all work
- "Before" pictures of the property

ITEM 8: SIGNATURE

Applicant Signature: [Signature] Date: 8-23-23

*Property Owner Signature: [Signature] Date: 8-23-23

*Note: If the applicant is not the owner of the property, the property owner must sign the Application.

FOR OFFICIAL USE		
Circle one: APPROVED DENIED		
Approval Date:	Grant Award:	
Notes and Special Conditions:		
Signature	Title	Date

ESTIMATE



Prepared For

Mark Florom dba Topsy Cow
709 15th Ave
Franklin, NE 68939
(308) 470-1928
(308) 240-1661

Prairie View Roofing, LLC

4209 Hitchcock Avenue
Kearney, NE 68847
Phone: (308) 339-0174
Email: andy@prairie-view.com
Web: www.prairie-view.com

Estimate # 2804
Date 08/24/2023
Business / Tax # 45-5307015

Description

Total

80 Mil TPO Re-Roof Layover	\$26,500.00
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Scope of Work: Limit to the 2000 SF roof area.

Preparation Phase:

Obtain all necessary permits and approvals required for the roofing project.
Thoroughly review project plans and specifications to ensure a comprehensive understanding of the project requirements.
Conduct a pre-installation site assessment to identify potential challenges or concerns.

Material Procurement:

Source all required materials in adherence to the project specifications.
Verify that the 80 mil white Johns Manville TPO roof membrane, the 1/2" thick protector board, and all associated materials are supplied by Johns Manville or approved equivalent manufacturers.

Site Safety and Protection:

Implement stringent safety measures to safeguard personnel, occupants, and property during all phases of installation.
Deploy safety barriers, signage, and necessary personal protective equipment as per safety protocols.

Roof Installation:

Prepare the roof substrate by clearing any existing roofing materials and debris.
If required, install a suitable insulation layer as specified by project plans.
Securely attach the 1/2" thick protector board to the substrate using approved mechanical fasteners

such as plates and screws.

Apply a compatible adhesive to the protector board and affix the 80 mil white Johns Manville TPO roof membrane to it.

Align, overlap, and adhere the TPO membrane as per Johns Manville's guidelines.

Utilize plates and screws to fasten the seams of the TPO membrane, ensuring a watertight connection.

Flashing and Detailing:

Employ flashing around roof penetrations, edges, and transitions based on the project plans.

Execute precise roof detailing to prevent water intrusion and maintain long-term performance.

Structural Damage Consideration:

During the installation process, if structural damage is discovered that affects the integrity of the roofing system or requires additional repairs, the project scope and duration may need to be adjusted accordingly.

Collaborate with relevant parties, including engineers and stakeholders, to assess the extent of the damage and determine the necessary modifications.

Quality Control:

Conduct regular quality assessments throughout the installation process to verify compliance with industry standards and Johns Manville's instructions.

Address any discrepancies or concerns promptly to uphold installation quality.

Final Inspection:

Arrange a comprehensive final inspection with relevant authorities to confirm conformity to local building codes and regulations.

Documentation and Warranty:

Supply the client with all necessary documentation upon successful project completion. This includes Johns Manville's warranties, maintenance directives, and any essential certificates.

Project Conclusion:

Upon project conclusion, the 80 mil white Johns Manville TPO roof membrane, installed using plates and screws on the seams, alongside the 1/2" thick protector board, will adhere to industry norms and Johns Manville's guidelines. The finished roofing installation will be eligible for a 20-year guarantee from Johns Manville, provided that the prescribed maintenance procedures outlined by the manufacturer are followed. If structural damage is encountered, adjustments to the project scope and duration will be made as needed.

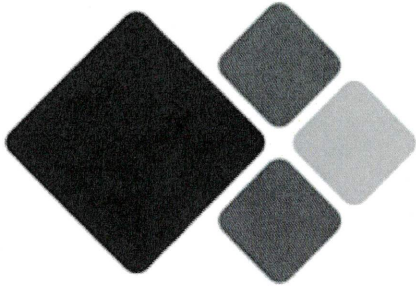
Subtotal	\$26,500.00
Total	\$26,500.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Mark Florom dba Topsy Cow

1:27

◀ Mail



Xtreme Xteriors

Xtreme Xteriors
 XTREME XTERIORS LLC XTREME XTERIORS LLC
 1721 Ave D
 Gothenburg
 69138
 308-529-3583
 anthonykappes101@gmail.com

TO 308-470-1928
 Mark/ Topsy Cow markflorom@gmail.com

DESCRIPTION	AMOUNT
Roof prep and repair. Install pro rib steel Color White Style Pro Rib Remove old units and lift existing units Install new board and battens/ metal flashing/Trims Install new metal and mounts for units	\$16.00 × 2,232 \$35,712.00

TOTAL USD \$35,712.00

All electrical disconnected and reconnected is on the building owner and owner will be responsible for lining up electricians.Hvac may or may not need to be pumped down and recharges during remount.

app.invoicesimple.com







