

# Buccaneer Bay Newsletter September 2020

## Note from the Editor/Publisher

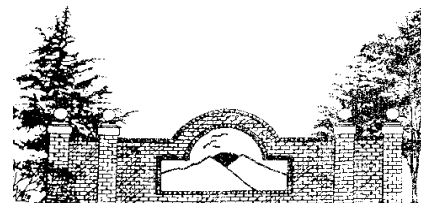
The last few months have been something that I never thought we might have hit us. But COVID has certainly hit a lot of people causing severe health issues and some deaths. It is improving, but keeping up with good hygiene most certainly is helping. As a child I remember the big scare on polio, but COVID can really be damaging and lethal to those who have other health issues.

As County Commissioners we took great strides in keeping the county offices open and sanitized. We know it was inconvenient but we needed to protect our citizens and our employees. Even though it may appear to be getting better, there is really no way to know when it will be gone and potentially a vaccine be available.

At the County Court House, the only entrance that is open is the handicap door on the west side of the building. Everyone coming in must have their temperature taken and must wear a mask. The county purchased hand held digital, non-touching thermometers, and masks for County employees and citizens as needed, for every Cass County building in the county. Employees and citizens are tested every time they come into one of the county buildings. If they have a temperature higher than 100 degrees, they are not allowed in. This level was approved by the Sarpy/Cass Health Department. Most citizens come to do business at the Court House or the Election Office, so that is where we see the larger influx of citizens. It could be several more months before we can go back to normal.

It is hard to believe that the school year has started. It will be much different than prior years. I actually am not sure how all of the schools are handling classes in Cass County. For those having children in the Plattsmouth Public School system I see there is information on their web site at <https://www.pcsd.org/>. The most upsetting to our family was that our last grandchild to graduate did not get to have the formal graduation ceremony. They did eventually get their diplomas. She is planning on taking cosmology classes. Hopefully everything goes well for her, she was so disappointed they did not have a formal graduation.

Sincerely,  
Janet McCartney



*Published Since April 1997*

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## Newsletter Deadlines and Advertising Rates

Articles and "Letters to the Editor" are due the 15<sup>th</sup> of each month.

### Advertising due 25<sup>th</sup> of prior month, rates:

- Business Size Card - \$2.00 an issue
- ¼ page size - \$4.00 an issue
- ½ page size - \$5.00 an issue
- Full page - \$10.00 an issue

Send articles or advertising to Janet McCartney  
2825 Lakeside Dr., Plattsmouth, NE or  
[jmmccart@jagwireless.net](mailto:jmmccart@jagwireless.net).

**WORD, JEG or PDF preferred.**

\*\*\*\*\*

All letters for the next issue of the newsletter must be received by the 15<sup>th</sup> of the preceding month. Since the newsletter is only published once a month it is impossible for a rebuttal to take place in a timely fashion sometimes leaving the neighborhood with incorrect or outdated information. Thus "Letters to the Editor" that are directed at a certain party will be given to that party in time for them to give a response to be included in the same newsletter.

***All Letters to the Editor must be signed by the person who submitted the letter; no unsigned letters will be printed or responded to. Editor reserves the right to publish letters***



## Museum Events and Other Information



### Cass County Historical Society

#### Museum Events

646 Main St., Plattsmouth, NE

*Winter Hours – November-March*

*Tuesday-Saturday*

*12:00-4:00 PM*

*Summer Hours – April-October*

*12:00-4:00PM*

*Tuesday-Sunday*

-----  
*Closed Sundays and Mondays*

*Admission is \$2.50 for adults, free for  
museum members and children under  
the age of 12.*

[www.casscountynemuseum.org](http://www.casscountynemuseum.org)

**Mission Statement:** The Cass County Historical Society shall collect, preserve, and study materials to document, interpret and present the history of Cass County Nebraska to the public.

#### **2020 Officers**

President – Roger Wehrbein, Plattsmouth

Vice President – Del Hervey, Plattsmouth

Secretary – Pat Meisinger, Plattsmouth

Treasurer – Alicia Garbers, Plattsmouth

#### **Board Members**

Sandra Allgeier, Plattsmouth

Diane Berlett, Plattsmouth

Susanne Astley, Plattsmouth

George Eledge, Plattsmouth

Don Gappa, Plattsmouth

Judy Attebery, Murray

Mel Luetchens, Murdock

Julie Schmale, Murdock

Brad Ksiazek, Plattsmouth

#### **Museum Staff**

Margo Prentiss, Curator

Linda Duncan, Registrar

#### **Beautiful Merritt Beach**

June 16 – August 23

For longtime residents, this exhibit of photographs will bring back memories of the popular recreation area that was in operation from the 1930s until 1989.

#### **Harvest Festival Exhibit**

September 1 – October 25

The Harvest Festival will not be held this year, but you can relive the fun of the festival by viewing our exhibit of photographs and memorabilia from past Korn Karnivals and Harvest Festivals. A recent addition to the collection is the dress worn by Martha Kaffenberger Meisinger when she was the 1938 Queen. It will be on exhibit in our Victoria Room.

### Create a Disaster Plan

Meet with your family and discuss why you need to prepare for disaster. Explain the dangers of fire, severe weather and earthquakes to children. Plan to share responsibilities and work together as a team.

- Discuss the types of disasters that are most likely to happen. Explain what to do in each case.
- Pick two places to meet:
  1. Right outside your home in case of a sudden emergency, like a fire.
  2. Outside your neighborhood in case you can't return home. Everyone must know address and phone number.
- Ask an out-of-state friend to be your "Family Contact". After a disaster, it's often easier to call long distance. Other family members should call this person and tell them where they are. Everyone must know your contact's phone number.
- Discuss what to do in an evacuation. Plan how to take care of your pets.
- Post emergency telephone numbers by phones (fire, police, ambulance, etc.).
- Teach children how and when to call 911 or your local Emergency Medical Services number for emergency help.
- Show family members how and when to turn off the water, gas and electricity at the main switches.
- Teach each capable family member how to use the fire extinguisher and show them where it's kept.
- Install smoke detectors on each level of your home, especially near bedrooms.
- Conduct a home hazard hunt.
- Stock emergency supplies and assemble a Disaster Supplies Kit.
- Take a Red Cross first aid and CPR class.
- Determine the best escape routes from your home. Find two ways out of each room.
- Find safe spots in your home for each type of disaster.
- Smoke detectors should be tested monthly and change the batteries at least once a year.
- Replace stored water every three months and stored food every six months.
- Test and recharge your fire extinguisher(s) according to instructions.

