

Buccaneer Bay Newsletter November 2020

Note from the Editor/Publisher

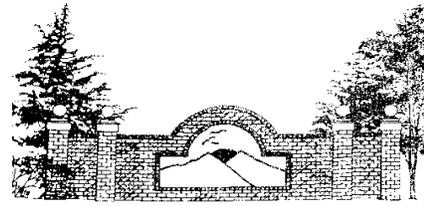
I really have not paid a lot of attention as to how many years I have been publishing the Buccaneer Bay Newsletter, but I see according to the date above the right-hand column on this page I started in in April of 1997 and now we are in 2020. So, I have published the monthly newsletter for 23 years and 8 months. So far, I have never missed a monthly issue. Not sure I will make it to 25 years, but I may try to keep it going that long. I know one of these days if the Newsletter is to continue, I will want someone to take it over.

As I put this newsletter together it is Election Day. I will see if I can wait until tomorrow to get the results and add it to the Newsletter. Ever since I was elected as the District 2 County Commissioner to take office in 2010, I always do my voting with absentee ballot, even if I am not on the ballot. I don't like to go to the polls as an Elected Commissioner and vote in person. I don't want anyone to think I am there only to get their vote. I want their vote if they feel I have been doing a good job. I know no one is perfect and that I will not always make the vote that some constituents want me to make. After my term is over in December of 2022 I will be retiring from politics.

Thanksgiving will be on November 26. I just discovered while searching the internet that it is always on the 4th Thursday of November. I guess I never really paid attention to what Thursday of the month, I just knew it was always a Thursday! I am not found of turkey so we usually have a ham and of course meatloaf!!

Of course, this year's Macy's Thanksgiving Parade will be some different this year. The website notes the Parade will not march down 34th St. The parade is being "reinvented" this year with a televised and online version. According to the internet they are still working on how it will be presented.

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 15th of each month.

Advertising due 25th 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.

WORD, JEG or PDF preferred.

* * * * *

All letters for the next issue of the newsletter must be received by the 15th 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.



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

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
Julie Schmale, Murdock
Mel Luetchens, Murdock
Brad Ksiazek, Plattsmouth

Museum Staff

Margo Prentiss, Curator
Linda Duncan, Registrar

Sen. Rob Clements Column – Inheritance Taxes

November 2, 2020

Between legislative sessions, my office has been working on a study that I introduced last session, LR 415, to reexamine Nebraska's inheritance tax (death tax) system. I would like to take this opportunity to discuss this with you.

On Tuesday, November 10, the Legislature's Revenue Committee will have a public hearing on interim study LR 415, to examine Nebraska's inheritance tax (death tax) as we look to improve the tax structure in the state. It will be held at the Capitol, in Room 1525, at 1:30 p.m. November 10. The public is welcome to testify in person or may testify by submitting written testimony to the Revenue Committee prior to the hearing via letter or email. Regarding emailed testimony, please send to llinehan@leg.ne.gov, with LR 415 in the subject line, state your name in the body, and ask that your "testimony be added to the permanent record".

The purpose of the study is to collect information from the counties that collect inheritance taxes and from the public to better understand whether to change it, replace it, or repeal it. Currently, only five other states have some form of inheritance tax, which puts Nebraska as an outlier among our peers. Our state ranks among the highest when comparing the rates of the other states. Nebraska taxes heirs at one percent for children, 13 percent for relatives, and 18 percent for all others, which is the highest in the country.

I believe that we can do better as a state in this area. We need to continue to give people more reasons to stay in our state and not leave. This is why I am planning to bring a bill next session to move us forward, taking the information and feedback from this study to either change, replace, or repeal the inheritance tax.

On another note, the Nebraska Economic Forecasting Advisory Board met October 29th and raised the revenue forecast by \$285 million for the current fiscal year FY2020-21, \$118 million for FY2021-22, and \$307 million for FY2022-23. This is good news for Nebraskans who are still struggling to recover from the economic downturn due to the pandemic. Improving revenues means our economy is recovering and people are getting back to work.

Feel free to contact me or my staff for assistance, information, or questions on issues.

