



City of Franklin - Community Development Authority Board September 10, 2024 5:45 PM City Hall

1. Call Meeting to Order Roll Call
2. Verification of Open Meetings Notice
3. **Discussion and Action Items**
 - 3.a. Discussion and action Siel & Associates PC payment for the grant approved on August 13, 2024, for \$4,337.53,
 - 3.b. Discussion and action on Garvin Auto Body payment for the grant approved on August 13, 2024, for \$5,571.82
 - 3.c. Discussion and action on Frederick & Sandee Beall grant application for roofing at 701 16th Ave building
 - 3.d. Discussion and action on Frederick & Sandee Beall grant application for roofing at 703 16th Ave building
 - 3.e. **Public Comments**
4. Adjourn

The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.



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GRANT PROGRAM APPLICATION

ITEM 1: PROGRAM

Mark one:

Residential Grant Program

Commercial Grant Program

ITEM 2: APPLICANT

Applicant Name: Frederick J. Beall

Mailing Address: 923 "P" St. City: Franklin State: NE Zip: 68939

E-Mail: beallfred57@gmail.com Phone: 303-668-7983

ITEM 3: PROPERTY

Project Address: 701 16th Ave. Franklin NE. 68939

Property Owner: Frederick & Sandee Beall Year Built: 1930

ITEM 4: EXISTING USE

Housing Type: _____ Occupancy: _____

Business: Laundry Mat Years in Business: over 20yrs

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 REPAIR Flat Roof on 701 16th
1513 L St. shares same Roof

Start Date of Project: @ Sept 15th Completion Date of Project: Sept 19th

ITEM 6: FINANCIAL

Estimated Cost of Eligible Improvements: 17,100

Amount of Grant Request: 8,550

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: Judith J Beall Date: 27 Aug 2024
 *Property Owner Signature: Judith J Beall Date: 27 Aug 2024

*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



FLAT ROOF SECTION QUOTE

AUG 19, 2024

mike@914coatings.com
4022066691

FRED BEALL

701 16th Ave
Franklin, NE
68939

INSPECTION



The modified bitumen is exhibiting significant hail damage, along with an aged hot mop and aluminum coating.



The modified bitumen is exhibiting significant hail damage, along with an aged hot mop and aluminum coating.

PREP - REPAIR - COATING SYSTEM

Description

COMMERCIAL (Roofing)

100% High Solids Silicone Application

Pressure wash entire roof clearing of debris, dirt and grime until the surface is clean. Please advise employees of excess water run off and existing leaks possibly leaking again from water being introduced to the roof for proper cleaning. Client is responsible for providing 914 Coatings with water access

Prepare roof for coating by addressing all seams, cracks, screws and penetrations using buttergrade/propatch. This may also be performed using 100% high solids silicone roof coatings. Three course with fabric on any catastrophic failure areas.

Apply Everest silicone roof coating using 100% high solids roof coating. Our silicone is backed with a 50 year bucket warranty free of charge by Everest Systems. 914 Coatings will follow Everest Systems 20 year spec to perform proper application of silicone. All surface areas must be properly prepped before application can begin. An inspection will be performed by Everest Systems before a warranty is issued and 914 Coatings will be responsible to bring the roof into a passing grade before issued.

2 year workmanship warranty is included with this bid after which Everest Systems will take over the remaining 18 years of warranty if warranty is purchased.

*50% down to start the project and 50% expected before 30 days before interest will be added on.

**If extra warranty is not purchased, 914 Coatings will warranty for 10 years product and labor free of charge.

Warranties

10-YEAR WARRANTY - included at no additional cost

Contractor carries \$2M in liability insurance protection

Advantages

Roof system will reflect 85% of the sun's heat rays

Roof system has class A fire rating

Estimate subtotal	\$17,100.00
Total	\$17,100.00

AUTHORIZATION

Prep - Repair - Coating System

\$17,100.00

Name: Fred Beall

Address: 701 16th Ave, Franklin, NE

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

Customer Comments / Notes

Fred Beall:

Fred Beall

Date:

Aug. 27, 2024

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

TERMS AND CONDITIONS

By approving this Proposal and thereby entering Contract with 914 Coatings, Client agrees to the terms and conditions contained herein and hereby expressly incorporated as terms of this Contract.