Information taken from the Family Emergency Preparedness Family Disaster Plan. Lots more information on the flyer.

2020 Legislative Session Major Bills

The 2020 Legislative Session has ended after a four month delay due to COVID 19. Major bills were passed, including property tax relief, business incentives, an abortion ban, and a military pension exemption.

LB 1107, which I supported, is a new property tax credit. State funding starts at \$125 million in 2020, increasing to \$375 million by year 5. The credit is about 6% of your school property tax paid, increasing later to 18% and is a refundable income tax credit. State revenues must increase by 3.5% before the fund increases, but it is guaranteed to be \$375 million by 2025. Then it increases with the growth of statewide property values. This is a good start, but we still need a better long-term solution. Still in effect is the current \$275 million Property Tax Credit, which is deducted from your property tax bill, based on your property value.

The new business incentive plan, called ImagiNE Nebraska, replaces the Nebraska Advantage Act. It provides \$25 million each of the first two years, \$100 million years 3 and 4, and \$150 million in year 5. It has much better reporting of taxes forgiven and its economic benefits.

The third part of LB 1107 includes funds up to \$300 million if UNMC is selected for a federal biocontainment and research hospital. It is funded only after the new property tax fund reaches \$375 million.

Another bill, LB 814, bans dismemberment abortion of live babies. I was a co-sponsor, and it passed with 33 votes. It survived an intense filibuster, and I am glad we now ban this inhumane second trimester procedure. I thank Sen. Suzanne Geist of Lincoln for her hard work in this effort. Only the doctor, not the woman would be charged with a violation.

Finally, LB 153 exempts 50% of military retirement pay from state income tax. It starts Jan. 1, 2022 so the \$12 million cost can be budgeted. This will make Nebraska more competitive with our neighboring states who do not tax military pensions at all. It encourages retiring veterans to stay in Nebraska, get private jobs, buy houses, and contribute to our economy. I was glad to be a co-sponsor and to help pass it this session.

Feel free to contact me or my staff for assistance, information, or questions on issues. You may reach me at: Senator Rob Clements, State Capitol Rm 812, Lincoln, NE 68509, Phone 402-471-2613, or email: [rclements@leg.ne.gov](mailto:rclements@leg.ne.gov).

## SID#5 Covenants

Reviewed by Janet McCartney

There are 8 sets of Covenants for Buccaneer Bay. It seems like every time a new section of Buccaneer Bay opened up another set of covenants was made. I try to make sure that every resident in Buccaneer Bay gets a copy of the covenants that is for their section of the neighborhood. Some realtors will provide a copy of the covenants to the buyer, but I don't think all of them do. Most of the covenants have some sort of termination clause.

All sets of covenants are filed at the Register of Deeds office at the Court House. Not all of the covenants have the same amount of years that the covenants are in force.

**HILLS COVENANTS** in the second section titled: “**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**”, which covers the following: These covenants shall run with the land and be binding upon the current and future Owners of all Lots in Blocks One (1) through Six (6), inclusive; all Lots in Blocks Fifteen (15) through Twenty (20), inclusive; Lots one (1) through Five (5) in Block Seven (7), and; Lot Ten (10) in Block Fourteen (14), all in Buccaneer Bay, a subdivision as surveyed, platted and recorded in Cass County, Nebraska, until the year 2029, together with any Lots created by a replat of these Lots, and shall be continued for successive periods of twenty-five (25) years unless sooner modified or terminated in writing by seventy-five percent (75%) or more of the then record owners of the Properties, with one vote per Lot.

**BAY LAKE COVENANTS** in the second section titled: “**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**”, which covers the following Blocks: Block 21, 22, 23, 24, and 26 until the year 2000, at which time the covenants shall be extended for *successive terms* of 25 years, which should make them good until 2025.

**Block 31 in Buccaneer Bay** includes Windward Dr. and all side streets in this section, approved in September 2008 for term of 25 years, which would then expire in 2033.

**Blk 28 Lots 8A/B, Lots 9A/B, and Lot 10** on Lakeside Dr. These first 2 townhomes and one house are under the original covenants for Lakeside Dr. approved May 18, 2005 for a term of 25 years, which should terminate in 2030.

**Blk 28, Lots 1A – 24B, minus Lots 8A/B, 9A/B and Lot 10** on Lakeside Dr. as described in the Covenants from Lone Tree Holdings. Approved May 18, 2017 for a term of 30 years, which would terminate in 2047.

**Bucc Bay 1<sup>st</sup> Edition – Lots 1R – 39R** – Davy Jones Dr. and Davy Jones Cir. Filed February 14, 1996 for a term of 25 years, which would expire in 2021.

**Blk 29 Lots 1-26 Fairway Cir., Blk 30 Lots 1-6 – Fairway Dr.** – Covenants and restrictions shall run with and bind the land and for a term of twenty-five years. Filed May 18<sup>th</sup>, 2005, which would expire in 2030.

**Blk 27 Lots 1A – 20B, and Lots 21 – 62 – Sailboat Lake** – The Covenants and restrictions shall run with and bind the land for a term of 25 years. Filed December 23, 1996, which would expire in 2021.

Each time a new resident moves in they receive a Welcome package that has a copy of the covenants for their location.

