

# FREMONT TRIBUNE

JANUARY 27-29, 2018



# PROGRESS 2018





# FHS renovations benefiting students and staff

Collaborative effort leads to numerous facility improvements

**SAM PIMPER**  
Fremont Tribune

With approximately 1,450 students encompassing Fremont High School grades 9-12, FHS sits right in the middle of the pack in terms of overall school enrollment.

And while this is the case, renovations and additions occurring over approximately the past two years have provided students with top-notch facilities even the most populated schools in Nebraska's largest class would appreciate and look to emulate.

While work has been completed all throughout the FHS complex, a few key projects are making a difference in the school experience for all students who walk Fremont High School's hallways - large track renovations, Al Bahe Gymnasium renovations, Nell McPherson Theater renovations and work in the school's south corridor.

Completing all these renovations and additions has been a time-consuming and costly endeavor, one that has had numerous moving parts. Collaboration between the FPS District and numerous public partners, private partners, donors and volunteers has been the steady backbone and support system needed to push progress forward.

"I think when you look at the current fiscal realities facing public school districts, you see that without these opportunities for cooperative ventures and community support that we would not be able to do the things that we do, and provide the opportunities for our students that we are able to provide," Superintendent Mark Shepard said.

In October 2015, conversation began among a group of parents regarding renovations to the Nell McPherson Theater. The theater, which hadn't sustained substantial renovations in more than 60 years, was in dire need of renovations to its sound system, curtain rigging and lighting.

Under the direction of Dave Mitchell, Bart Qualsett, Terry



SAM PIMPER, FREMONT TRIBUNE

The north and south walls of the Al Bahe Gymnasium at Fremont High School are now equipped with plaques displaying every state title and state runner-up finishes known by staff.



Emblems representing all 11 members of the Heartland Athletic Conference were recently installed on the east wall of the Al Bahe Gymnasium inside of Fremont High School.

Sorensen and Brian Essen, the ENCORE! Campaign was brought to life. Through a grassroots campaign, the process of raising approximately \$610,000 began in summer 2016.

The three tier project - beginning December 2016 and expected to be fully completed by the March 2018 spring musical - consisted of moving from an analog sound system to a digital sound system, upgrading the theater's lighting

system from incandescent lighting to LED lighting, and finally, upgrading curtain riggings, as well as completing work in the general theater area; predominately located in the school's south corridor.

Merrill Mitchell, daughter of Kim and Dave Mitchell, said that the overall theater experience has been drastically enhanced.

Please see **RENOVATIONS**, Page C4

## FHS Bahe Gym Renovation Timeline

**DECEMBER 2016:** Fremont High School Athletic Booster Club approves new wall mats for the Gym with a to be determined design.

**JULY 2017:** Meeting to talk about Bahe Gym Renovations to include moving Hall of Fame wall, Track and Swimming record boards to be replaced with electronic kiosk's accessible via the internet, wall matting, new logo and State Championship/Runner-up display.

**SEPTEMBER 2017:** Booster Club approves financially supporting the State Championship/Runner-up display project.

**OCTOBER 2017:** Gerst Painting awarded contract to repaint the North, South and West walls in the Bahe Gymnasium.

**NOVEMBER 2017:** Final mock-up of Championship/Runner-up display approved.

**DECEMBER 2017:** During NSAA moratorium Gerst Painting completed the painting of the walls, the basketball goal supports were also painted by volunteers.

**JANUARY 2018:** State Championship/Runner-up plaques and new United States Flag installed. Signage on Scoreboards and in gym updated to reflect the new Tiger logo.

**FEBRUARY 2018:** Kiosk for Hall of Fame, Academic Awards, Fine/Performing Arts awards and sports records to be installed.

- SUMMER 2018**
- Ceiling and East Wall to be painted.
  - New doors into Bahe Gym from commons to be installed.
  - Gym floor refinished with new graphic design.
  - New basketball standard winches to be installed.

# Bergan schools see increased enrollment

**TAMMY REAL-MCKEIGHAN**  
News Editor

With a burgeoning enrollment of elementary students, Archbishop Bergan Catholic Schools is looking toward construction of a middle school in the future.

"We're talking to the architects right now," said Dan Koenig, principal.

Koenig isn't certain of the time frame, but hopes to see a new facility attached to the current Bergan Elementary School in the next five to eight years.

"There are other ideas out there as well," he said. "There's always been a need for more activity space. We do not have a fine arts facility. We'd love to be able to build a theater. We'd love to be able to build a new events center. Those are things that are possibilities for the future that are exciting to talk about, but the reality is being able to afford them."

Feasibility studies will need to be done to make sure the parish is behind the idea of a middle school.

Talk of expansion has grown with the elementary's enlarging enrollment, which has increased from 193 students in the 2012-2013 school year to 262 in 2017-18.

Only half of the new elementary school building was being used when it opened in 2010.



TAMMY REAL-MCKEIGHAN PHOTOS, FREMONT TRIBUNE

Brayden Rix, left, and Angie Gaver, a para educator, work on words at Bergan Elementary School in Fremont. Principal Dan Koenig attributes the school's growth to great educators.

"Eight years later, we're beyond room capacity," Koenig said.

A room dedicated to art already has been turned into a classroom due to the growth.

The current elementary school houses students in pre-kindergarten through sixth grade. The plan would be to expand through eighth grade.

That would mean additional classrooms for grades sixth through eighth.

Plans also could include early childhood facilities.

The Early Childhood Center for children ages 3-5 is in its second year. The center is in the original St. Patrick's Elementary downtown and serves more than 70 children through differ-

ent programs.

While the pre-kindergarten class is housed at Bergan Elementary, there are 42 students who also receive daycare services at the Early Childhood Center.

Please see **BERGAN**, Page C4

## Archbishop Bergan Catholic Schools

**1913:** St. Patrick's elementary school starts in a four-story building at Fourth and Union Streets. The building's top story is the Dominican Sisters of Kentucky living quarters.

**1941:** School Sisters of St. Francis take charge of the elementary school.

**1949:** New gym-auditorium completed for \$105,000.

**1950:** The first Catholic High School in Fremont, St. Patrick's, is built for \$135,000.

**1960:** High School becomes Archbishop Bergan High School.

**1975:** St. Patrick's elementary school closes.

**1983:** Grades 7 and 8 move from former high school building to Archbishop Bergan High School building.

**1998:** Former St. Patrick High School building is renovated for \$260,000 and named Msgr. Flynn Education Center. Middle and high school systems are named Archbishop Bergan Catholic School.

**2001:** New St. Patrick's church, 3400 E. 16th St., opens.

**2006:** Community Center remodeled to include a preschool, which opens in the fall.

**2007:** Archbishop gets approval to open an elementary school in Fremont.

**2008:** Construction starts on new preschool-through-fifth-grade building.

**2009:** Elementary facility finished in December.

**2010:** Preschool through fifth grade is added to the new elementary school, completing the preschool through 12th grade school system.

**2011:** Sixth grade moves from the Archbishop Bergan building to the new elementary building.

**2016:** Early Childhood Education Center opens in St. Patrick's Community Center. Pre-kindergarten is added to the elementary program.

**First Northeast**  
BANK OF NEBRASKA

FDIC

Northeast Nebraska calls us... FIRST

**fnb-ne.com**  
FIND US IN  
FREMONT  
402-727-5451

LYONS • UEHLING • HOOPER • OAKLAND  
HARTINGTON • CERESCO • TEKAMAH

Looking Forward to Serving you in 2018

**Platte Valley Equipment**

JOHN DEERE

Your Local John Deere Dealership

**FREMONT HUMPHREY**  
800-844-8818 800-741-1061

**WAHOO CLARKSON**  
800-490-7321 800-828-7462

See Us For Your Lawn and Garden Needs!

For all your tax & accounting needs

**Erickson & Brooks**  
Certified Public Accountants

2017 - Our 71st Year

402-721-3454 www.eb-cpa.com 402-721-2894 Fax  
2195 N. Broad St. Fremont, NE

LUDVIGSEN MORTUARY • 402-721-4440  
1249 E. 23 St., Fremont

SCRIBNER FUNERAL CHAPEL • 402-664-2732  
509 Main St., Scribner

HOOPER FUNERAL CHAPEL • 402-654-2345  
108 E. Elk St., Hooper  
www.ludvigsenmortuary.com

FREMONT COLUMBUS GRAND ISLAND

**Office net**  
A Network of Office Product Systems and Services

648 North Broad Street - Fremont, NE 68025  
402-721-6436 - 800-658-4441  
Fax: 402-721-3517 - www.officenetusa.com



**Fremont Business Park**

- '09** — **2009:** The GFDC and the City of Fremont commission H.F. Lenz to conduct a comprehensive site assessment of the approximately 80-acre property now called the Fremont Business Park. The study concluded that the Fremont site was well-suited for locating a data center operation.
- '10** —
- '11** — **APRIL 2011:** The City of Fremont receives \$982,892 Community Development Block Grant from the Nebraska Department of Economic Development to be used in part to purchase land with stipulation that the benefiting business or businesses must make commitment by April 2020 to creating 31 new jobs, paying \$15 per hour within three years or grant must be paid back to NDED. Each new job must also be maintained for minimum of one year.
- '12** —
- '13** —
- '14** — **MAY 2011:** Approximately 80-acre plot of land purchased east of Yager Road and south of 32nd street with CDBG funds and \$648,000 LB840 funds.
- '15** — **OCTOBER 2011:** Great Plains Communications and American Broadband commit to installing fiber optic lines in park. Later, two more, Spectrum and Century Link, add fiber optics.
- '16** — **2012:** Fire hydrants start popping up in park when water line extensions are installed in Technology Park.
- '17** — **2012:** Hut on the southwest corner of the site is the hub for one of four companies now providing fiber optic lines to Fremont.
- '18** — **SPRING 2013:** A 69-kilovolt line installed along 32nd Street.
- '19** — **MAY 2013:** City of Fremont pledges additional \$1.6 million in LB840 funds for infrastructure improvements.
- '20** — **JAN. 2015:** A lot is purchased by Neutral Path Communications.
- '20** — **2015:** A culvert is installed on north side of Lincoln Ave., to allow access to park across Rawhide Creek.
- '20** — **2020:** The deadline for finding business or businesses that make a commitment to creating 31 new jobs at \$15 per-hour within three years or CDBG must be paid back to state.