A. Parties: the signatory to this Proposal and Contract, and/or the obligated organization shall hereafter be referred to as the "Client". 914 Coatings also hereafter referred to as "Contractor".

B. Authority: By signing and authorizing 914 Coatings to complete the work described herein, Client hereby certifies their legal authority and right to do so, including site ownership or stewardship if applicable. Client agrees to hold 914 Coatings harmless from any suit or legal action arising from disputes related to standing or authority.

C. Overtime: All services outlined in this proposal will be performed during the hours of 7:00 am to 3:30 pm, Monday through Friday, unless otherwise arranged with 914 Coatings. Site conditions or Client conditions requiring overtime not included in this contract and approved by Client's agent will be reimbursed at 914 Coatings or Prevailing wage overtime rates, as applicable.

D. Additional Work: 914 Coatings agrees to supply the material, labor, and truck charges as specifically listed herein. If additional work is required to meet manufacturer's specifications, required design criteria, or to prevent damage to the structure, person(s), or contents, including the work provided for in this proposal and contract, or to satisfy governmental health, safety and building codes, rules and laws of the AQMD and/or EPA, such work will be at an additional cost.

E. Acceptance: This proposal is subject to acceptance within 30 days from the date of quotation as listed above. If not accepted within 20 days of quotation, this Proposal and Contract shall be considered null and void, and both parties are released from all obligation without any further action or consideration.

F. Attorney's Fees: If either party hereto commences an action against the other arising out of or in connection with this Proposal and Contract, the prevailing party shall be entitled to recover from the losing party reasonable attorney's fees and costs of suit. Any legal action relating to this contract or breach thereof shall be commenced within one (1) year from the date of commencement of work.

G. Indemnity: 914 Coatings will indemnify and hold harmless Client from loss or damage to persons or property arising directly from 914 Coatings performance of the work and caused by any negligent acts of 914 Coatings or its employees. Client shall hold Contractor harmless from any dispute not directly relating to the work completed by 914 Coatings.

H. Client to make available to Contractor's personnel, all pertinent Safety Data Sheets (SDS) as specified by OSHA's hazard communication standard regulations.

I. Hazardous Substances: 914 Coatings implied obligation under this Proposal and Contract does NOT include identification of, removal or abatement of any asbestos product(s) or other hazardous substance(s). 914 Coatings is a roofing contractor, and as such, is not an expert in the detection of environmental hazards (i.e. asbestos). It is the responsibility of the Client to inform 914 Coatings of any hazards that might exist. Upon discovery of any such product(s) and/or substance(s), Contractor reserves the right to suspend work until said product(s) and/or substance(s) are removed and/or abated at Client's expense.

J. Differing Site Conditions: If 914 Coatings encounters subsurface or latent physical conditions at the site, differing materially from those indicated in the plans or specifications or job walk, or unknown physical conditions, of an unusual nature, or differing materially from the conditions presumed in this Proposal and Contract, 914 Coatings will promptly notify the Client if such conditions cause a change in the time, or material or the Contract. An equitable adjustment will be made in accordance with such findings.

I acknowledge that I have read and understand this page. Initials: _____

F/B

K. Unless explicitly listed in this Proposal, installation or repair of the following is excluded: skylights, view screens, structural modifications or engineering, repair or installation of access ladders, roof hatches, roof pathways, patching, painting, lawn repairs, sidewalk damage, concrete structural damage, ceiling tile damage, water spots or water damage to carpets or flooring, or facade damage.

L. Contractors are required by law to be licensed and are regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar of the Board. Most states don't require licenses for roof coatings.

M. Air Conditioning Ducts, Units, Valves, and Swamp Coolers: Unless otherwise stated in these specifications, the scope of this Contract does not include repairing or replacing air conditioning units or duct or swamp coolers. Further, 914 Coatings is not responsible for any leakage whose source originates from air conditioning units/ducts or swamp coolers.

N. Existing Drainage Conditions: This Contract does not include reducing or eliminating ponding water conditions. The existing slope of the roof and the existing placement of the drains will not be changed, unless specifically noted in this Proposal. 914 Coatings is not responsible for the cost of any work required to change or improve the drainage characteristics of this roof. 914 Coatings recommends additional drains on any roof to improve drainage and add longevity to the roof system where severe ponding water is present.