*Note: It is possible that I may have misunderstood the calculations of the dates.*

## BUCCANEER BAY NEIGHBORHOOD WATCH BLOCK CAPTAINS

Last Updated – 04-01-2020

Block Captain #	Block Captain Name	Block Captain Territory
1	Helen Mooney – 402-570-6920 Chanel Hill – 402-208-6130	Treasure Island Rd. from Cape Horn Cir. To end of road., 27 homes
2	Mary Moneke – 402-298-8055	Cape Horn Cir. 26 homes
3	VACANT	Captain Morgan Ct. 10 homes
5	Karen Deyke – 402-296-5832	Front half of Bucc. Blvd. up to Ewel Ct. 3501-3617 – 10 houses
6	Jeff Groshans – 720-644-7418	Buccaneer Blvd. 3811 – 3911, 11 houses
7	Jo Colman – 402-296-3686	Buccaneer Blvd. 3706 – 3810, 10 Houses
8	Pam Petersen – 402-298-3022	Buccaneer Blvd. 3920 – 4016 – 15 houses
9	Terry Fleharty – 402-296-4544	Sterling Ct. – 23 houses
10	Sandy Piechota – 402-296-3226	Davy Jones Cir. & Davy Jones Dr. – 25 houses
11	Linda Goodman – 402-917-2914	Rainey Cir. – 11 houses
12	Patty Weirauch – 402-298-7325	Fairway Cir. – 10 houses
13	Cheryl Myers – 402-296-6924	Becker Ct. – 9 homes
14	Carol Kellison – 402-296-0282	19309 – 19413 Spyglass Ct. 22 houses
15	Lisa Grotrian – 402-298-7289	19225 – Spyglass Ct. – 11 houses Cypress Ct., 6 homes (17 total homes)
16	Sheila Nelson – 402-298-8992	19201 – 19223 Spyglass Ct. – 16 houses
17	Rita Offutt	Ridgeway Rd. – 27 homes, Blk 15 Lots 7-35
18	VACANT	Ewel Ct. – 16 homes
19	Jill Bobenhouse-Tesar – 402-298-7171	Townhomes on Sailboat Lake – 36 houses
20	Jill Bobenhouse-Tesar – 402-298-7171	Homes on Sailboat Lake, Blk 27, 32 houses
21	Renie Kula – 402-296-5239	Buccaneer Blvd. 4018-4109 – 16 houses
22	VACANT	Buccaneer Blvd. 4113 -4130 – 17 lots
23	Agness Lenaugh - 531-205-7797	4320 – 4416 Windward Dr. 708 – 714 Windward Ct. – 14 houses
24	Barb Hamlin - 298-9911	3501-3618 Fairway Dr. – 17 lots
25	Lauri Deseck – 402-672-9866	4211 – 4319 Windward Dr – 20 homes
26	Jeanne Thompson – 402-216-4287	3224 – 3335 – Fairway Dr. 17 lots
27	Janet McCartney – 402-298-7168	Lakeside Dr. – 1 home, 8 townhomes, 2 townhomes under construction
28	VACANT	Ridgeway Rd. – 28 homes – Blk 14, Lot 10 Blk 15 1-6, 36-56
30	Todd Clark – 402-926-1737	4420-4432 Windward Dr. 819-841 Wedgwood Ct. – 20 homes
31	Judy Link – 402-298-8750	21034 Treasure Island Rd. – End 6 homes
Lead Coordinator	Janet McCartney – 402-298-7168	Fill in vacancies, schedule meetings as needed, liaison to Sheriff's Office

*If you live on one of the areas that do not have a Block Captain, contact Janet McCartney at 402-298-7168 if you are interested.*

# INFORMATION

## September/October Dates and Events

- Sept. 7 – Labor Day  
8 – International Literacy Day  
11 – Patriot Day  
13 – Chocolate Day  
16 – Mayflower Day  
16 – Stepfamily Day  
17 – Citizens Day  
19 – Talk Like a Parrot  
21 – World Gratitude Day  
22 – First Day of Fall  
22 – American Business Women’s Day
- Oct. 1 – International Day for the Elderly  
2 – World Farm Animals Day  
5 – World Teacher’s Day  
6 – Physician’s Assistant Day  
9 – Lief Erikson Day  
12 – Columbus Day (observed)  
14 – Peace Corps Birthday  
16 – Boss’s Day  
16 – World Food Day  
18 – Alaska day  
24 – United Nations Day  
27 – Navy Day  
29 – International Internet Day  
31 – Halloween

## Buccaneer Bay Babysitters

- Taylor Hardesty – 402-415-5354  
Alexa Busby – 402-305-1908  
Rylee Hellbusch – 402-297-6501  
Brenda Nelson – 402-297-4772

If you want to be listed as a babysitter for Buccaneer Bay residents, please send me your name and phone number and I can add you to the list. *If you no longer want to be on the list please let me know.*

Janet McCartney – 402-298-7168  
[jmmccart@jagwireless.net](mailto:jmmccart@jagwireless.net)

## 10 Lessons To Instill in Teens

Raising Teens Today

1. If you made a mistake, apologize.
2. If you’re thankful, show it.
3. If you’re confused, ask questions.
4. If you learn something, teach others.
5. If you’re stuck, ask for help.
6. If you’re wrong, fess up.
7. If you love someone, tell them.
8. If you trip, get back up.
9. If someone needs help, help them.
10. If you see wrong, take a stance.

**LESSONS  
LEARNED**



## Harvest Festival Pie Sale!

September 11 and 12  
Cass County Historical Society

Even though there is no Festival this year, they will still have their annual pie sale with a few changes:

- Only whole pies will be sold
- If you cannot come to the museum, but live within 3 miles of the museum, we will have volunteer available those days to deliver.

For delivery, call on pie sale days:

Sandra Allgeier – 402-298-1398  
Diane Berlett – 402-297-9223

Pies will be \$12 if picked up and \$14 if delivered.

Volunteers to bake pies, to work the days of the sale and to deliver. If you would like to volunteer, call:

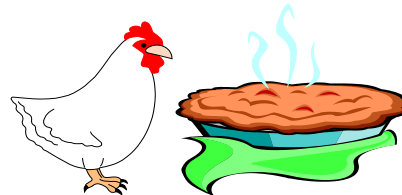
- Sandra Allgeier  
402-296-2249 - Home  
402-298-1398 – Cell



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## **First Presbyterian Church Annual Chicken Pie Dinner**

For the first time in many years the First Presbyterian Church will not be putting on the Annual Chicken Pie Dinner. Last year was the 120<sup>th</sup> Chicken Pie Dinner that the church had put on. It has grown so much over those 120 years. We hope to be able to bring it back in 2021, as it has always been a well-attended dinner.