# Marketing for the future

Promoting Fremont Business Park remains paramount moving forward

**SAM PIMPER**  
Fremont Tribune

**Fremont Business Park**

When it comes to development, progress isn't always defined by what a person can see.

The end game with housing developments, of course, is neighborhoods filled with homes, erected apartment complexes and assortments of townhomes.

But much of the heavy lifting goes unseen. The hoops developers must jump through in terms of completing their due-diligence, zoning alignments, preliminary and final plat designs, among other things, are what monopolize their time, sometimes consuming years.

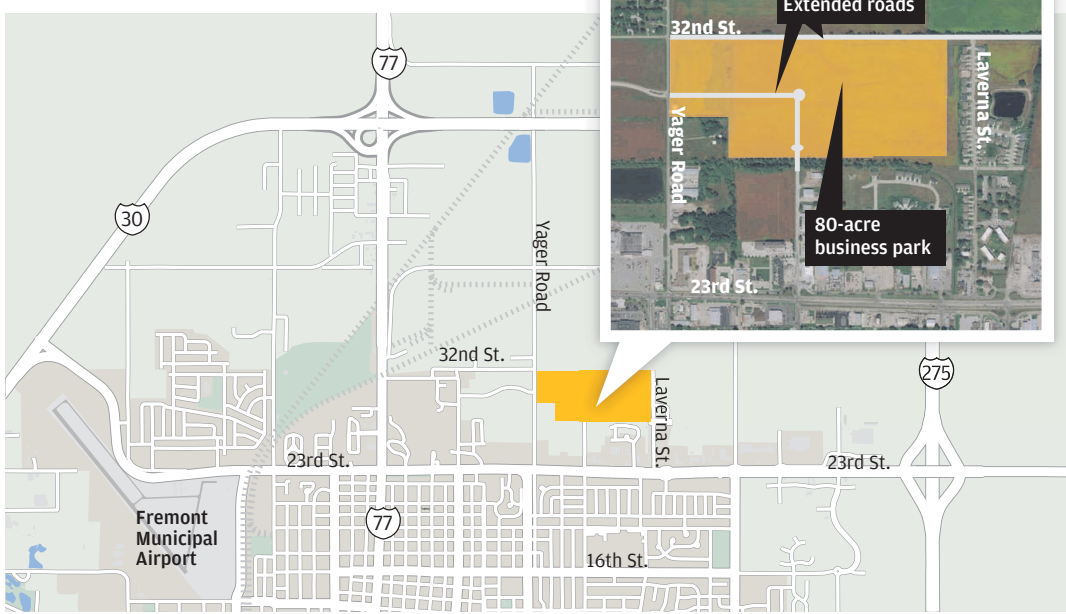
The final product is what people like to be able to see. If they can't see development of a final product, many feel like progress isn't being made, which simply isn't the case.

An example of this sitting in Fremont's own back yard directly east of Yager Road and South of 32nd Street is the shovel-ready Fremont Business Park. With water line extensions, accessible roads, fiber optics and infrastructure all in place, the approximately 80-acre plot of land is ready for development.

In 2009, the Greater Fremont Development Council (GFDC) in collaboration with the City of Fremont commissioned H.F. Lenz to conduct a comprehensive site assessment of the plot which concluded that the Fremont site was well-equipped to handle a project of this magnitude.

During that 2009-2010 time frame, a Request for Proposal (RFP) from Yahoo came before the City of Fremont looking to install a center in the community.

"We were actually looked at and went through the entire process and at the very end were turned away due to the fact that we



maps4news.com/©HERE, Lee Enterprises graphic



**SAM PIMPER, FREMONT TRIBUNE**

An American Broadband hut sits on the Fremont Business/Data Park site.

weren't quite shovel-ready with a site," Getzschman said. "But that did raise our expectations of the need for a data park in our community."

The need for shovel-ready sites throughout the State of Nebraska was a point of emphasis for former Gov. Dave Heineman. Kearney, Fremont, Papillion and La Vista were all analyzed to see if they would be good fits for data parks.

Fremont's site met the parameters local and state officials wanted to see and in 2011, the site was purchased through the use of a \$982,892 Community Development Block Grant from the Nebraska Department of Economic Development. An additional \$648,000 of LB840 – economic development – funds secured the approximately \$1.6 million purchase.

The City of Fremont has until April 2020 to secure one, or several, businesses that create

31 new full-time equivalent jobs within three years, pay a minimum starting wage of \$15 per hour and be maintained for at least one year.

"We need to land one business that wants to land on the site," Getzschman said. "And that will become a primary focus over the next two years – not that it already hasn't been."

To appeal to more industry businesses, the park is being marketed as Fremont Business Park rather than by the original name of Fremont Technology Park, which opens the door for really any development to take place on that site, he said.

"We currently have three companies that have located on the site, however, none of those have added jobs," he said.

These companies include Neutral Path Communications, American Broadband and Great Plains Communications.

In 2017, Getzschman said that five to six companies came forward with Request for Proposals – the interest is there. One obstacle being sorted out is the megawatt restriction certain interested parties would face opening a business in the park.

"We only have 10 megawatts of power that we could actually provide, so we are a mid-level or a low-level data park provider," the mayor said. "But when the (Omaha Public Power District) power line is completed in fall 2018, that will provide us with more available power to possibly harness a data park or a user that could not only use 10 megawatts, but 15 or 20 megawatts."

Gary Clark, executive director of the Greater Fremont Development Council, said that marketing continues to be the name of the game moving forward. Since developing a partnership with the Greater Omaha Chamber of Commerce

in 2013, even more opportunities have presented themselves in regard to park promotion.

Letting people know what Fremont as a city has to offer remains paramount.

"We have to tell our story, and I don't know if Fremont's story has really been told," Clark said. "And I think that we have to tell those successful examples and have a buzz about us that's a positive buzz. So we plan to continue marketing Fremont and telling our story."

Barb Pierce, existing business director for the GFDC, said that marketing efforts have been consistent since around the 2010 mark. The city, she said, has always had a broker to market the park, and the GFDC markets the park through its online site inventory, trade shows and other outlets.

"We submit the site for RFPs throughout the year, and it has been submitted several times," Pierce said. "There could be several projects percolating, but you just don't know until you know?"

Trade shows are a large avenue for scouting leads, Clark said.

"We actively go and attend these trade shows and try to get leads tied to and connected to the site," he said. "So that is going to be very imperative in the first quarter to try to push that forward."

Please see **BUSINESS PARK**, Page C4



## LEAD YOUR LEGACY

Offering a unique personal approach to Individual & Team coaching while incorporating resources utilized worldwide to develop leaders, strengthen relationships and build foundations for growth and opportunity.




- CULTURE CHANGE
- VISION INTEGRATION
- SPEAKING ENGAGEMENTS
- MASTERMIND COURSES
- INDIVIDUAL & TEAM COACHING

**CERTIFIED**  
**JOHN MAXWELL TEAM**  
**COACH & SPEAKER**  
[www.leadyourlegacynow.com](http://www.leadyourlegacynow.com)

**PH: 402-719-1227**  
[pquinn@leadyourlegacynow.com](mailto:pquinn@leadyourlegacynow.com)

## Love Your Hair, Love Our Prices





**Shoppes of Fremont**  
3351 East 24<sup>th</sup> St., Fremont, NE

Call Ahead, Get On The List! 402-727-6770



## Renovations

From C2

“It is a completely different world when you are up there now as opposed to being up there two years ago,” the senior student said. “... It’s also a lot less hot now, one of the trademarks of the stage before was it just being sweltering (under the old lighting).”

Sarah Qualsett, daughter of Bart Qualsett, said the sound change is phenomenal.

“The audience has been blessed so much by the sound difference, the lighting is something you can tell more from the stage and behind the scenes, but multiple people have said ‘We can hear you now!’” Sarah said.

Work has also been completed – and is still in the process of being completed – on the south corridor, which included: bathroom renovation, new carpet being laid, asbestos tile being removed and work starting on a coffee café accessible to students.

FPS staff was heavily involved in the project, Shepard said. Staff members participating in the ENCORE! Campaign include: Russ Koch, Kate Jorgenson, Mark Harman, Doug Bogatz, Scott Jensen, Vernon Golladay, Scott Anderson, Bill Fitzgerald and Scott Moeller.

While fine arts students and viewing audiences needs are being met, so are athletes participating in a variety of sports through renovations to the Fremont Track complex and Al Bahe Gymnasium.

In June 2016, Denison, Iowa-based Midwest Tennis and Track completed a full resurfacing at the Fremont Track Complex after the previous surface eventually wore down from wear and tear. The new, soft surface, should play dividends in terms of keeping athletes healthy moving forward.

Other track-area improvements completed during 2016 include: the painting of support buildings at the complex, an extension on the north high jump pit making it regulation size, renovations to the Tennis Building restrooms, student-installed data cabling allowing for photo finishes at different areas on the track and new gutters and siding installed on the Track Storage Building.