O. Exclusions: Unless otherwise explicitly included in the Scope Of Work, the following shall NOT be the responsibility of 914 Coatings: Any City fees, public works permits, structural calculations, engineering work, any permits, special inspectors, independent inspectors, certified inspectors, deputy inspectors, inspection testing and abatement, lead testing and removal, OSHA permit, Building Department changes or corrections, miscellaneous fees, surveyors, engineers or structural observation. Anything other than work and materials specified in this Proposal, including, but not limited to: Temporary fencing, temporary power pole(s), sprinkler removal, sprinkler installation, plumbing locating or relocating, locating or relocating of any utilities, removal or replacing of fencing, landscaping, alarm system, fire system, fire sprinklers, HVAC equipment, HVAC relocation, or HVAC upgrade, electrical upgrade, electrical panel upgrade, foundation upgrade, foundation bolting, any type of patching, utilities connection/disconnection, audio systems, CAT 5, CAT 6, sound wiring, street permits, pumping of water, rain gutters, phone system, tv's or related antennas, wiring, or equipment, visual or audio equipment, or HVAC vents and return grills.

P. General Disclaimer: Contractor is not responsible for damage to lawn, flowers, trees, plants, flowerpots, or sprinkler system during constructions. Contractor does not provide any security for job site or any items left inside or outside of the job site during the Project. Client is responsible for any and all materials left inside or outside the job site during the Project, unless otherwise explicitly arranged in advance and agreed to in writing with 914 Coatings.

Q. Changes: Any changes to the scope of work must be approved in writing via Change Order. Any changes, modifications, or discrepancies in the approved plans may result in a change in contract price.

R. Warranty: 914 Coatings has no hassle 1-10 year warranties that are free of charge from labor or material. If the existing roof is altered by the owner, contractor, vandal, etc. without the consent of 914 Coatings the roof will be voided of any warranty and liability of 914 Coatings. This includes applying any non-approved materials to 914 Coatings existing work. Our warranty is voided by any destructive mother nature forces as well. 914 Coatings existing warranties are non transferable.

I acknowledge that I have read and understand this page. Initials: _____

JKB



WARRANTY

This document warrants that should a defect in workmanship, related to the work completed by 914 Coatings, occur within 10 years of the project, 914 Coatings will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which 914 Coatings fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Customer

Fred Beall

Project address

702 16th Ave, Franklin, NE

Date Project Completed

-

Thank you again for choosing 914 Coatings to complete work on your property. We trust you had a great customer experience!

GRANT PROGRAM APPLICATION

ITEM 1: PROGRAM

Mark one:

- Residential Grant Program Commercial Grant Program

ITEM 2: APPLICANT

Applicant Name: Frederick J. Beall
Mailing Address: 923 "P" St. City: Franklin State: NE Zip: 68939
E-Mail: beallfred57@Gmail.com Phone: 303-668-7983

ITEM 3: PROPERTY

Project Address: 703 16th Ave Franklin NE 68939
Property Owner: Frederick & Sandee Beall Year Built: 1920^s

ITEM 4: EXISTING USE

Housing Type: _____ Occupancy: _____
Business: Will be putting in PLOG. Business Years in Business: _____

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: Pitched roof replace

Start Date of Project: @Sept 15th Completion Date of Project: @Sept 19th

ITEM 6: FINANCIAL

Estimated Cost of Eligible Improvements: 13,500

Amount of Grant Request: 6,750

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: Judith J Beal Date: 27/AUG/2024

*Property Owner Signature: Judith J Beal Date: 27/AUG/2024

*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



SHINGLE ROOFING ESTIMATE

AUG 19, 2024

mike@914coatings.com
4022066691

FRED BEALL

703 16th Ave
Franklin, NE
68939



INTRODUCTION

Hi Fred,

We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance. Your roof serves as the primary shield against the forces of nature, shielding your home from the elements and ensuring that everything inside remains safe and dry.

