By Tina Kitt

The Wauneta Breeze

If plans fall into place, a new storage unit facility will be built where the former B&D Service Station once stood in Wauneta.

Members of the Wauneta Village Board will consider a conditional use permit request from Robert Hohl during a special board meeting and public hearing on Monday, Oct. 3.

Immediately prior to that meeting the Wauneta Planning Commission will consider the matter in time to pass along a recommendation to the Village Board, which will have the final say.

Acting in their capacity as the Board of Adjustments, the Village Board gave approval to a zoning variance easing minimum setbacks from property lines on that lot during their September meeting. The new setbacks are five feet on the north and west sides of the property.

Earlier this year they had approved a conditional use permit to have a laundromat built on the property. Hohl later determined that costs would be too high to proceed with those plans, instead opting to have a storage unit facility built there. Because the intended use of the property had changed, explained board members, Hohl would need to seek another conditional use permit specifying the change in intended use. The proposed building will measure 24 by 60 feet and offer five individual storage units, each large enough for a car or a boat, noted Hohl.

In a separate zoning-related matter, the board granted a conditional use permit to Steve and Carol Thompson to have a metal building constructed near their home on the west edge of

town.

OOR deadline extended

In order to complete work on housing rehab projects in progress in Wauneta and to utilize all available funds, the board voted at their Sept. 13 meeting to extend the contract deadline for the Owner-Occupied Rehabilitation program from Sept. 29, 2011, to March 29, 2012. To date, nine homes in Wauneta have been approved for upgrades with work either completed or nearing completion.

Amy Thelander, program manager with Southwest Nebraska Community Betterment Corporation, met with the board to request the extension explaining that funding remains in place to renovate house number 10, as targeted — and possibly even an 11th house. Thelander said there are three applications on file to be evaluated for renovations and $34,000 in Department of Economic Development OOR funds available to complete this projects if the deadline extension is approved.

Thelander also asked the board to approve amending a subordination deed for a Wauneta grant recipient, changing their funding to a forgivable loan, with the board giving unanimous approval.

Further business

In other business the board:

• Met with Sharleen Riemenschneider, an investment advisor, to discuss to how funds in the Rider Family/Wauneta Theatre Charitable Trust are invested as well as they need to update names of those authorized to discuss and sign off on trust investments and disbursements.

• Approved renewing the town's membership with West Central Nebraska Development District and annual dues of $1,304.

• Reviewed the Sheriff's Report with Deputy Dave Ridlen. Ridlen told the board the pickup furnished in part by the Village of Wauneta will likely need to be replaced soon.

• Voted to revoke their earlier decision accepting a bid from Carman's Appliance for new heat pump at the fire hall and to suspend the bidding process at the request of Wauneta Volunteer Fire Department representatives Donn Allen and Bob Goings. W.V.F.D. and Village Board members noted there was confusion in the bidding process and decided it would be best to more fully explore available options before making a final decision. Board members stressed that none of the contractors submitting bids were in err, but rather the missteps were with the board and their process in considering the bids.

• Approved a contract with Southwest Public Power District for three-phase service to the water well south of Wauneta, agreeing to a 15-year contract at a monthly minimum of $101.25 and contribution of $2,495. Village Superintendent Bill Bischoff said the harmonics on variable-drive wells being used in an attempt to lower the arsenic level in Wauneta's municipal water supply require three-phase power. He noted that if these arsenic mitigation measures are unsuccessful and a well field has to be developed outside of town, SWPPD will relocate this three-phase line, charging a tear down fee but including the new setup within the parameters of 15-year contract agreement.

• Approved the installation of new basement windows at a cost of $3,228 with S&S Construction handling the work.

• Authorized Miller and Associates to begin seeking bids from contractors for work on the proposed water project which will include replacing water mains under the river and throughout east Wauneta.

• Approved a request from the W.V.F.D. for a special liquor license for the Fireman's Ball, planned Oct. 29 at the American Legion Hall in Wauneta.

• Approved a resolution to declare a special assessment, or property lien, for delinquent payments on a water bill for a former Wauneta resident.