In April 2017, sound upgrades were completed at the facility and an electronic message board was delivered. In addition, in August and September 2017, 75 Blue Spruce trees replaced Austrian Pines planted years ago as a memorial for Larry Sheppard, who served as a Fremont High freshman football coach, as well as track coach.

“He and his assistants always did a great job of getting kids ready and getting them to us high school coaches,” said Gerry Gdowski Sr., who served as head football coach at FHS for at least a decade starting in 1979. “He was very well respected, so that memorial was set up for him.”

The memorial remains in Shepard’s honor, and also serves as a vital wind block along east 16th Street.

Volunteers participating with renovations at the track facility

### FHS Auditorium Renovation Timeline

**OCTOBER 2015:** Conversation by performing arts parents during a practice regarding upgrading sound system.

**JULY 2016:** Received quotes from three vendors to provide upgrades to sound, lighting and rigging; Decision made to contract with Morrissey Engineering to design, specify and bid the project to meet state bidding requirements and board policy regarding procurement.

**SEPTEMBER 2016:**  
 ■ Project planning meeting with school personnel, ENCORE! Fundraising Committee and Morrissey Engineering.  
 ■ Fremont Public Schools Update presented to the Community Foundation which created awareness of the ENCORE! project.

**FALL 2016:** First State Bank commits \$100,000 as a “Lead Gift” for the ENCORE! Campaign.

**NOVEMBER 2016:** Phase I sound project bid and awarded.

**DECEMBER 2016:** Sound project kicks off during winter break.

**JANUARY 2017:** Community

Foundation commits \$60,000 to ENCORE! Campaign.

**FEBRUARY 2017:** Lead Gift and Foundation Commitment recognized during “Pink Out” basketball game halftime.

**MARCH 2017:** Sound project completed in time for spring musical: ENCORE! Campaign continues.

**MAY 2017:**  
 ■ Pathfinder Chorus, Fremont High School fine and performing arts department ENCORE! benefit concert held.  
 ■ First National Bank: Fremont commits \$50,000 to ENCORE! Campaign and Community Foundation commits additional \$20,000.

**JUNE 2017:** Phase II, Phase III and hallway and restroom upgrades kicked off.

**SEPTEMBER 2017:** Work completed for Phases II and III.

**NOVEMBER 2017:** Auditorium exterior and coffee cafe work begins.

**MARCH 2018:** Expected completion date in time for spring musical.

### FHS Track Renovation Timeline

**AUGUST 2015:** Track resurfacing project identified.

**DECEMBER 2015:** Email from Bill Fitzgerald identifying track facility maintenance/improvements.

**MARCH 2016:** Meeting with Bill Fitzgerald to discuss track facility maintenance/improvements.

**APRIL 2016:** Meeting with track coaches at high school to discuss high jump needs and potential enhancements as well as potential funding plan.

**MAY 2016:** Cliff Huss and group of volunteers enlisted to help identify needs related to results/message board.

**JUNE 2016:** Midwest Tennis and

Track completed track resurfacing.

**AUGUST 2016:** Painting of support buildings at track.

**SEPTEMBER, 2016:**  
 ■ Jump Pit extension.  
 ■ Tennis Building restroom renovations.  
 New Gutters and siding installed on Track Storage Building.

**OCTOBER 2016:** Data Cabling Project with High School Computer Tech. Students.

**APRIL 2017:** Electronic Message Board delivered, Sound upgrades completed.

**AUGUST 2017:** Trees replaced on four sides of track facility.

ity include: Gerry and Rhonda Gdowski, Jason and Angie Decker, Cliff Huss, Dave Sellon, Tad Roffers and Sean and Beth McMahon.

School personnel involved include: Russ Koch, Scott Anderson, Heidi Moran, Brad Dahl, Scott Jensen, Vernon Golladay, Chuck Story, Scott Moeller, Cliff Huss and additional track coaches.

One of the latest renovations taking place at FHS occurred over winter break when the Al Bahe Gymnasium received a substantial face lift. Championship and state runner-up plaques were placed on the north and south walls, new wall mats were installed, walls were painted, the south wall scoreboard was relocated and soon, hall of fame/record board kiosks will be available for people to sort through records.

In addition, new Heartland Athletic Conference logos have been placed along with gymnasium’s west wall. Project funding came through the district and the

Fremont High School Athletic Booster Club.

First-year Activities Director Scott Anderson said he feels privileged to oversee such quality facilities.

“It’s great, and the groundwork for all of this was laid before I even got here,” he said. “The wheels were in motion for all these projects, and the track project was pretty much done with the exception of the trees. The plan for the Bahe gym was also in place, so I’ve kind of just sat back and watched as our facilities have gotten better and better.”

Added Shepard: “I think that people have always taken pride in programs and facilities, and now this is really moving it to even the next level. There is a lot of history in the Bahe gym, on the stage and on the track, and those memories last a long time for people. And the upgrades we’ve done will continue to honor and accent that history even more.”

## Bergan

From C2

“Our pre-K program is packed full, which is a great problem,” he said.

Those students also continue to build a lifeline of students into Bergan Elementary. And students who began attending Bergan elementary in 2010 are getting into the lower classes of the high school.

Currently, students in grades seven through 12th attend classes downtown.

“If we would build a middle school here, we’d be able to alleviate some classroom crowding spaces at Bergan High School,” he said.

Yet the biggest area to be addressed wouldn’t be the classroom spaces, but the activity space – the gym and locker rooms.

Koenig noted that locker rooms in the downtown facility are from the 1960s.

“They aren’t large enough. They aren’t adequate enough or handicap accessible. If we’re going to move into the future, that’s an area that needs to be addressed,” he said.

Koenig noted that Phase I of the east campus of Archbishop Bergan Catholic Schools was the elementary school. Phase 2 would be the middle school, event center and possibly and early childhood center.

“It’s exciting to think about and it’s going to take a lot of sacrifice to make it a reality,” he said.

The school is a ministry of St. Patrick’s parish. Koenig noted that the church across from the elementary school is paid off. There is minimal debt on the elementary school.

“We own all of the buildings downtown,” he said.

Besides enrollment, Bergan is growing in other ways as well.

“We continue to expand our academic programming – especially in the area of science and STEM education,” he said.

STEM stands for Science, Technology, Engineering and Math.

But at Bergan, they call it STREAM—Science, Technology, Religion, Engineering, Art and Math.

In the next year, Bergan will hire a new, full-time science teacher at the high school, who will be involved with instituting its Project Lead the Way curriculum.

Koenig said in the past year, Bergan Elementary (grades kindergarten through sixth) has instituted Project Lead the Way in which STEM is infused into the classroom.

“Rather than building a STEM lab, you actually bring the STEM to the kids in the classroom through modules,” he said.

Next year, it will be offered in grades 7-12 as well.

“You continue to look at your curriculum every single year and make it the most competitive, cutting edge offering so you’re giving kids what’s best for them,” he said.

STEM requires critical think-

ing skills – analyzing, evaluating, interpreting, testing and hypothesizing.

“It’s all the things employers are going to ask you to do in the 21st century,” he said.

Koenig has other goals. “I’d like to continue to see us reach out to the Hispanic community,” he said. “We have a very live and vibrant Hispanic community at St. Patrick’s parish.”

Through the Latino Enrollment Initiative, the parish is continuing to reach out to Hispanic families. Bergan Elementary has a Latino para educator, who helps with verbal and written communication. St. Patrick’s also has a director of Hispanic ministries.

“We’ve reached out to our current Latino families that go to Bergan and we’ve had conversations about what makes this a great place and what are the roadblocks or the barriers for families coming here,” he said.

Koenig said he’s heard the perception that private schools are for rich, Caucasians.

“And that’s the farthest thing from the truth, especially at Bergan,” he said. “You have to explain that to families and let them see that there’s so much tuition assistance that goes out every year and that the socio-economic demographic of Fremont would not allow us to just enroll wealthy families.”

“We have families from all spectrums of the socio-economic demographic pattern.”

Koenig said Bergan has a number of new Latino families enrolling every year. He said families love the fact that their children get to talk about their faith in school every day. They love the discipline involved at the school and the social skills that are learned.

He noted the school system’s faith component.

“One-third of our kids are non-Catholic,” he said. “That’s a huge piece. When families look at our school system, I often tell them that we are not here to convert your child to Catholicism, but we’re here to build disciples of Jesus Christ.”

“Our goal is that by the time every student graduates from our school system, they’ve developed a personal relationship with Jesus.”

Koenig said there are many opportunities and daily experiences that happen at Bergan in the area of faith life that a student would have to purposely want to go in the opposite direction of their faith to not “receive that gift which is that relationship with Jesus.”

“I’m a graduate of Archbishop Bergan and I know if it wasn’t for Bergan I wouldn’t have the faith life that I have today and we have more than a dozen other staff members at the school who are alumni as well who would tell you the exact same thing.”

Koenig commends the school’s educators and attributes its growth to them and the quality education at Bergan.

“People want a safe place where their kids are going to get a great, faith-based education,” he said, adding, “I hire great people and stay out of their way.”

## Business Park

From C3

In December, Pierce attended the Site Selectors Guild conference in Chicago which was a perfect outlet for showcasing what the Fremont Business Park is all about.

“This was an easy one to highlight, because we have made it a go-ready certified site, we’ve

done all the due-diligence on it, it’s shovel ready, we’ve had site visits on it, it just hasn’t taken yet,” she said. “I think that the first three years, at least, they were going for the data center.”

Now, most data centers look for specs of land comprised of at least 100 acres, she added.

Moving forward, Clark said that the GFDC and the City of Fremont need to remain in a constant open line of communi-

cation. Everyone must be on the same page.