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402-298-4320 - 902 Chicago Ave



Check out *your* SCC Learning Center at . . .  
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and like us on Facebook! Search for SCC Learning Center at Plattsmouth.

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## Farmer's Market at The Hop Yard

The Farmer's Market is slated to begin Thursday, May 21 and run every Thursday evening through October 8th. We will adjust timing and vendor pricing accordingly based on current recommendations regarding the Coronavirus and recommended Social Distancing measures.

More information, including vendor applications, category descriptions, and musician/busker applications can be found at:

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

Click on "events" in the dropdown menu and hover over "Farm Market Info" for clickable links to all relevant forms.

Email [info@midwesthopproducers.com](mailto:info@midwesthopproducers.com) with your completed application or with any questions about the market.

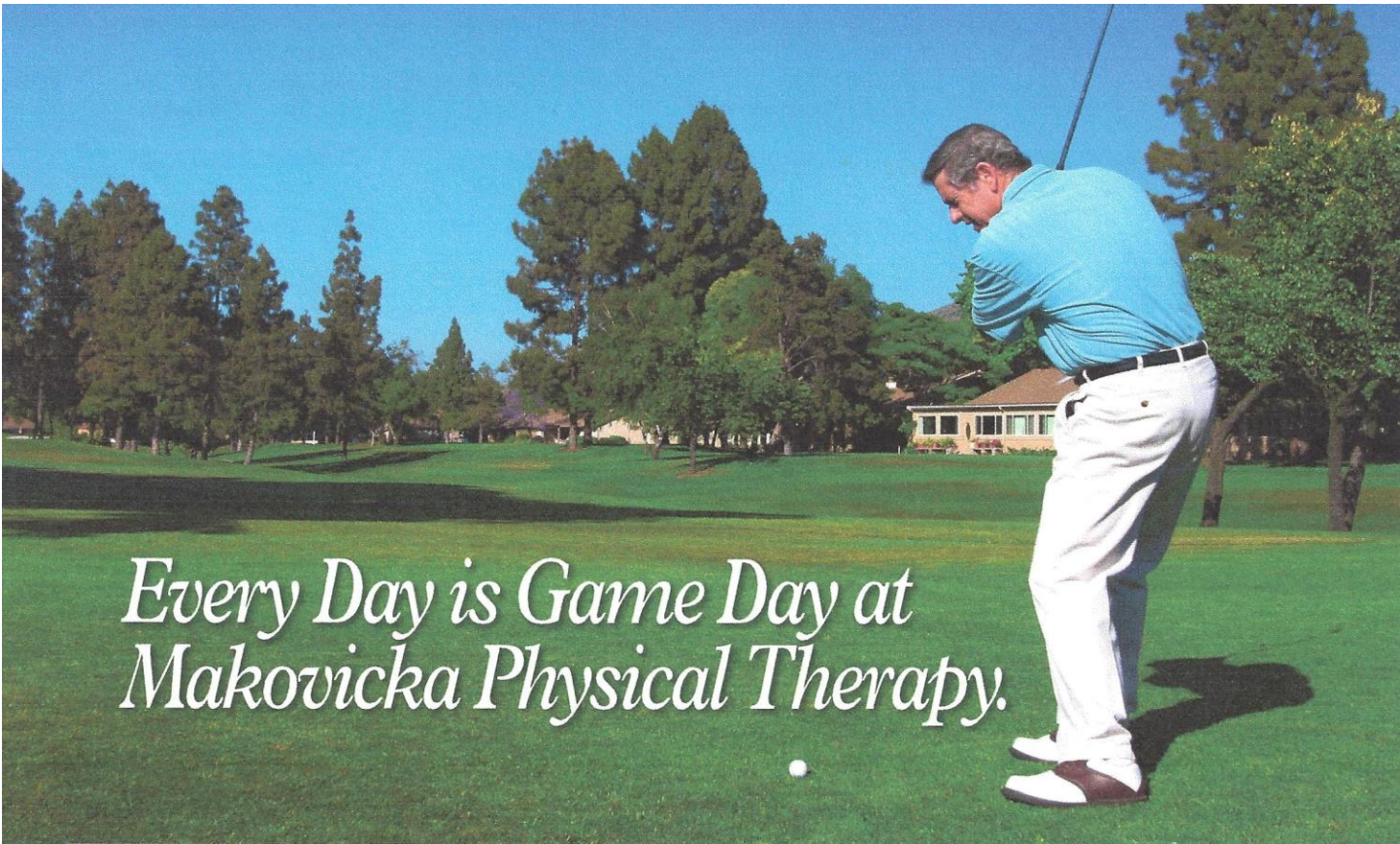
## Password Tips

Things to consider when creating your next password.

Passwords that are easy to remember can also be easy to guess by hackers. Using the same password across for all of your accounts makes them all vulnerable. Passwords should be strong to help prevent identity theft. Below are some tips for creating strong passwords.

1. Use passphrase – the more characters in your password, the harder it is for hackers to guess. Don't use a common phrase, mix up the letters, numbers and symbols.
2. Avoid using personal information.
3. Don't reuse your password for all of your accounts. This may be confusing but could make it hard on someone who might get one of your passwords and try it on all possible sites you might use.
4. Some smartphones are relying on fingerprints and other biometrics as a substitute for passwords. Be sure to do your homework before moving to this process, as they could be stored on a server.
5. If you think someone has gained access to any of your accounts change your password as soon as possible and notify your provider.
6. Monitor your credit card and bank accounts for unauthorized activity. If you feel you have been compromised put a fraud alert on your credit file.
7. If your debit or credit card number has been stolen contact your card company to cancel your card and get a new one.
8. If your driver's license information has been stolen contact the DMV and report your license was stolen. The state may flag the number in case someone tries to use it.