Thank you for the opportunity to quote on the repairs and improvements to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

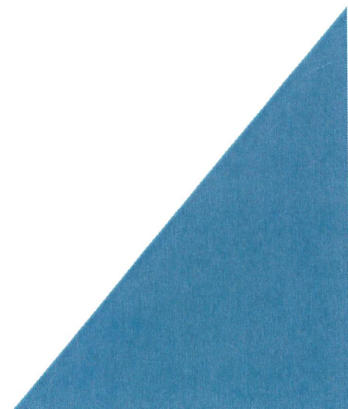
1. Remove and disposal of old materials
2. Supply and install new materials
3. Clean up of entire work area (all nails and other materials)
4. We are fully licensed to work in your location

Once the job is complete, one of our Quality Control Officers from our Audit Division inspects your project to make sure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Mike Bennett
mike@914coatings.com
4022066691



INSPECTION



Tear off and replace all decking



All deck is bad and needs to be replaced before new shingles are added.

BETTER OPTION - TAMKO TITAN XT ®

Description

House - Shingle Roof System

TAMKO TW UNDERLAYMENT (upgrade price) - TAMKO TW UNDERLAYMENT

A self-adhering rubberized asphalt sheet membrane with a polymer film on the surface and a removable treated release film on the adhesive side. Surface is textured for skid resistance and can be left exposed for up to 120 days

TAMKO SYNTHETIC GUARD™ UNDERLAYMENT (upgrade price) - TAMKO SYNTHETIC GUARD™ UNDERLAYMENT

TAMKO® Synthetic Guard™ Underlayment is a non-woven synthetic underlayment with a black coated polypropylene spun bond fabric surface, a polypropylene 5 × 5 scrim, and a black backside coating

TAMKO TITAN XT® SHINGLES (upgrade price) - TAMKO TITAN XT® SHINGLES

Premium Architectural Shingles

TAMKO SHINGLE STARTER (upgrade price) - TAMKO SHINGLE STARTER

Factory cut universal starter strips made of fiberglass mat coated on both sides with coating grade asphalt and surfaced with ceramic granules

TAMKO 12-1/4×12 HIP& RIDGE (upgrade price) - TAMKO 12-1/4×12 HIP& RIDGE

Fiberglass mat coated on both sides with weathering-grade asphalt and surfaced with mineral granules. Factory-applied sealant strip.

TAMKO COOLRIDGE® VENT (upgrade price) - TAMKO COOLRIDGE® VENT

Injection-molded polypropylene sectional ridge vent with external baffles

Estimate subtotal	\$13,500.00
Total	\$13,500.00

AUTHORIZATION PAGE

Better Option - TAMKO TITAN XT ® \$13,500.00

Name: Fred Beall

Address: 703 16th Ave, Franklin, NE

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

Upgrades

Description	Line total
-------------	------------

- | | |
|--|--|
| <input type="checkbox"/> 5" SEAMLESS GUTTER
Install new 5" Seamless Gutters System. Helps protect your foundation and landscaping from roof run-off. Rust-free aluminum construction allows for easy maintenance | |
| <input type="checkbox"/> 5" GUTTER GUARDS
Homeowners choose gutter guard protection for one simple reason — it works. The patented design keeps leaves and debris out of gutters while allowing water to drain freely | |

Customer Comments / Notes

Fred Beall:

Fred Beall

Date:

AUG. 27 2024

TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your provincial/ territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

I understand that if roof rot is discovered during tear-off 914 Coatings LLC reserves the right to replace sheathing and bill me up to \$200 in addition to the estimated cost below without notifying me in advance. 914 Coatings LLC will call me for authorization if wood replacement will exceed \$200.

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles on to my roof (if applicable), or installation of siding. 914 Coatings LLC is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. 914 Coatings LLC is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, 914 Coatings LLC provides a 5-year Workmanship Warranty on portions of the project in which 914 Coatings LLC fully replaced any existing products. Roofing workmanship warranties will be reduced to one year when home owners have requested that full synthetic underlayment not be installed. Full warranty details available by request.

I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize 914 Coatings LLC to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I understand that approval of my estimate is subject to customer credit approval by 914 Coatings LLC. I agree that 914 Coatings LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

I acknowledge that I have read and understand this page. Initials: _____

FJB