“Anytime that Barb and I receive leads, or Requests for Proposals, there is direct communication with them,” Clark said. “We sit down and have a conversation, and we also talk about incentive packages with those leads as they mature. Especially if they increase from an initial lead to an actual conversation about potential options.”

Pierce said that every six months, conversations occur with the Nebraska Department of Economic Development and that all specifications have still been met under the parameters of the Community Development Block Grant.

“The money has been used the way the state asked us to use it when they put us into the project and when they partnered on the project,” she said. “We up-

date them on it every six months like it’s required. So we have a great relationship with the state and it’s certainly not beyond the realm of possibility for this to be a very successful project.”

So while much of the site remains undeveloped, the wheels are turning.

“With economic development that’s how it works, it’s all behind the scenes until it happens,” Getzschman said.

### Let us help you enjoy the sounds of life.



**David F. Mendlik, Au.D., C.C.C.-a**

- Hearing aid prescription and fitting of the full range of hearing aids, including cutting-edge digital technology
- Hearing aid repair
- Custom-fit musicians monitors and hearing protection
- Counseling & rehabilitation for patients & families
- Assistive listening devices for TV, telephone, and public areas
- Evaluation and treatment for tinnitus
- Swim molds, ear molds, and noise protectors
- Industrial hearing conservation services
- Battery sales
- Tympanometry

**MENDLIK AUDIOLOGY LLC**

**402-372-3864**  
 129 E. Grant Street  
 West Point, NE 68788

**402-721-2284**  
 1627 E. military Avenue  
 Fremont, NE 68025

[www.mendlikaudiology.com](http://www.mendlikaudiology.com)

## Keeping Fremont and the Surrounding Area Employed since 2011



Fremont’s Only Locally Owned & Operated Staffing Service

**402-721-1476**

Visit us at [www.premierstaffingfremont.com](http://www.premierstaffingfremont.com)



**Carol Fenske President/Owner**



### Fremont Mall

- 1966: Construction completed at Fremont Mall.
- NOVEMBER 10, 1966: JCPenney holds grand opening at Fremont Mall.
- 2004: Hy-Vee opens store at Fremont Mall.
- 2005: Square Tire Total Car Care relocates to Fremont Mall.
- 2007: Main Street 4 Theatres expands to Main Street 7 Theatres in Fremont Mall.
- 2009: Most stores closed for two days after water line breaks. Amy's Hallmark was closed for several weeks.
- NOVEMBER 10, 2016: JCPenney celebrates 50 Year Anniversary at Fremont Mall.
- MARCH 13, 2017: Gordmans files for bankruptcy, announces all stores will be closing.
- MARCH 17, 2017: JCPenney announces it will be closing 138 stores across the country, including at Fremont Mall.
- APRIL 3, 2017: Stage Stores announces that Gordmans Fremont Mall location to remain open.
- APRIL 17, 2017: JCPenney begins liquidation sale at Fremont Mall location.
- JUNE 2017: JCPenney officially closes Fremont Mall location.
- OCTOBER 15, 2017: The Buckle closes for business at the Fremont Mall.



# Mall tries to turn it around after closings

Fremont Mall attempts to bring in stores, shoppers after major 2017 losses

COLIN LARSON  
Fremont Tribune

In 2016, JCPenney celebrated its 50th Anniversary at the Fremont Mall.

By June of 2017, the long-time department store chain's location was shuttered.

The closing of JCPenney was certainly the biggest loss for the Fremont Mall over the course of 2017, and along with the closing of The Buckle, Hastings Entertainment, and Amy's Hallmark Shop over the last two years the long term viability of the once popular shopping destination was in question.

The shopping center also faced another scare in 2017 as Omaha based retailer Gordmans announced that it was filing for bankruptcy in March, but after the chain was auctioned to Stage Stores the new owners announced that the Fremont location would be spared from closing.

"We were losing stores and getting kind of a negative reputation, so we are trying to turn that around," Cassie Burley, marketing director at DP Management who manages the Fremont Mall, said. "We have been trying to say that the mall is here, we are available for events and just basically trying to get the word out that the mall is not dead, it is still here, it is not closing."

Although the mall lost several tenants over the past few years, and subsequently saw a drop in foot traffic due to those closings, the Fremont Mall also added a popular new restaurant to its property with Raising Cane's opening its doors on 23rd Street in August.

"We brought in Raising Cane's which has been very popular, so we are trying to bring in more stores that people can get excited about," Burley said.

With vacancies piling up at the Fremont Mall, it is



People walk inside of the Fremont Mall, which was constructed in 1966.

TRIBUNE FILES

easy to forget that the property is also home to Hy-Vee, which is consistently filled with grocery shoppers, as well as the Main Street The-

atres, which is the only place in Fremont to see a movie on the big screen.

Along with Hy-Vee, Gordmans, Main Street Theatres,

and Raising Cane's the mall also remains home to Nebraska Sports, Maurices, GNC, Shoe Sensation, Bath and Body Works, Prep2Pro Sports, Nail Trix, and Imperial Palace Express.

Another big win for the mall, for the time being, was retaining Gordmans, which, according to Burley, has seen an uptick in traffic following the closures of the store's locations in Omaha.

"They have done very well, through talking with them. They have had a lot of

people drive in from Omaha to shop there since the other closings, so they have seen quite a bit of business recently," she said.

As malls across the country continue to struggle, it is easy to point to online shopping as the main reason for the decline of the traditional shopping mall, but for the Jim Sadler, General Manager of Westroads Mall at 10000 California St. in Omaha, the issue is more complicated

Please see MALL, Page C7



Raising Cane's opened in August at the Fremont Mall.

TRIBUNE FILES

**COME JOIN US!** FREE Educational Event  
 Wednesday, March 14th  
 "Creating Moments of Joy"  
 9am-12pm Professionals  
 1pm-3pm Family/Caregivers  
 Jolene Brackey - Speaker  
 For Information: 402-753-2078

Delaney Hall  
 St. Patrick's Church  
 3400 E 16th St.  
 Fremont, NE





**GFDC collaborates with community partners in activities that help retain and create jobs, attract capital investment, and improve the economic well-being and quality of life of the citizens in the Greater Fremont Area.**

For resource information, call us or go online at [www.FremontEcoDev.org](http://www.FremontEcoDev.org)

Relocation	Succession Planning
Expansion	Workforce Issues
Gap Financing	Starting a Business

Garry Clark, Executive Director  
 1005 E 23rd St, Ste 2  
 Fremont NE 68025 | 402.753.8126  
[info@FremontEcoDev.org](mailto:info@FremontEcoDev.org)  
[www.FremontEcoDev.org](http://www.FremontEcoDev.org)



**\$120 INTRODUCTORY EXAM**

**Includes:** Exam, X-Rays, Oral Cancer & Gum Disease Screenings, & Prophylaxis. (Up to 4 Bite Wing X-rays Included)

**Excludes:** Periodontal Disease Treatment.

**All new patients with appointments in February will be entered into a drawing for an electric brush bundle.**



**FAMILY 1ST DENTAL**  
 (402)727-4400 | Dr. Elizabeth Kampschnieder  
 140 E 22nd - Fremont, NE | [www.familyfirstdental.com](http://www.familyfirstdental.com)



# Relentlessly relevant

## Midland University continues to add programs, enrollment

**TAMMY GREUNKE**  
Fremont Tribune

Eliza Ferzely knows firsthand the financial strain Midland University was facing less than 10 years ago.

Brought in as the controller in 2008 for the Fremont institution then known as Midland Lutheran College, Ferzely saw the student enrollment shrinking and, in turn, the college's budget suffering.

In the fall of 2009, enrollment at MLC was at 638 students, a decrease of 90 students from the previous school year.

The struggling college made headlines on a positive note,

though, in November 2009 when it announced its next president. Ben Sasse, a Fremont native whose grandfather, Elmer Sasse worked at Midland for 33 years, was chosen to lead the struggling college.



**Sasse**

Seven months later, on June 30, 2010, the Dana College Board of Regents announced the Blair college was closing. Hundreds of Dana students were left in limbo, but Midland quickly came forward with a Dana@Midland Transfer Plan to help former Dana College students continue their education at Midland. All Dana credits transferred and scholarships and grants were honored by MLC.

Ferzely's role with Midland then took a nearly 180-degree turn. Her primary focus of accounting and finance shifted to enrollment management and helping to serve all of the new students.

"At that time, we were in dire need of students and so we really focused on building that shop from ground zero," Ferzely said. "We put in place many of the processes that we currently have, and ran it like a business. We had to be able to pay our bills and to operate in the black, which not only were we not doing then, but a lot of colleges don't."

"We really built a model in which we looked at, how well do we attract students to come here, the price in which they pay, and then part of enrollment is, once they're here, how well do we keep them?"

Midland saw its enrollment grow to 962 students in the fall of 2010. That included 321 students who had planned to attend Dana before it abruptly closed. All of those students became part of Midland University when the college officially changed its name on Oct. 20, 2010.

Other changes also were on the horizon.

A four-year graduation guarantee was introduced and Sasse announced the addition of men's and women's bowling, competitive dance/cheer, women's lacrosse and wrestling.

That was just the beginning of significant growth in the athletic department and the university as a whole.

Midland's enrollment reached an all-time high of 1,394 students in September 2016. It maintained



MIDLAND UNIVERSITY COMMUNICATIONS

Part of the renovation of the Midland University dining hall was the creation of a variety of seating options. Students have the option of sitting at nine-foot oak tables, gather at smaller round tables, enjoy the bench seating or counter top seating. Most of the tables include outlets to charge computers and electronic devices.



TRIBUNE FILES

Midland University president Jody Horner visits with student Lane Heinert at the circulation desk of Luther Library on her first day as the institution's 16th president.

a near-record enrollment of 1,386 students this school year – the seventh straight year of record or near-record enrollment.