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- Over 25 Buccaneer Bay Residents Have Used R & K Lawn Service



**Call Ron for Free Quote**

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**Home – 402-502-0015**

## Buccaneer Bay Clubhouse



Tables are restricted to NO more than 8 per table.  
Any group over 8 will have to sit at separate tables.  
There are no moving tables to accommodate larger groups.  
If all tables are full you will have to wait  
outside for a table to become available.

Thank you for your support and  
cooperation.

Kitchen open Tuesday - Friday

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13780 12<sup>th</sup> Street Plattsmouth, NE 68048- web page: cassne.org

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**HOURS: Friday 8:00AM- 2:30PM**

Closed daily from 11:30AM-12:00PM, last load 2:00PM

**CLOSED HOLIDAYS**

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THERE WILL BE A \$15 FEE FOR ALL LOADS NOT TARPED, NETTED OR TIED DOWN

**CHARGES FOR INCOMING ITEMS:**

**Metal-**            **\$2.00** less than pickup load  
                         **\$4.00** pickup load  
                         **\$10.00** any dump truck or dump trailer  
                         **\*FREON MUST BE REMOVED\***

**Yard Waste-** Tree limbs, leaves, grass clippings and garden brush. Logs cannot exceed 24 inches in diameter or 4 foot in length.

**\$2.00** Cars & Vans  
                         **\$5.00** Pickup or Trailer up to 8'  
                         **\$10.00** Trailers 10'-16'  
                         **\$20.00** Single axle dump truck or trailer's over 16'  
                         **\$35.00** Double axle truck or trailer

**Commercial Contractors-**

**\$75.00** Single Axle Truck or Trailer  
                         **\$100** Double Axle Truck or Trailer  
                         **\$150** Side Dump

**CASS COUNTY TREE WASTE ONLY  
COMPOST NO LONGER AVAILABLE  
NO TIRES OR CONCRETE**



**Stoltenberg Nurseries**  
15303 S. 36th Street,  
Bellevue, Nebraska 68123

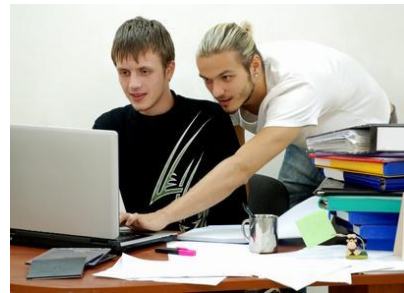
(3 Blocks South of Platteview Road on 36th St.)



**It's Stoltenberg Nurseries *Second***  
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**BID FROM SEPT. 9 TO SEPT. 19...**

- **No Need** to wear a Mask!
- **No Need** to Social Distance!
- **No Need** to wait around for your item to come up for bid!
- **No Need** to take time off and drive to the auction!



**Check it Out!**

Use the link below and Log In as a New Bidder. Then scroll down to see the items up for auction and submit your bid. Bidding can be done anytime between September 9 and September 19 from the convenience of your phone, home or office!

**Bid from September 9 to September 19**

**[View the Auction Items Here and Register...](#)**

**Plant Annuals, Flowers and Perennials**  
**Plant a Garden, Shrubs and Trees**


**Have Questions?**

Call Me!

Jo Sempek

**(402) 630-7333**



**Jill**   
Bobenhouse Tesar

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## BUCCANEER BAY MARKET MINUTE!

January 1, 2020 - September 1, 2020

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	28	31	\$279,291

Current Homes For Sale - 2020

Address	List Price
*3031 Lakeside Drive	\$243,900
*839 Wedgewood Ct.	\$489,000



Are you considering Selling,  
Buying, or Building?  
Would you like a *Free* Comparable  
Market Analysis (CMA)?  
Call, Text, or Email me @ 402-740-4121,  
[jilltbob@windstream.net](mailto:jilltbob@windstream.net)  
I would love to assist you!



**NR** NEBRASKA  
REALTY



\* Denotes Properties listed by other Real Estate Agencies & For Sale By Owner.  
"If you have a brokerage relationship with another agency, this is not intended as a solicitation."  
Statistical information from Great Plains REALTORS® Multiple Listing Service & Cass County. Information has not been verified, and is subject to change.

**MINUTES OF THE MEETING OF  
SANITARY AND IMPROVEMENT DISTRICT NO. 5,  
CASS COUNTY, NEBRASKA**

Meeting convened at 6:00 p.m. on August 18, 2020 at 3200 Buccaneer Blvd, Plattsmouth, Nebraska, inside the clubhouse of Bay Hills Golf Club. Attached hereto are: the agenda for the meeting; the Affidavit of Printer regarding publication of notice of the meeting, which communicated the availability of the agenda, in the *Plattsmouth Journal*, Plattsmouth, Nebraska; advance notice of the meeting as provided to the County Clerk of Cass County and all Trustees; and the Trustees' acknowledgment of receipt of said notice and agenda. All proceedings were taken while convened with attendance open to the public.

**ITEM 1**

Meeting called to by order by Chairman Kurt Meisinger at 6:01 p.m.

**ITEM 2**

The Chair announced the locations of the Open Meetings Act and documents related to the agenda.

**ITEM 3**

Roll call: Present: Dan Brandt, James Grotrian, Kurt Meisinger and Lynn Gorman. Absent: none.

**ITEM 4**

Monty Poland, 3309 Davy Jones Drive, addressed the Trustees regarding a long term plan to address street and drainage maintenance.

**ITEM 5**

Motion by Meisinger, seconded by Brandt, to approve a task order with Wojo's Outdoors & Custom Waterfronts, LLC to paint fire hydrants and install street signs and traffic control signs purchased from Cass County, as identified by Trustee Grotrian. On roll call those voting aye: Gorman, Grotrian, Brandt and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

**ITEM 6**

Motion by Gorman, seconded by Grotrian, to recommend approval to the County of a final proposed replat of Lots 1 through 6 Inclusive and Outlot A, being a replat of Lot 6C, Buccaneer Bay - Replat II, Cass County, Nebraska, contingent upon the execution of development agreements related to defining responsibility for matters such as interior drives, acceptance of water and sanitary sewer improvements and transfer of ownership of the same to the District by way of bill of sale, connection of the water and sanitary sewer main extensions to the District's systems, and related matters. On roll call those voting aye: Brandt, Gorman and Grotrian. Voting nay: Meisinger. Absent: none. Abstaining: None. The Chair declared the resolution adopted.

