

Meeting of the Board of Trustees of Sanitary & Improvement
District No. 5, Cass County, Nebraska
6:00 p.m. January 21, 2025
First State Bank Nebraska, second floor community room
446 Main Street, Plattsmouth Nebraska

AGENDA

- 1 Call meeting to order
- 2 Announce the location of the Open Meetings Act and documents relevant to the meeting
- 3 Roll Call
- 4 Open session for persons not otherwise on the agenda to provide comments to the Board without discussion or action by the Trustees
- 5 Discussion with Vicki Holoubeck and Dan Lueders regarding detachment of their properties from the District since no services provided by the District serve the same and the statutory requirements for detachment pursuant to state statute section 31-769
- 6 Utilities Committee
 - a Committee Report
 - b Receive and discuss PeopleService reports for Water/Wastewater and Water billing for November 2024 and December 2025
 - c Discussion about pertaining to threat assessment and mitigation of threats to the SID water system and wastewater treatment system
- 7 Roads and Storm Water Management Committee
 - a Committee Report
 - b Discuss and consider contracting for the temporary repair of erosion at the back lot line of the property located at 4004 Buccaneer Blvd to provide time for an engineer to evaluate the cause of the erosion
 - c Report regarding in application for a grant from the Lower Platte South Natural Resources District under its Community Assistance Program for Spyglass Ct Drainage Improvements

- d Receive report from Mr. Dan Dolezal regarding “GEO stamp” for the condition of (1) Buccaneer Blvd from entrance to the clubhouse and (2) Treasure Island Rd from the intersection with Buccaneer Blvd to the end of the pavement to establish the condition of the roads before the City of Plattsmouth constructs its water main and consider approval of the contract
 - e Discussion with a resident about a pile of sand left by the contractor in the 4000 to 4200 block of Buccaneer Blvd and consider having the same removed
- 8 Grounds and Recreation Committee
- a Committee Report
 - b Discuss proposed bond or escrow payment for the repair of damage to the outlots
 - c Discussion with David Nielsen regarding a brush pile at 16719 Sterling and consider having the same removed
 - d Discuss assessment and mitigation of wildfires in the outlots and threats to residences and infrastructure
- 9 Finance Committee
- a Receive and review the Committee’s Finance Report for January 2025
 - b Receive and review the Committee’s Water Billing Report for December 2024
 - c Receive and review the county treasurer’s reports for the month ended December 31, 2024
 - d Consider increasing liability insurance to cover obtaining \$4,000,000 umbrella insurance coverage to cover the limitation for recovery pursuant to the Tort Clams Act at an additional premium cost of \$727
 - e Acknowledge receipt of the audit for the year ended June 30, 2024 and Communication to Governance Letter related to the audit
- 10 Consent Agenda
- a Approve the minutes for the meeting held November 19, 2024
 - b Approve payment of claims and invoices

- c Approve the transfer of \$3,057.85 from the Service Fee Fund to the General Fund (water/wastewater electric systems usage)
 - d Cancel Service Fee Fund Warrant No. 18474 SFF (water/sewer/trash overpayment, 4416 Windward replace with SFF Warrant No. 18480)
 - e Cancel General Fund Warrant No. 18467 (corrected September 17, 2024 Warrant No. 18499)
- 11 Member communications for the next meeting agenda
- 12 Consider holding a closed session for the protection of the public interest to discuss
- a litigation entitled Gibbons v. Bock 27 Lake Lot Owners Assn v Kappas Enterprises, LLC, Burlington Northern Railroad, SID 5 of Cass County Nebraska et al; and Gibbons v. Kappas Enterprises, LLC and SID 5 of Cass County Nebraska; and SID 5 v. Kappas, all at Case Number CI21-307
 - b review permanent and temporary easements requested by the City of Plattsmouth for the construction of a water main
 - c water main connection to the City of Plattsmouth
- 13 Consider approval of the proposed settlement agreement in Gibbons v. Bock 27 Lake Lot Owners Assn v Kappas Enterprises, LLC, Burlington Northern Railroad, SID 5 of Cass County Nebraska et al; and Gibbons v. Kappas Enterprises, LLC and SID 5 of Cass County Nebraska; and SID 5 v. Kappas, all at Case Number CI21-307 or direct Mr. Johnson to negotiate modifications to the same
- 14 Consider approval of the terms of the proposed offers or permanent and temporary easements requested by the City of Plattsmouth for the construction of a water main or direct Mr. Johnson to negotiate modifications to the same
- 15 Adjourn