"That's really exciting in a landscape where every student is a competition," Ferzely said. "They have so many choices, not only within our state, but beyond our state. Continuing to see the enrollment that we are is truly a success story not only for Midland but the community of Fremont."

"We continue to work hard in crafting and creating dynamic experiences inside and outside of the classroom. I think it's really proving to be beneficial to our students and the community."

Part of the university's strategic

plan is to be relentlessly relevant. Midland's new Omaha campus is a great example of that, Ferzely said.

The 10,000-square-foot facility, which officially opened in March in the Old Mill business district, is home to the university's expanding slate of graduate and adult learning programs.

About 85 students are enrolled in Midland's hybrid Master of Business Administration program. The Omaha campus also is home to the new Para-to-Teacher program and the Code Academy.

The Code Academy was introduced, Ferzely said, after Midland heard from the marketplace about the increased demand for coders. Twenty students are enrolled in

the Code Academy, 75 percent of which are career-changers. The students range in age from 18 to 50.

Midland garnered national attention in October when U.S. Secretary of Education Betsy DeVos visited the Omaha campus and students in the Code Academy during her "ReThinkSchool" tour.

"When you look at our enrollment projects and our strategic plan, we know we need to, we want to and we have been growing our adult and graduate program centers and programs," Ferzely said.

Included in that is the new Master of Athletic Training 3+2 Option, created to help meet an increased demand for athletic

trainers, which in the next few years, will be required to have a master's degree.

Students in that program have the opportunity to work with the largest athletic department in Nebraska which features 31 varsity sports. The continued growth of the athletic department has been a key component of Midland's growth, and requires constant communication between the coaches and enrollment staff.

"We have found that many students want to continue their passions while (at college)," Ferzely said. "Having that balance for students has really launched our growth. ... The student really is the center of what we're doing."

Men's and women's swimming are the newest sports at Midland. The inaugural season is going better than expected, coach Ryan Bubb said.

A big recruiting tool for Bubb is the Dillon Family YMCA Aquatic Center which is nearing completion. He hopes the center will help him achieve his goal of eventually having 25 swimmers on each of the men's and women's swimming teams.

"I can't even put the importance of that into words," Bubb said of the new aquatic center. "It is hands-down the nicest pool in the region outside of maybe Columbia, Missouri. When student-athletes take a look at the renderings and the pictures that we put up on social media, it's creating a lot of hype around the program and a lot of kids are really excited to swim there."

Improvements also have been taking place on Midland's campus.

A \$1.5 million renovation of Midland's dining and common spaces



**Bubb**

Please see MIDLAND, Page C7

## Stop by to see how we put you first.



**1** First National Bank

BANKING • LENDING • WEALTH

[fnbfremont.com](http://fnbfremont.com)

152 E 6th St. | 801 E 23rd St. | Fremont

Todd Seawall

Cindy Wragge

Barry Benson

Member FDIC







TRIBUNE FILES

Four Midland University Students enrolled in a forensic science course work on excavating a model skeleton buried in the courtyard between Kimmel Theatre and Swanson Hall. The activity was designed to give students a glimpse at what it's like to work on a real Crime Scene Investigation team.

## Midland

From C6

was completed this fall with the goal of enhancing the student experience. The next project on tap is renovating the lower level of the Olson Student Center, which will become Eikmeier Commons.

"After following what we call crisis mode, we're now to a point where we can continue to build upon what we have," Ferzely said.

Beds available at Midland's residence halls and campus apartments are at about 80 percent capacity which allows room for additional students.

Sustaining the recent growth of students at the university is a difficult challenge, Ferzely said, but it's something the administration, under the direction of



Horner

President Jody Horner, embraces.

"We know we've got to go outside of our comfort zone and our box to continue to grow Midland, and to take a different approach to how we sustain that," she said. "Really, that is becoming relentlessly relevant, whether that be in the programs we offer, the experience that we offer our students and really building partnerships outside of our normal surroundings to really start leveraging off of some of those."

Midland's enrollment target is 1,800 students.

"I don't think we'll ever be an institution of 5,000 students, but I think in order to really remain a thriving campus, growth is always going to be a part of the plan," Ferzely said.

Much like it did when Dana College announced its closing, Midland is now reaching out to students at Grace University in Omaha. The university will be ceasing all academic operations at the completion of the 2017-18 school year.

"We feel it's our calling to really help students in this



TRIBUNE FILES

Representatives from Midland University and the community of Blair look over the former Dana College campus Thursday in Blair.



TRIBUNE FILES

The former Dana College property in Blair.



MIDLAND UNIVERSITY COMMUNICATIONS

Midland University officially opened its Omaha campus at 11213 Davenport St., adjacent to the TD Ameritrade world headquarters, in the Old Mill business district.

unfortunate position. ... We have seen a lot of response from their students, so we will continue to work with them so that, ultimately, they find a home to finish out their degree," Ferzely said.

Being a part of a growing university which continues to build its brand and add new programs is exciting for Ferzely and the entire Midland community.

"It's super rewarding to go from being in a position where I had to figure out how to pay the bills to now being in a position where I every day get to come to work and take part in a student's journey in getting to Midland or staying at Midland," Ferzely said. "That mission is really what I think draws a great body of faculty and staff and keeps them here."

## Mall

From C5

than just people going online for their retail needs.

"It's true that some malls have suffered and some retailers have suffered, but I think it is more of a correction," he said. "Across the U.S. we are basically overretailed, which certainly holds true for places like Omaha. Ten or 20 years ago you could just keep building shopping malls and department stores and retailers kept expanding, and people just kept coming. But eventually you have got to reach a point of oversaturation, so now it is kind of correcting back."

While malls across the country — the Fremont Mall included — have struggled over the past few years, Westroads has flourished.

According to Sadler, Westroads' continued success has been due to innovative additions to the property including the Flagship Commons food hall as well as its ability to attract new retailers like The Container Store over the past few years.

"I think when you are working with malls you always want to try and give the people what they want. One of my favorite things to tell people is that working at a mall is like holding an election every day, and the people are going to come and vote with their pocketbooks," he said. "I think that is why you are seeing a lot of national retailers in the past years that have gone through bankruptcy because they weren't able to adapt and change with the times."

At the Fremont Mall, Burley has been working to emulate that model which includes partnering with local organizations in the community and holding events in hopes the increase in traffic will translate into sales.

"We have been trying to do more events here at the mall and partnering with a lot of local non-profits like the Humane Society,



TRIBUNE FILES

Technicians from All Systems install ductwork during construction of the three new theaters at the Fremont Mall in 2007.

the library, and the YMCA and they are holding events here to try to bring people in," she said.

The Fremont Mall has held a variety of events for Halloween, Thanksgiving, and Christmas and plans to do so for Valentine's Day and Easter to keep people coming through the doors. The mall has also partnered with Midland University to provide a practice space for the school's dance team.

Management at the Fremont Mall is also planning to do more events to promote its most popular businesses, like the Main Street Theatres.

"We are looking to partner with the theater for some of their premieres and doing launch parties for some big openings,"

Burley said. "We had a stronger Christmas season this year, and Easter is hopefully going to be good this year as well, we have a lot of things in the works."

According to Burley, DP Management is focusing on continuing to market the mall especially on social media by offering giveaways and prizes to potential customers.

Although she would not go into specifics, Burley also says that the mall continues to court new businesses to fill some of the vacancies open at the property.

"We are not going anywhere," she said. "We are still here and we have some good things coming as far as stores and businesses that are potentially coming in."

## WE KEEP YOU MOVING.

When you need to replace joint pain with joy of living. Or replace a bad hip with a good afternoon with your grandkids. Or get a new lease on knees. Whatever your journey in life, you now have the best team of orthopaedic physicians, ready to help.

To schedule an appointment or find a doctor, call 402-704-3632 or visit Fremont-Ortho.com.

**OrthoNebraska**  
at Fremont Health

SPORTS MEDICINE | JOINT CARE | PAIN RELIEF

## Midland Resurgence Timeline

**September 2009:** Enrollment at Midland Lutheran College is 638 students, 90 fewer than the previous school year.

**November 2009:** Midland announces that Ben Sasse will be the college's next president.

**June 30, 2010:** The Dana College Board of Regents decides to close the college in Blair after its new buyers decided to not go ahead with purchasing the college and turning it into a for-profit college.

**July 1, 2010:** Midland announces a Dana@Midland Transfer Plan designed to help former Dana College students continue their education at Midland Lutheran College.

**September 2010:** There are 962 students enrolled at Midland, including 321 who had planned to attend Dana College before it closed.

**Oct. 20, 2010:** Midland Lutheran College is now officially known as Midland University.

**Dec. 10, 2010:** Ben Sasse is installed as the 15th president of Midland University.

**Sept. 28, 2011:** Midland University launches a Four-Year Graduation Guarantee that will begin with next fall's freshman class.

**September 2012:** With 484 new students, including 364 freshmen and 120 transfers, Midland University's incoming class is the

largest in the institution's history.

**April 4, 2013:** Midland University submits a bid to buy the former Dana College property in Blair.

**July 19, 2013:** Midland University takes possession of the vacant Dana College campus in Blair, stating acquiring the Blair campus is the second stage of a four-stage redevelopment plan.