**ITEM 7a**

Mr. Wilson, of PeopleService, presented the attached report on Water/Wastewater and Water billing.

**ITEM 7b**

Following discussion concerning the recommendations of the water committee, the Chair advised he would request an update from JEO Consulting Group, Inc. to engineering study conducted in 2018 related to the following improvements to the water and sanitary sewer systems and infrastructure: (1) construction of a third ISAM at the wastewater treatment plant; (2) replacement and installation of additional pressure reducing valves; (3) installation of a remote access monitoring system to reduce operational costs; (4) booster station upgrades; and (5) manganese treatment options short of constructing a water treatment plant. The Chair laid over action on requesting a contract proposal from JEO for the design of such improvements.

**ITEM 7c**

The Chair laid over consideration of a contract to install a slip line repair of a portion of sanitary sewer main which had collapsed when various connections settled which was discovered when conducting a camera inspection of a part of the sewer main.

**ITEM 7d**

As advised in Mr. Wilson's report in Item 7a, manganese levels in well no. 1 were quite high at the source, but considerably less at more remote test sites.

**ITEM 8a**

Trustee Grotrian advised that Omni Engineering had completed the pothole repairs throughout the District.

**ITEM 8b**

Mr. Dan Dolezal, engineer for the District, presented some design plans for the reconstruction of the cul-de-sac at Windward Court to



remedy significant ponding. Mr. Dolezal roughly estimated the cost at \$57,000. The Chair laid over action to authorize the project for bid based on the cost of the project.

**ITEM 8c**

Mr. Dan Dolezal, engineer for the District, discussed his initial review of the erosion on golf course property. The Chair continued any further action until the engineer had additional time to study the issues and possible solutions.

**ITEM 8d**

Mr. Dan Dolezal, engineer for the District, discussed his review of a sink hole in the street near 4420 and 4416 Windward Drive. Mr. Dolezal advised a patch and roughly estimated the cost at \$5,000. The Chair laid over any further action on the item.

**ITEM 8e**

Following discussion with Lou Wiggins and other members of the Bock 27 Lake Lot Owners Association regarding muddy drainage into the lake from surrounding areas, the Chair directed Mr. Dolezal to meet with the parties and investigate the complaint and determine the District's responsibility if any for the erosion occurring.

**ITEM 9a**

Trustee Brandt presented a verbal report and advised that he had requested Mr. Johnson, attorney for the District, to make a written request of the property owner on the northwest corner of the intersection of Fairway Drive and Rainey Circle to trim the trees overhanging the street to remove interference with line of sight for driving.

**ITEM 9b**

Trustee Brandt advised that he continued to work on a draft of a conservation easement to record against Outlot H, the park area owned by the District involving approximately 90 acres. The Chair laid the matter over to the next meeting.

**ITEM 9c**

Pending the approval of a conservation easement, the Chair laid over consideration of proceeding toward a sale of approximately 18 acres of Outlot H by an abutting resident.

**ITEM 9d**

Pending the approval of a conservation easement, the Chair laid over consideration of proceeding toward a sale of additional ground in Outlot H to residents owning property abutting the outlot.

**ITEM 9e**

The Chair presented the information obtained by Mr. Johnson concerning the amount of the real property taxes due on the follow lots acquired in 2020 from Bay Hills Limited Partnership. The Chair recommended payment to avoid the 14% interest accruing on the taxes. Motion by Meisinger, seconded by Gorman, to pay from the General Fund the real property taxes due on the following lots:

- (1) Lot 7R, Block 7, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (2) Lot 8R, Block 7, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (3) Lot 11R, Block 7, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (4) Lot 2R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (5) Lot 3R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (6) Lot 4R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (7) Lot 8R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (8) Lot 9R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (11) Lot 22, Block 29, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska
- (13) Lot 30R, Buccaneer Bay 1<sup>st</sup> Addition, an Administrative Replat, as Surveyed, Platted and Recorded in Cass County, Nebraska.

On roll call those voting aye: Gorman, Grotrian, Brandt and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

**ITEM 10a**

The attached finance report was presented by Trustee Meisinger.

**ITEM 10b**

The Chair presented an outline for the budget for fiscal year July 1, 2020 through June 30, 2021 and asked the Trustees to individually email comments regarding what was proposed in the outline. The Chair advised that as outlined there would be about a 20% reduction in the total amount to have to levy in taxes and depending on the valuation released in a couple days that the levy would drop from \$0.78 per \$100 of valuation to approximately \$0.62 per \$100 of valuation. Trustee Gorman discussed the costs of the street and erosion repairs identified by Mr. Dolezal and recommended increasing the street repair amount from \$100,000 to \$200,000. The Chair advised that he

would make the adjustment and issued the budget form once the county assessor released the valuation on August 20.