You may reach me at: Senator Robert Clements, State Capitol Rm 812, Lincoln, NE 68509,
Phone 4024712613, Email: rclements@leg.ne.gov.

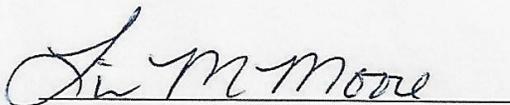
**CERTIFICATION OF ELECTION FOR
BUCCANEER BAY SID #5 held
September 15, 2020**

I, LINN MOORE, Election Commissioner of Cass County, Nebraska, for the purpose of electing Trustees of Sanitary and Improvement District No. 5, Buccaneer Bay, certify votes were received and counted in my presence and that the numbers, as set forth below, reflect the accurate results of the election held on September 15, 2020 for the election of Trustees of Sanitary and Improvement District No. 5, Buccaneer Bay, of Cass County, Nebraska.

SID #5 Buccaneer Bay

Ballot #1-Resident Owners Vote for up to THREE		Ballot #2-All Owners Vote for up to TWO	
Kurt W. Meisinger	127	Robert Karr	221
Dan Brandt	97	Chad Hill	203
David L. Martin	69	James Grotrian	179
Shawn Epp	37		
Michael Daspit	31	<u>Write-ins</u>	
		John Hancock	4
		Steve McAndrews	1
		Chip Lane	1
<u>Write-ins</u>			
Chad Hill	3	No write-in affidavits filed	
Robert Karr	1		
John Hancock	1		
No write-in affidavits filed			

I, Linn Moore, Election Commissioner of Cass County, Nebraska, IN TESTIMONY WHEREOF, I have hereunto set my hand and have caused to be affixed hereto the seal of my office, in the city of Plattsmouth, County of Cass, State of Nebraska, this 15th day of September, 2020.


Linn Moore
Election Commissioner





Investing in our Neighbors Improving Lives Strengthening Communities

Autumn 2020

Local Families Benefit from Weatherization Services

Due to the high cost of repairing or replacing old or worn out heating and air systems, many economically challenged households struggle with high utility bills and dangerous health issues, feeling as if there are no other options. Thankfully, however, for families such as Tara's, there are local programs, such as SENCA Weatherization, that provides assistance to qualifying households. SENCA Weatherization serves the seven county service area of Cass, Johnson, Nemaha, Otoe, Pawnee, Richardson and Sarpy.

"Our furnace and air conditioner had both stopped working. It was summer and we were suffering from heat exhaustion. Consequently, between my son and I, we visited the emergency room on three different occasions as a result of excessive heat" shares Tara.

After applying, and being approved for the program in the summer of 2019, SENCA Weatherization worked with local HVAC (Heating, Ventilation, and Air Conditioning) contractors to replace the worn out, nonfunctioning units with new energy efficient ones. As a result, not only does Tara's family benefit from having access to reliable heating and air conditioning when needed, but the family of four is benefitting from a reduction in energy related costs.

"We no longer have to use quilts to cover up the windows to keep out the cold" remarks a grateful Tara. "The new air conditioner and furnace saves us money because they are energy-efficient. We couldn't have been able to afford to replace them ourselves. We are tremendously grateful that SENCA stepped in and saved the day."

National Weatherization Day Celebrated October 30th

SENCA Weatherization enables low-income families, whether owning their home or renting, to reduce energy costs by making their homes more energy efficient. When a household meets the income requirements and is approved for weatherization services, the home will be evaluated to identify the most effective energy and dollar saving improvements which can be made.

Potential improvements may include: insulation to the attic, walls and/or floors; replacement of broken glass in primary windows; installation or adjustment of door weather-stripping, thresholds and/or door sweeps; in addition to an efficiency inspection on natural gas, propane and fuel oil furnaces, boilers. Hot water heater repair and/or replacement is also available. After improvements are completed households generally experience an increase in

The goals of the Weatherization Program are to save energy, reduce heating and cooling costs and to ensure the health and safety of economically challenged households, like Tara's, who utilize the program. A typical home receiving weatherization services, which may include insulation, caulking, repair or replacement of a furnace and/or water heater, experiences an average 18.7% reduction in heating costs with additional savings achieved in cooling costs. This conservation of energy reduces Nebraska's dependence on imported energy, a major contribution to the self-sufficiency of low-income households, thereby allowing them to stretch available income.