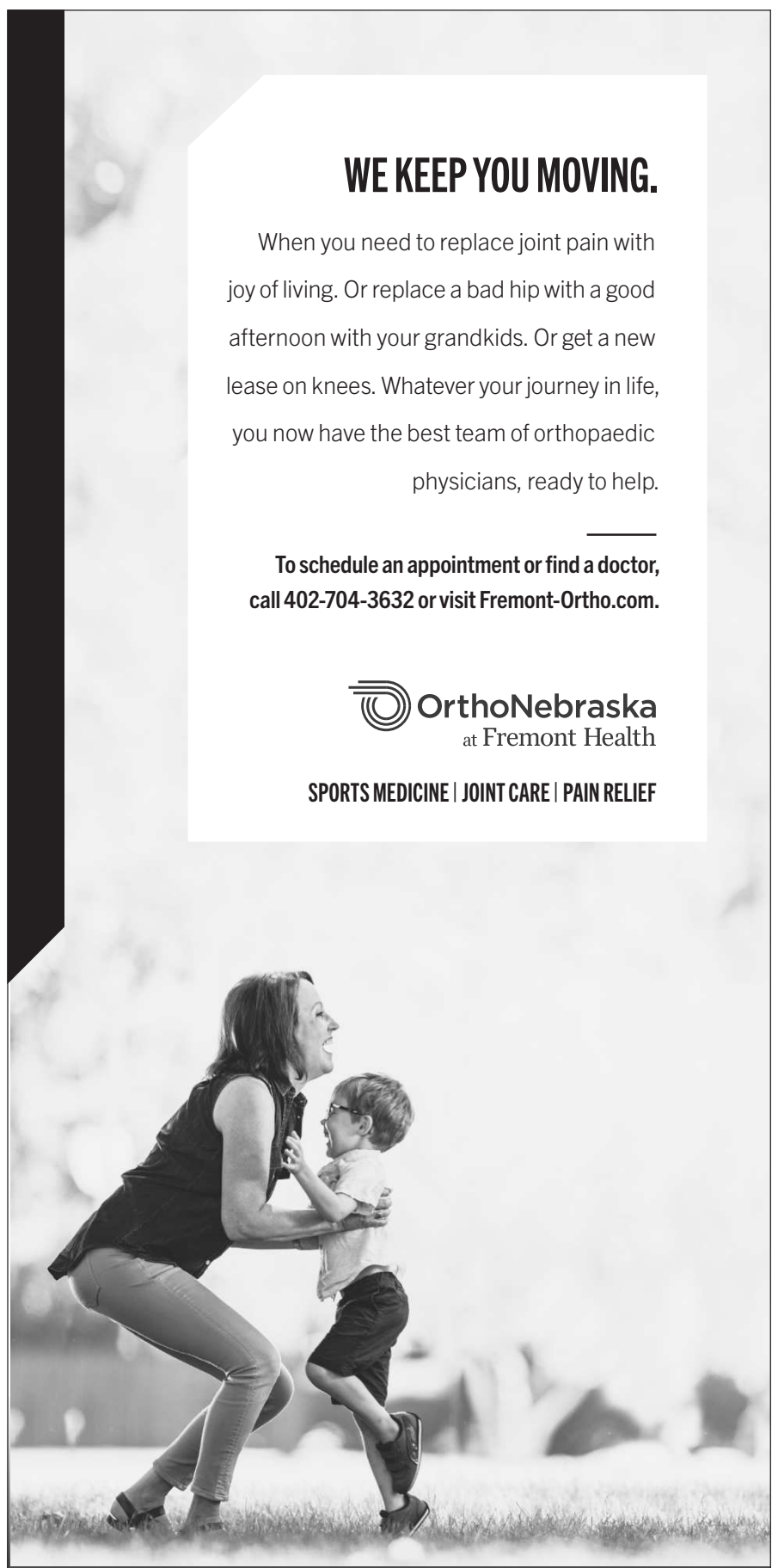
**Dec. 31, 2014:** Ben Sasse steps down as Midland University president after winning the Republican nomination for U.S. Senate.

**March 14, 2016:** Jody Horner is inaugurated as Midland University's 16th president since its founding in 1883.

**March 18, 2016:** Midland University announces it is no longer pursuing a reopening of the former Dana College campus, shifting its priority to supporting expansion through improvements to existing campuses, and focusing on growth in Omaha.

**September 2016:** Midland University's enrollment is at an all-time high of 1,394 students after welcoming 474 new students, including 342 first-year students.

**March 7, 2017:** Midland University officially opens its more than 10,000 square-foot facility at 11213 Davenport St. in Omaha, home to the university's expanding slate of graduate and adult learning programs.





# Long planned development comes to life

Gallery 23 East takes shape in 2017, looks to take off in 2018

COLIN LARSON  
Fremont Tribune

In 2011, the Fremont community was introduced to a proposed housing and commercial development that would significantly change the landscape on the east side of town.

Now, nearly a decade later, the project is finally taking shape after a change of ownership and change of name gave way to the Gallery 23 East development, located on the southeast corner of U.S. Highway 275 and U.S. Highway 30, which broke ground in September of 2017.

"Basically we are looking to have somewhere over 1,000 citizens living in the community by the time we are all finished," Gary Kuklin, associate broker with Berkshire Hathaway HomeServices Ambassador Real Estate, said. "So it will be a nice mix of commercial and residential and we hope it is a great development."

Kuklin is heading up commercial leasing and sales for the Gallery 23 East development, which is owned by Cosentino Holdings, LLC.

"Another agent and I handle the sales of the ground, sales of the lots for builders, we really handle everything for the owners," he said.

Cosentino Holdings, LLC, controlled by brothers Mike and Bill Cosentino, purchased the 115-acre tract of land for \$1.8 million from previous owners and developers Bruce and Brad Nelson in January 2017.

"Bill and I retired and we really enjoyed it," Mike Cosentino said. "But then we had a building for sale, and the real estate person, Gary Kuklin, sold the place in three days. So after that he told us he would bring us some things that were for sale, and then he brought us the farm land that Bruce and Brad (Nelson) had, and what their plans were for it, and we decided that we wanted to go after it."

Back in 2011, the Nelsons had big plans for the tract of land, then known as Fremont Commons, as they planned for construction to be up and running in 2012, but certain uncontrollable circumstances made moving forward with the project difficult.

"The retail never materialized, a development like that has a lot of costs," Mayor Scott Getzschman said. "I think that they felt like they just needed a little bit of a stronger economy before they could move forward."

After purchasing the land early in 2017, Cosentino Holdings, LLC moved quickly to secure Gallery 23 East's future as the company quickly brought forth a proposal to the City of Fremont to change zoning to PD Planned Development, which was approved by City Council in May.

In September 2017, ground officially broke on Gallery 23 East and grading began on the tract of land.

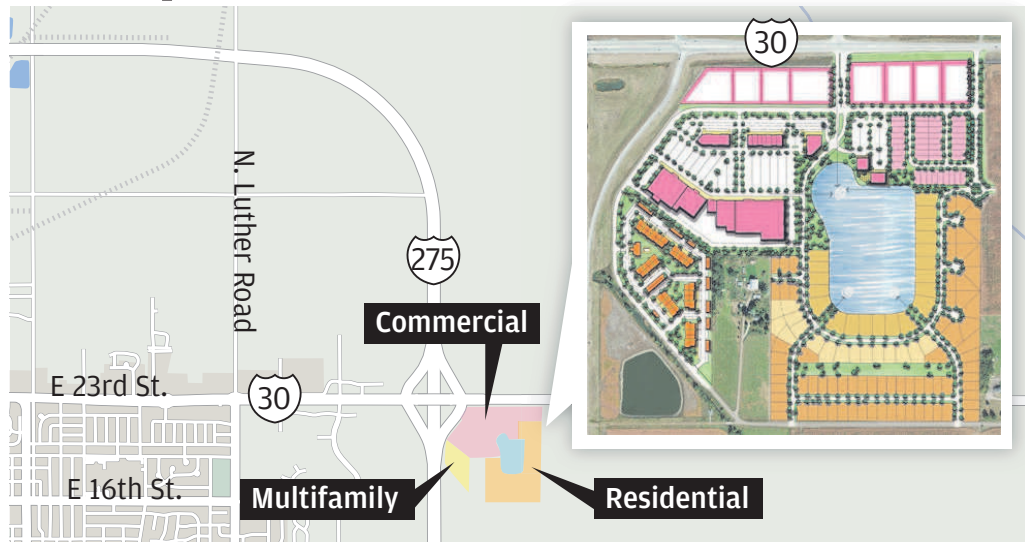
"Basically we broke ground so we started grading, and we are around 80 percent finished with that," Kuklin said. "Actually with the late winter freeze we were able to get a lot of grading done, so we are kind of ahead of the game as far as preparing the ground."

According to Kuklin, the development was recently approved as a Sanitary and Improvement District (SID) and the management group is in the process of scheduling meetings to secure bids for infrastructure to be placed at the site.



A sign designates the future Gallery 23 East housing and commercial development near the southeast corner of U.S. Highway 275 and U.S. Highway 30.

## Gallery 23 East



maps4news.com/©HERE, Lee Enterprises graphic

The plan calls for approximately 39.5 acres (112 lots) for single family residences; 7.4 acres (48 lots) for duplex construction; 11.6 acres for multi-family residential (220 units) and 46.5 acres for approximately 480,000 square feet of various commercial uses.



SAM PIMPER, FREMONT TRIBUNE

Numerous community leaders and those associated with Gallery 23 East participate in a September groundbreaking ceremony.

"We are starting to get the paper work approved for the bid letting for the different infrastructure that is going to be taking place in the development," he said. "Once a bid is approved, then they can start digging in the ground to start bringing the sewer and water over."

After infrastructure is online at the site, the developers plan to

have a busy spring preparing the grounds and beginning the process of selling lots.

"What we want to try to do is finish the grading, get the streets in and be able to mark the lots so that builders will be able to go out and look at the lots," Kuklin said. "People that are potentially interested in building can see what lots

they might want to have and then contact us to buy the lots."