**ITEM 11**

Motion by Meisinger, seconded by Brandt, to approve the Consent Agenda as follows:

Be It Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska to approve the consent agenda:

- a Approve the Minutes of the July 21, 2020 meeting of the Board of Trustees; and
- b Approve payment of the claims and invoices, including issuance of warrants sufficient to pay the real property taxes as approved in Item 9e

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that the following bills, statements and invoices be and hereby are approved, and that the Chair and Clerk, be and hereby are authorized to execute and deliver warrants for the payment of the same, all dated August 18, 2020, to be drawn on the General:

**General Fund Account**

<u>Warrant No.</u>	<u>Amount</u>	<u>Service Provider</u>	<u>Purpose</u>
18165	\$ 4,112.67	OPPD	Inv. for service (7/8-8/5, 2020)
18166	\$ 275.00	Frankel Zacharia	Inv. No. 112406 (financial report)
18167	\$ 7,094.62	Roger K. Johnson	Inv. No. 14 (attorney fees & costs; atty fees for election)
18168	\$ 1,600.00	Aspen Landscaping, Inc.	Inv. No. 1439 (mow & spray)
18169	\$ 790.00	Wojo's Outdoors	Inv. No. 1006 (mowing)
18170	\$ 9,216.20	Ehrhart Griffin & Accoc.	Inv. No. B6674 (Windward Drive pavement repair; survey Windward Court cul-de-sac reconstruction; design services to date Windward Court cul-de-sac; Buccaneer Boulevard inlet tops; golf course drainage field review)
18171	\$ 6,720.00	Kerns Excavating Co., Inc.	Inv. No. 15872 (Buccaneer Blvd inlet tops)
18172	\$ 100.00	Dodge Partners Insurance	Inv. No. 21893 (chair & clerk bonds)
18173	\$10,948.00	Dodge Partners Insurance	Inv. No. 19637 (liability & property insurance coverages)
18174	\$ 8,627.14	OMNI Engineering	Inv. No. 128835 (pot hole repairs)
18175	\$13,445.03	Cass County Treasurer	Real Property Taxes Item 9e above

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that the following bills, statements and invoices be and hereby are approved, and that the Chair and the Clerk, be and hereby are authorized to execute and deliver warrants for the payment of the same, all dated August 18, 2020, with the warrants to be drawn on the Service Fee Fund account, which warrants are redeemable upon presentation to the Cass County Treasurer:

**Service Fee Fund Account**

<u>Warrant No.</u>	<u>Amount</u>	<u>Service Provider</u>	<u>Purpose</u>
18141	\$ 189.91	Midwest Laboratories	Inv. No. 1002896 (wastewater testing)
18142	\$ 6,886.02	PeopleService, Inc.	Inv. No. 36070 (Sep \$4,821; July bills \$2,065.02)
18143	\$ 63.06	Windstream Comm	Inv. dated 7/15, 2020 (utilities phone)
18144	\$ 1,044.55	Roger K. Johnson	Inv. No. 14 (attorney fees & costs)
18145	\$24,152.00	Layne Christensen Co.	Inv. No. 1845682 (well rehabilitation and pump repair)

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that the following bills, statements and invoices be and hereby are approved, and that the Chair and Clerk, be and hereby are authorized to execute and deliver warrants for the payment of the same, all dated August 18, 2020, with the warrants to be drawn on the Construction Fund account and to draw interest at 7.00% per year and to be redeemed no later than August 18, 2025:

**Construction Fund Account  
(Due August 18, 2025)**

None.

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that both the Board and the District find and determine, and covenant and warrant, and agree that (a) the facilities for which the above Warrants are issued are for essential governmental functions and are designed to serve members of the general public on an equal basis; (b) there are no persons with rights to use said facilities other than as members of the general public; (c) ownership and operation of said facilities is with the District or another political subdivision; (d) none of the proceeds of the Warrants will be loaned to any person and to the extent that special assessments have been or are to be levied for any said facilities, such special assessments have been or are to be levied under Nebraska law as a matter of general application to all property specially benefitted by such facilities in the District; (e) the development of the land in the District is for residential or commercial use; (f) the development of the land in the District for sale and occupation by the general public is proceeding with reasonable speed and (g) the District hereby authorizes and directs the Chair or Clerk to file, when due, an Information Reporting Form pursuant to Section 149(e) of the Internal Revenue Code of 1986 pertaining to the above Warrants.

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that the District covenants, warrants and agrees as follows: (a) to take all actions necessary under current federal law to maintain the tax exempt status (as to taxpayers generally) of interest on the above Warrants; and (b) to the extent that it may lawfully do so, the District hereby designates the above Warrants as its "qualified tax exempt obligations" under Section 265(b)(3)(B)(ii) of the Internal Revenue Code of 1986, as amended, and covenants and warrants that the District does not reasonably expect to issue warrants or bonds or other obligations aggregating in the principal amount of more than \$10,000,000 during the calendar year in which the above Warrants are to be issued.

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that this and the preceding Resolutions are adopted as the Certificate with Respect to Arbitrage of the District pertaining to the above Warrants and the District and Chair and Clerk of the District hereby further certify, as of the date of the registration of the above Warrants with the County Treasurer of Cass County, Nebraska, as follows:

1. No separate reserve or replacement fund has been or will be established with respect to the above Warrants. This District reasonably anticipates that moneys in its Bond Fund reasonably attributable to the above Warrants in excess of the lesser of: (a) 10% of the net principal proceeds of the above Warrants, (b) the maximum annual debt service due on the above Warrants, or (c) 125% of average annual debt service due on the above Warrants will be expended for payment of principal of and interest on the above Warrants within 13 months after receipt of such moneys. That amount which is currently held in the District's Bond Fund which exceeds the amount which is to be expended for payment of principal and interest on the above Warrants within 13 months after receipt of such moneys, plus that amount arrived at pursuant to the immediately preceding sentence, will not be invested in any securities or any other investment obligations which bear a yield, as computed in accordance with the actuarial method, in excess of the yield on the above warrants.
2. To the best of their knowledge, information and belief, the above expectations are reasonable.
3. The District has not been notified of any listing of it by the Internal Revenue Service as an issuer that may not certify its bonds.
4. This Certificate is being passed, executed and delivered pursuant to Section 1.148-2(b)(2) of the Income Tax Regulations under the Internal Revenue Code of 1986, as amended.

Be It Further Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that \$3,882.89 be transferred from the Service Fee Fund to the General Fund (OPPD electric service less the cost of street lighting).

On roll call those voting aye: Gorman, Grotrian, Brandt and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

**ITEM 12a**

Motion by Meisinger, seconded by Brandt, to enter closed session to protect the public interest for the purpose of discussing the proposed sale of Lot 8R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska and an offer on Lot 7R, Block 7, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska, neither of which sold at the auction on May 19, 2020. On roll call those voting aye: Brandt, Grotrian, Gorman and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

The Chair advised that the Board of Trustees would enter closed session at 8:01 p.m. to protect the public interest for the purpose of discussing the proposed sale of Lot 8R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska and an offer on Lot 7R, Block 7, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska, neither of which sold at the auction on May 19, 2020.

