

The Arnold Sentinel

“Serving the South Loup River Valley”

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CUSTER COUNTY, ARNOLD, NEBRASKA 69120

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Keith Knight and Greg Tickle work on the floor joists of the 1914 building that will be the future home of BrewBakers Coffee House and Gifts on Arnold's main street. In view are the original tin ceilings, brick walls and wood floors that have been uncovered. (Courtesy photo)



Jodi Carlson (left) and Keith Carlson (right) work to expose the original brick walls of the building.



Justin Strasburg works on the second level of the building.



Lois Witthuhn and Mike and Elijah Bigbee uncover the original wood floors.

Renovation Begins on 1914 Building

Carlsons, volunteers work to maintain integrity of historic building

Renovation of the future home of BrewBakers Coffee House and Gifts—formerly Nebraska Farmhouse Antiques—is underway. Owner Jodi Carlson, along with her husband Keith Carlson and a few volunteers, have worked several days to get the project started.

Jodi said their goal is to make repairs and remodel the 1914 building into a coffee house and gift shop while maintaining the historic integrity of the building as best they can. After pulling up several layers of

flooring, they discovered the original wood floor. Also, to their delight, after tearing down the drop ceiling the original tin ceiling was exposed in tact and in good condition.

Volunteers include Justin Strasburg, Gregg Tickle,

Keith Knight, Lois Witthuhn, Mike Bigbee, Caleb Bigbee, Shane Bigbee and Clint Demoret.

“A lot of people have stopped by to see the work in progress,” said Jodi.

Jodi said that although an opening date is not determined at this time, she looks forward to her first startup retail business as soon as the project is completed.

Rural Poll Shows Some Housing Shortages

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While many rural Nebraskans surveyed say the construction of new homes in their community is adequate, most believe there are not enough homes, or quality homes, available for rent. Many also say there are not enough existing homes, or quality homes, available for

purchase, or apartments or quality apartments available for rent.

Randy Cantrell, rural sociologist with the Nebraska Rural Futures Institute, said that in many rural areas a third or more of all housing units were built before 1939.

“Such houses are unlikely to feature the amenities that potential buyers find to be desirable, or even essential, today,” he said. “That situation is compounded by the fact that residents over the age of 65 tend to control the

largest single share of rural housing. In some communities, members of the baby boom generation and their elders will be found to own 40 percent or more of all housing units.”

For older homeowners, home maintenance can be a significant financial burden and may be deferred. Since many of those homes are expected to enter the market as owners move into assisted-living facilities or other retirement locations, some experts are warning of a po-

tential glut of homes that are poorly suited to current preferences.

The poll shows that people living in or near smaller communities (fewer than 500 people) are more likely than those living in or near larger communities (10,000 people or more) to believe their town does not have enough of all the housing options listed. People living in small towns are more likely than those living in cities to say there are none available or not enough of the follow-

ing: new homes being constructed, existing homes available for purchase, homes available for rent, apartments available for rent, quality homes available for purchase, quality homes available for rent and quality apartments available for rent.

Regional differences also

exist, with residents of the north central region being most likely to cite not having enough of all the housing options listed.

When asked what housing programs or priorities they would support, most rural Nebraskans surveyed pointed to programs that

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Village Board Discusses Items at Reg. Meeting

Village board members heard the Arnold Economic Development Corporations monthly update at their regular meeting held on January 9. Lisa Nelson, treasurer of the AEDC, said there is one business loan application in process, two homes have sold, one home sale is pending and a new listing will be added to the Arnold website. She also reported on regular monthly meetings that have been attended, and updates to the website, Facebook and advertising in local media.

Arnold Housing Authority board member Lee Eastburn requested that the village relocate the south pole at Riverview Apartments to provide additional security lighting. It was moved and seconded that village employees will relocate the pole sometime this spring.

The month of April has been designated as community cleanup month. The roll off container will be located at the village street shop at no charge for the month of April. Volunteers will provide

help to those who need assistance on Monday, April 24. Village employees will also help. It was moved and seconded to provide refreshments for the volunteers.

A public hearing was held for the discussion of the six-month review of Arnold's Economic Development Program. Lisa Nelson said that she attended the citizen advisory committee meeting and gave an update to those members. There were no comments from the floor, and the hearing was closed.

The board discussed the A.H.S. service project, where the senior class set up and cleaned all of the chairs and tables at the community center, and agreed to publicly thank the class.

Board member Tim Turley said that he has had requests for trees to be trimmed at the 300 block and the 600 block of North Carroll Street due to the branches overhanging on the street. Village superintendent Bill Moser will be advised of the request.



Representing Custer County

Members of Custer County Farm Bureau attended the Nebraska Farm Bureau Federation annual meeting and convention in Kearney December 5 and 6. Pictured from left are Margie McDowell of Arnold, Darrel Entz of Mason City, Kelsey Knigge of Broken Bow, Kevin Cooksley of Weissett, Desarae Catlett of Broken Bow, Howard Gaffney of Anselmo, Kent Myers of Eddyville and Doug Poland of Sargent.