When it is all said and done, the developers of Gallery 23 East plan for the community to include approximately 39.5 acres (112 lots) for single family residences; 7.4 acres (48 lots) for duplex construction; 11.6 acres for multi-family residential (220 units) and 46.5 acres

for approximately 480,000 square feet of various commercial uses.

According to Kuklin, the development team is making a big push to get apartments built at the site in a time frame that coincides with another big construction project currently happening in Fremont.

"We are going to be moving forward very soon on trying to get some letters of intent in on the apartments, we want to start building those as soon as possible," he said. "With Costco building, we want to try to have these things in place so that they are there for people to move in to when they need them."

Along with apartment rental units, properties will range from lower income all the way through high-end, lakefront properties, Cosentino said.

In terms of retail coming to Gallery 23 East, Cosentino said that several retailers have shown interest in the strip center that will house eight or nine stalls. There is also the goal to attract smaller businesses like nail and beauty salons.

"We are not going to be putting in any car dealerships or industrial, it will all be retail, office, and restaurants," Kuklin said. "We are looking to have a gas station and a coffee place like maybe a Dunkin Donuts on the corner as well."

On the lake, there will also be two restaurants with outside seating available, Cosentino said.

"It will just be a nice community walking atmosphere where people could actually walk from their homes to go up and have a nice dinner at an Italian restaurant or a Mexican restaurant," Kuklin said.

According to Kuklin, he has seen a lot of interest in the development locally on both the residential and commercial side and as soon as the weather turns activity at the development will undoubtedly ramp up.

"We are excited about Fremont. We are getting a lot of great press, word of mouth, people are calling that are interested and we really think we will sell those lots out within a six-month period of time," he said. "As soon as the weather gets warm enough that the people that are moving the dirt can get back in, we will get going."

**fremont electric, inc.**

INDUSTRIAL - COMMERCIAL - RESIDENTIAL

- Service Work & Repairs
- Motor Control Wiring
- Bucket Truck/Auger/Backhoe
- New & Remodel Construction
- New Parking Lot Lighting & Repair
- Directional Boring & Trenching

Serving the Fremont Area since 1974

**Fremont 402-727-4932**  
Blair - 402-426-4932

1245 Hills Road, Fremont - www.fremotelectric.com

**CP PHYSICAL THERAPY**  
CHRIS PETERSEN, DPT

**FREMONT TRIBUNE'S Best of Fremont 2017 Winner**

**PROUD TO HAVE BEEN VOTED BEST PHYSICAL THERAPIST BY FREMONT VOTERS!**

- PERSONALIZED TREATMENT
- CERTIFIED STAFF
- CONVENIENT LOCATION

Offering a full range of physical therapy services to Fremont and the surrounding area.

**1439 E. 23rd Street Fremont • (402) 727-1030**  
www.cpphysicaltherapy.com



# Turning a program around

Midland volleyball coach taking advantage of in-state talent

**BRENT WASENIUS**  
Managing-Sports Editor

Darcy Barry knew all about the Midland University volleyball program while growing up in Wahoo.

Coach Paul Giesselmann had taken a dormant program and built it into a national contender in just a few seasons. Most impressively, he did it with a roster of athletes from within a 180-mile radius of Fremont.

"I really like that Coach Giesselmann strives to find kids that grew up pretty close to Fremont," the 2017 Midland graduate told the Tribune in 2016. "Not many of the players are from far away so we can all relate to each other. ... We are just one big family, but we always have the team on our minds."

Midland finished 8-18 in 2009. In Giesselmann's first season of 2010, the Lady Warriors improved to 13-19. They have won at least 21 matches in every season since, including a 37-5 mark in 2013 and a 31-4 record in 2016. The latter squad advanced to the Final Four of the NAIA Tournament in Sioux City, Iowa.

Giesselmann, who has guided Midland to five straight appearances at nationals, also served as head coach at the College of Saint Mary (1994-2001). He guided the Flames to a Final Four appearance in 2000. He also served as associate head coach and recruiting coordinator at Creighton University (2003-09) before coming to MU.

Giesselmann knew he faced a challenge in revamping the Midland program, but he had been through rebuilding projects before with the Flames and the Bluejays.

"I think anytime a new coach comes into a program, regardless of the sport, the first and most important thing you have to do is develop the culture and get the current players to buy into that culture," Giesselmann said. "Then you have to recruit players that buy into that."

Giesselmann's first team included Becca Gradoville. The Council Bluffs, Iowa, native proved to be a valuable leader in the transition. Midland finished 13-19 that season, but help was on the way with Giesselmann's first recruiting class.

"I firmly believe — having done this a couple of times — that you have a small window of opportunity when you take over a program that has been struggling for whatever reasons," Giesselmann said. "You have to sell them on your best assets. I was fortunate enough to have been at Creighton for several years and I had amazing players at the College of Saint Mary where we were in the Final Four. I had a coaching record and a past that I could show recruits that we can (turn this around)."

That first recruiting class, that included eventual All-American setter Megan Farley, was crucial.



Darcy Barry, left, and KC Heimann of Midland University reach for a dig while teammate Mahala Egr looks on during a volleyball match in 2014 at the Event Center in Fremont.

TRIBUNE FILES

## Midland University volleyball

- **1970:** Volleyball program begins at Midland Lutheran College. Lady Warriors are part of the Nebraska Intercollegiate Athletic Conference that includes other charter members: Concordia, Dana, Doane, Hastings and Nebraska Wesleyan.
- **1995:** Midland wins a school-record 10 matches in a row.
- **2000:** The Great Plains Athletic Conference is formed.
- **2006:** Midland stumbles to an 8-24 record, including 3-13 in league play.
- **2009:** Lady Warriors finish 8-18 overall, including 4-12 in the league.
- **2010:** Paul Giesselmann is hired. Midland improves to 13-19 overall.
- **2011:** With the arrival of a recruiting class that includes setter Megan Farley, Midland finishes 21-11 overall and 11-5 in the GPAC.
- **2013:** Midland sets a school record with 37 wins. Lady Warriors advance to Elite Eight of the NAIA Tournament.
- **2015:** Midland finishes 33-4 overall, including 13-3 in league play.
- **2016:** Led by senior KC Heimann, Midland finishes 31-4 and advances to the NAIA Final Four. Lady Warriors fall to fellow GPAC member Dordt in straight sets.
- **2017:** Despite battling numerous injuries, Midland records its seventh-straight 20-win season at 21-11. Lady Warriors advance to NAIA Round of 16 at nationals.



"You aren't selling them on where the program is now, but where you plan on going," Giesselmann said. "We talked about that we were going to get this program to compete at the national level on a consistent basis. ... The big thing is when you are trying to turn things around, you have to have people trust you."

The Lady Warriors won 21 matches in each of Farley's first two seasons. In 2013, Midland set a school record for wins by going 37-5 and advancing to the national quarterfinals.

That team featured women from towns such as Howells, Syracuse, Auburn, Glenvil and Milligan. Giesselmann doesn't recruit Kansas City, Minneapolis, Denver or Los Angeles simply because he doesn't have to. The Nebraska prep volleyball ranks produce a plethora of talent.

"I really think that volleyball in the state is probably as good as it

has ever been," Giesselmann said. "It is at a high level right now. If you look at the rosters of Nebraska, Creighton, Midland, Hastings, the University of Nebraska at Kearney and Wayne State, they are all nationally ranked programs year in and year out. They do it with major contributions from kids from this state."

Giesselmann said coaches from outside of the state flock to Nebraska to recruit athletes for their programs.

"Particularly from the East Coast," he said. "They want to get girls from Nebraska. They know they are pretty well trained, have good work ethics and are generally good team players."

Giesselmann's recruiting recipe has been successful. While he wants players with athletic ability, he looks for other variables.

"When I go watch them, I'm looking to see what their character is like," he said. "How do they

act on the court when they make a mistake and how do they respond when a teammate makes a mistake? Are they a player that is all about themselves or are they a player that will pick up their teammates if a mistake has been made? Are they a player that makes excuses? A lot of these things you'll find out if you watch someone play multiple times. That is an advantage of recruiting primarily Nebraska girls. They are close enough that I can watch them on numerous occasions."

Giesselmann also watches how the potential recruit interacts with her coach and her parents after matches. He also factors in how mom and dad carry themselves.

"I make no bones about it, there have been a handful of players over the years since I've been here that I would've taken in the program based on their athleticism, but I didn't take them because I didn't think they had the character for our

program or I didn't feel like their parents would fit in well with our program," he said.

Supportive parents are encouraged, but interfering ones are not.

"I want parents that are going to let the players grow into quality young women on their own," the coach said. "I want parents that aren't afraid to let their daughters fall down and get back up on their own. I've been lucky that we've had great parents here that have helped make the culture."

Giesselmann also checks the student's academic record and talks to their coaches to gain some insight.

"We really try and do a good job of checking players out before we offer them the opportunity to be part of our family here," he said.

While some players will make a big impact on the court like current teammates Jessica Peters and Priscilla O'Dowd (both All-Americans), others find different ways to contribute.

Giesselmann points to this year's senior class. Other than libero Jessica Nekl, none played a lot of minutes for the squad that finished 21-11 and advanced to nationals.

"Players like Gabby Knobbe, Jessica Harms and Jordan Lempka could've been disgruntled (about playing time) and left during their careers, but they didn't," he said. "They wanted to continue to be part of something. They'll graduate this year and they can say they played volleyball here. For us, it will always be about the team and family. We try not to talk about individual players. Those players will get their accolades and deservedly so, but the value that a Gabby or Jessica Harms bring to the program off the court is invaluable. They are great role models and are amazing young women. They'll be highly successful in life."

Giesselmann is also grateful for the support he has received from the Midland administration.