Tara's family was one of 39 households that received Weatherization services and energy conservation education during SENCA's 2019 fiscal year. The investment of funds into those 39 homes has the potential of creating long-term direct energy savings of about \$518,120 and approximately \$6,786 in annual reduction of utility costs. An additional \$243,488 in non-energy related savings may also be realized over the long-term.

"Thank you SENCA from the bottom of my heart. I am forever grateful for your assistance in helping us have a house that is livable, clean and comfortable," Tara concludes.

comfort, reduced drafts, more even temperatures throughout the home and a reduction in heating and cooling costs. To receive free weatherization services the combined household income must fall below 200% of the federal poverty level, which is revised annually. In 2020 a family of four could earn up to \$52,400 and qualify for assistance.



Households with persons receiving either ADC (Aid to Dependent Children) or Supplemental Security Income (SSI) are automatically eligible for free weatherization services.

To learn more about Weatherization or additional housing programs please contact: Gin Christiansen, Housing Director at 402-862-2411, 110 or visit www.senca.org and click on Weatherization under Community Economic Development

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

State Headquarters
1500 Highway 2
PO Box 94759
Lincoln, NE 68509-4759
Communication Office: 402-479-4512
dot.nebraska.gov



Pete Ricketts, Governor

FOR IMMEDIATE RELEASE

September Traffic Fatality Toll

October 15, 2020 (Lincoln, Neb.) — During the month of September 2020, twenty-five people were killed in traffic crashes on Nebraska roadways, according to data collected by the Nebraska Department of Transportation.

25

- ◆ These 25 fatalities occurred in 23 fatal crashes.
- ◆ Ten of the nineteen vehicle occupants killed were not using seatbelts, five were using seatbelts, and four had seatbelt usage marked as unknown.
- ◆ 19 of the fatalities were in rural locations*.
- ◆ There was one fatality on the interstate, fifteen on other highways, and nine on local roads.
- ◆ One of the fatalities were pedestrians.
- ◆ Five of the fatalities were motorcyclists.

For the Daily Count, visit this website:

<https://dot.nebraska.gov/media/3340/tollcompare.pdf>

COMPARISON WITH PREVIOUS YEARS

JANUARY - SEPTEMBER	FATALITIES	FATAL CRASHES	% CHANGE v. 2020 (FATALITIES)
2020	179	168	
2019	185	157	+3.0
2018	168	147	-6.0
2017	171	157	-4.0
2016	171	150	-4.0
2016-2019 Avg.	174	153	-3.0

- ◆ There were 26 fatalities in September of 2019.
- ◆ Only 24 of the 137 vehicle occupants killed during 2020 were using seatbelts.

* The Federal Highway Administration definition for urban is an area with a population of 5,000 or more.

This report includes information available through October 14, 2020 from the Highway Safety Section, Traffic Engineering Division, Nebraska Department of Transportation. For additional information, contact NDOT Communications and Public Policy Division at (402) 479-4512.



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Pete Ricketts, Governor

FOR IMMEDIATE RELEASE

NDOT and the Nebraska State Patrol Encourages Drivers to Prepare for Winter Driving

October 23, 2020 (Lincoln, Neb.) — As winter weather approaches the state, the Nebraska Department of Transportation (NDOT) along with the Nebraska State Patrol (NSP) encourages drivers to be prepared for winter driving conditions.

"While our NDOT crews are prepared to clear the roads, it is important for motorists to stay informed on the latest weather forecast and to plan ahead if travel is required by dialing 511 and checking other online resources, including Plow Tracker," said NDOT Director Kyle Schneweis.

NDOT works closely with its partners at the Nebraska State Patrol (NSP), Nebraska Emergency Management Agency (NEMA) and the National Weather Service (NWS) to be well prepared for winter weather before it approaches.