Motion by Gorman, seconded by Meisinger, to reconvene in open session at 8:15 p.m. On roll call those voting aye: Gorman, Grotrian, Brandt and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

**ITEM 12b**

Motion by Grotrian, seconded by Brandt, to approve the sale of Lot 8R, Block 14, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska, and authorize the chair to execute a purchase agreement and deed, along with other necessary documents, and direct the attorney to close on the sale and begin the process to lift any special assessments remaining after closing. On roll call those voting aye: Gorman, Grotrian, Brandt and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

**ITEM 12c**

Motion by Brandt, seconded by Grotrian, to reject the amount of the offer made to purchase Lot 7R, Block 7, Buccaneer Bay, a Subdivision as Surveyed, Platted and Recorded in Cass County, Nebraska, and to authorize Mr. Johnson to make a counter offer as discussed in closed session, and if accepted by the interested party to bring the matter back to the Board at the September meeting. On roll call those voting aye: Gorman, Grotrian, Brandt and Meisinger. Voting nay: none. Absent: none. Abstaining: none. The Chair declared the resolution adopted.

**ITEM 12d**

Mr. Johnson provided a verbal report regarding the remaining lots that did not sell at the auction on May 19, 2020.

**ITEM 13**

The Chair advised that the next few meetings would be held at 6:00 on September 15 and October 20, 2020, and if possible the location would be 3200 Buccaneer Blvd, Plattsmouth, Nebraska, inside the clubhouse of Bay Hills Golf Club, or if not then either Plattsmouth State Bank Community Room in Plattsmouth, the Plattsmouth Library Auditorium or Nebraska Public Power District Building in Plattsmouth.

**ITEM 14**

The agenda having been completed, on motion by Gorman, recognized by the Chair, the meeting adjourned at approximately 8:20 p.m.

James Grotrian, Trustee

Kurt Meisinger, Trustee

Dan Brandt, Trustee

Lynn Gorman, Trustee

**SID Committee Assignments**

Board Member	Phone	E-Mail Address	Committee's
Kurt Meisinger–Chair	402-298-7343	<a href="mailto:kurt.meisinger@buccaneerbay-ne.org">kurt.meisinger@buccaneerbay-ne.org</a>	<b>Water/Wastewater, Finance/Budget/Audit</b>
Jim Grotrian–Vice Chair	402-298-7289	<a href="mailto:jim.grotrian@buccaneerbay-ne.org">jim.grotrian@buccaneerbay-ne.org</a>	<b>Roads Water/Wastewater</b>
Lynn Gorman	719-287-5313	<a href="mailto:lynn.gorman@buccaneerbay-ne.org">lynn.gorman@buccaneerbay-ne.org</a>	<b>Finance/Budget/Audit, Grounds</b>
Dan Brandt	402-669-0225	<a href="mailto:dan.brandt@buccaneerbay-ne.org">dan.brandt@buccaneerbay-ne.org</a>	<b>Grounds, Roads</b>
Vacant			

In the Committee Column **RED** indicates that the Board Member is Chair of that Committee.

**Black indicates they serve on that committee.**

**Signs on SID Property Policy**

**Modified 12/16/2008**

The SID has established a policy regarding signs on SID property. Other than those signs for which specific approval for an extended period has been received from the SID board our policy is signs on SID property are only to be up for a total of 72 hours, including the day of the event, and must be removed by sundown on the day of the event. Under this policy, realtors are able to advertise their open houses, directions to a party may be posted, and garage sales may be advertised. The size of the signs are to be limited to the standard size of a real estate sign, which is about 2'x2'. If signs are left up past the 72 hours, they will be removed by a SID board member and will be recycled. The policy also states that the signs must be free standing. They cannot be attached to the exterior of the bulletin board located at the front entrance. All notices posted on the bulletin board are to be mounted on the interior of the enclosed area. If you are selling your home, please advise your realtor of the SID policy.

**S.I.D. No. 5 Resolutions & Policies**  
**Subject to change by SID#5 Board of Trustees**

The Resolutions listed below can be found on the SID Web page at <http://www.buccaneerbay-ne.org/sid-5.php>

- New Well Resolution of Necessity – April 2011
- Backflow Prevention Resolution – Adopted April 20, 1995, amended July 16, 2001
- Resolution of Water-Sewer Ownership – Adopted July 25, 2000
- Procedures for Water Leaks – Adopted January 16, 2007
- Statement on Ownership of Buccaneer Bay and Sailboat Lake – May 25, 2004
- Saddle Policy – Adopted June 21, 2005
- Lawn/Landscape Watering Policy – Adopted April 17, 2007
- Erosion Policy – Adopted August 20, 2003
- Outlots
- Signs on SID Property
- Water and Sewer Fees – Updated April 19, 2016
- Water Disconnects
- Curb Grinding Policy
- Notice to Residents Regarding Trash in Sewers
- Fee Ordinance – Adopted April 2017
- 2017 Road & Storm Management Reconstruction Project

**2020 Recycle Calendar for Dumpster at End of Main Street, Plattsmouth, NE**

**2020**

**January**

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**February**

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

**March**

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**April**

Su	Mo	Tu	We	Th	Fr	Sa	
				1	2	3	4
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30			

**May**

Su	Mo	Tu	We	Th	Fr	Sa	
31						1	2
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	

**June**

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

**July**

Su	Mo	Tu	We	Th	Fr	Sa	
				1	2	3	4
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30	31		

**August**

Su	Mo	Tu	We	Th	Fr	Sa
30	31					1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

**September**

Su	Mo	Tu	We	Th	Fr	Sa	
			1	2	3	4	5
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30				

**October**

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**November**

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**December**

Su	Mo	Tu	We	Th	Fr	Sa	
			1	2	3	4	5
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31			

Recycle bins are emptied on the dates in green.