"What we have here is a great effort from the administration on down," he said. "I've been fortunate that the administration has had trust in me. In the end, it is all about getting the culture set and getting great young women in here to play."

## CHURCH/CHILDCARE DIRECTORIES

First United Methodist Church  
*Your Church for Life*

**Sunday Services:**

Traditional Service, 9:00 am  
Christian Education and Fellowship Hour 10:00 am  
Contemporary Service, 11:00 am

Address: 815 North Broad Street  
Email address: fremontfumc@gpcom.net  
Web page: www.fremontfirstumc.org

**Trinity Lutheran Church**

Saturday Worship 6:00 PM  
Sunday Worship  
8:00 AM Traditional  
10:30 AM Contemporary  
9:15 AM Family Education Hour



1546 North Luther Road  
Rev. Anthony Gerber  
Rev. Daniel Heuer  
Church Office 402-721-5536  
www.trinityfremont.org

Growing to Maturity in Christ

*First Lutheran Church*



3200 E Military Ave • 402-721-2959 • www.flcfremont.org

Pastor Marty Tollefson

Pastor Stephanie Tollefson

**Good Shepherd Lutheran Church**  
East Military at Lincoln Avenue  
*"To connect people with Jesus"*

**WORSHIP**  
Saturday 5:45 p.m.  
Sunday 10:15 a.m.  
JAM Time 6:00 p.m. Wednesdays

www.gslcfremont.org 402-721-8412

**Liberty Baptist Church**

1106 N. Main Fremont, NE  
402-721-1059  
libertybaptistne.com

Dr. Roger Luiken, Pastor  
Sunday School 10 am (classes for all ages)  
Sunday Morning Worship 11 am  
Sunday Evening Worship 6 pm  
Wednesday Prayer Meeting (kids club) 7pm  
Independent, Fundamental  
Home of Heartland Christian School



**Fremont Family YMCA Y-Care**

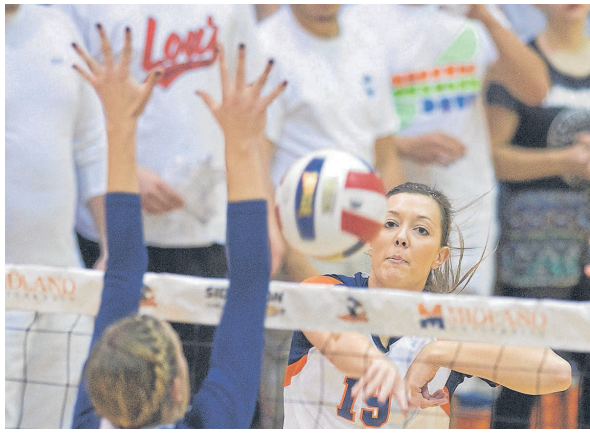
Year-round day care for six weeks to middle school, 6 a.m. - 6 p.m., Monday - Friday • State licensed • Preschool available • CPR/First Aid Certified

**810 N. Lincoln Ave.**  
**402-721-6952**



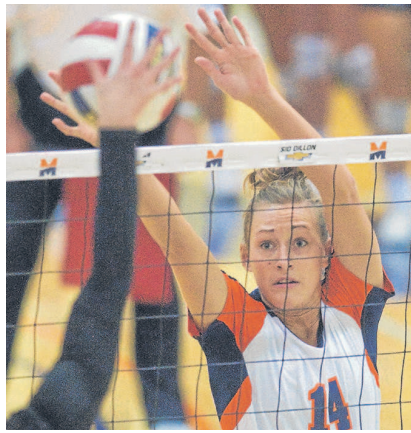


**MIDLAND VOLLEYBALL BIOS**



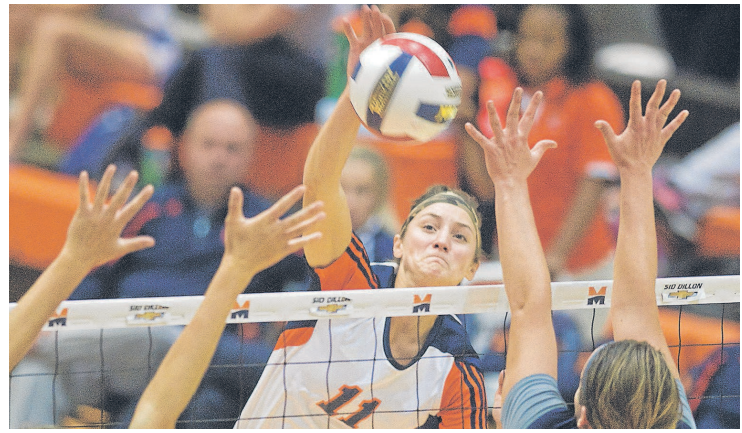
**Ashlee Harms**

**Midland:** 2012-2015  
**Position:** Right/Outside Hitter  
**Hometown:** Glenvil, Neb.  
**High School:** Sandy Creek High  
**Records:** Holds seven spots in the Top 10 of 14 categories (3 season, 4 career). Is second in career block assists with 346.  
**Awards:** Academic All-American in 2015; NAIA All-American in 2014 (2nd team) and 2015 (Honorable Mention); four-time NAIA Scholar Athlete.



**Heather Pribyl**

**Midland:** 2011-2014  
**Position:** Middle Blocker  
**Hometown:** Milligan, Neb.  
**High School:** Exeter-Milligan High  
**Records:** Holds nine spots in the Top 10 of 14 categories (5 season, 4 career). Is second in block assists in a season with 126 (2013) and third in block assists in a career with 321.  
**Awards:** A three-time NAIA Scholar Athlete.



**KC Heimann**

**Midland:** 2013-16  
**Position:** Outside Hitter  
**Hometown:** Howells, Neb.  
**High School:** Howells-Dodge High  
**Records:** Holds six spots in the Top 10 of 14 categories (3 season, 3 career). Is first in career kills with 1,607.  
**Awards:** Selected to the NAIA National Tournament Team in 2016; Academic All-American in 2016; NAIA All-American in 2016 (2nd team); two-time NAIA Scholar Athlete.

**Jessica Peters**

**Midland:** 2015-Present  
**Position:** Setter  
**Hometown:** Omaha, Neb.  
**High School:** Papillion-La Vista High  
**Records:** Holds six spots in the Top 10 of 14 categories (3 season, 3 career). Is second in set assists in a season (1,408) and a career (3,782); and second in attack percentage in a career with .320.  
**Awards:** NAIA All-American in 2015 (3rd team), 2016 (1st) and 2017 (2nd); a NAIA Scholar Athlete in 2017.



**Priscilla O'Dowd**

**Midland:** 2015-present  
**Position:** Middle Blocker  
**Hometown:** Omaha, Neb.  
**High School:** Papillion-La Vista High  
**Records:** Holds 13 spots in the Top 10 of 14 categories (9 season, 4 career). Is first in kills in a season with 491 in 2016 and second in career kills with 1,382; first in block assists in a season with 186 in 2015 and career (404); first in attack percentage in a season with .391 in 2017 and career (.384).  
**Awards:** Selected to the NAIA National Tournament Team in 2015, 2016 and 2017. NAIA All-American in 2015 (2nd team), 2016 (1st) and 2017 (2nd); Named NAIA Freshman of the Year in 2015; a NAIA Scholar Athlete in 2017.



**Mackenzie Scheef (9) Ashley Wheeler (4)**

**Midland:** 2010-13  
**Position:** Middle Blocker  
**Hometown:** Syracuse, Neb.  
**High School:** Syracuse High  
**Records:** Holds six spots in the Top 10 of 14 categories (3 season, 3 career). Is third in kills in a season with 466 in 2013.  
**Awards:** NAIA All-American in 2013 (2013).

**Midland:** 2011-14  
**Position:** Outside Hitter  
**Hometown:** Auburn, Neb.  
**High School:** Auburn High  
**Records:** Holds six spots in the Top 10 of 14 categories (3 season, 3 career). Is first in career service aces with 196.  
**Awards:** A NAIA Scholar Athlete in 2014.

**Megan Farley**

**Midland:** 2011-14  
**Position:** Setter  
**Hometown:** Syracuse, Neb.  
**High School:** Syracuse High  
**Records:** Holds six spots in the Top 10 of 14 categories (4 season, 2 career). Is first in set assists in a season with 1,701 (2013) and career with 5,251.  
**Awards:** Selected to the NAIA National Tournament Team in 2013; NAIA All-American in 2013 (2nd team) and 2014 (2nd).



TRIBUNE FILE PHOTOS

# PERK UP YOUR SAVINGS POWER

## Hot CD RATES are Brewing!

**23 Month CD**  
**1.80% APY\***

---

**35 Month CD**  
**2.30% APY\***

Member FDIC  
Investing in Fremont

www.fsbtfremont.bank | 402.721.2500  
www.facebook.com/firststatebankandtrust

Main Bank 1005 E. 23rd St.	Parkview Branch 1965 E. Military	Downtown Branch 225 N. Main	WalMart Branch 3010 E. 23rd Ave. N.
-------------------------------	-------------------------------------	--------------------------------	--

\*APY (Annual Percentage Yield) is for business and consumer promotional rate CDs/IRAs. Rate effective 1/10/18. The APY assumes interest remains on deposit until maturity. A withdrawal will reduce earnings. Minimum of \$500 required to open CD/IRA. At maturity, the 23-Month CD/IRA will automatically renew for the same term at the Bank's stated 12-Month CD/IRA rate and the 35-Month CD/IRA will automatically renew for the same term at the Bank's stated 24-month CD/IRA rate. Early withdrawal penalties will apply. Fees may reduce earnings. Rate is not eligible for relationship rate increase. This rate is offered for a limited time.