"The first major bout with winter weather often has the potential to catch travelers off-guard," said Colonel John Bolduc, Superintendent of the Nebraska State Patrol. "We encourage all drivers to plan ahead for adverse driving conditions in the affected areas and check roads conditions with 511 before beginning your travel."

Troopers will be on the road throughout the state and ready to help motorists who need assistance. Anyone in need of help on Nebraska roadways can call *55 or 800-525-5555 to reach the NSP Highway Helpline, available 24 hours a day.

While NDOT strives to be ready for all winter storms, some are so severe, no amount of preparation can forestall hazardous conditions that come with extremely low temperatures, low visibility, heavy snowfall or dangerous ice.

When winter weather conditions are hazardous, NDOT and NSP may advise motorists to restrict their travel or even advise them not to travel at all. Such advisories are not issued without considerable thought and weighing the effects.



Ultimately, the reduction of travelers on the roadway during a winter event improves safety for all those who share the roadway while also assisting NDOT with timely snow and ice removal.

As winter storms approach, travelers are urged to be alert, be aware and check the most up-to-date travel conditions available through 511, Nebraska's Advanced Traveler Information System. The system is available at all times via Nebraska 511's smartphone app, online at www.511.nebraska.gov or by dialing 511 on your mobile device within the state, or if dialing from a landline or outside Nebraska at 1-800-906-9069.

Travelers are also encouraged to utilize NDOT's Plow Tracker at <https://plows.nebraska.gov/index.html> where the public will be able to observe road conditions in real time from the cabs of NDOT snowplows. Please note that weather conditions are often worse than they appear on camera.

After assessing the conditions, should individuals determine travel is still necessary, NDOT reminds motorists to be prepared with warm clothing, water and food. If traveling a significant distance, a winter weather survival kit stocked with additional items is recommended. Additionally, travelers are advised to not drive faster than conditions allow. Surfaces will be slick under the snow and visibility may be poor. Allow plenty of time to arrive at your destination.

With snowplows out on the roads, travelers also are urged to be cautious and courteous to those operating them, making sure to:

- Slow down as you approach plows. They travel slowly, usually 25 to 30 mph or less.
- Stay well behind plows to give you and them plenty of room. When traveling outside of a business or residential district, it is unlawful to follow a highway maintenance vehicle (snowplow, truck or grader) more closely than 100 feet when it is plowing snow, spreading salt or sand, or displaying a flashing amber or blue light.
- Never pass a plow on the right – snowplows are equipped with “wing plows” which extend beyond the truck itself.
- Know where plows are and actions they may be taking while they plow snow.

Further, motorists are reminded to make sure everyone in their vehicle wears a seat belt and children are in a car safety seat. They also should not use cruise control in wet or snowy weather, and they should keep a full gas tank.

For safe-driving tips and winter weather information, visit NDOT's website, <http://dot.nebraska.gov/safety/driving/winter/>

#NDOT#

Contact:

Jeni Campana, (402) 479-4512

jeni.campana@nebraska.gov

NR19-zf

SID#5 Covenants – Architectural Control

The Buccaneer Bay Architectural Control process of reviewing requests for changes on your property is now being managed by Agnes Lenagh. Her email address is lenagh13@gmail.com. She will be working with Mike Jensen, Cass County Zoning Administrator.

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 1st 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 18th, 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.

Residents under the covenants that will be expiring can be renewed by having residents who want to have the covenants continue review and update them. Each set of covenants has a specification of how many signatures are required to approve the revised covenants. It has been done, but it takes a lot of work.

Each time a new resident moves in they receive a Welcome Package that has a copy of the covenants for their location. Janet McCartney, currently Neighborhood Watch Coordinator, puts together the Welcome Package for each area of Buccaneer Bay and sees that the new resident receives a Welcome Package. Through this process the new resident can fill out a Data Sheet being sent back to Janet McCartney, where she can add the information to Buccaneer Bay Phone Directory and update the Block Captains list as residents move in and out. At some point in time Janet will be stepping down from managing Neighborhood Watch and hope one of the current Block Captains will be willing to step in when that time comes.

BUCCANEER BAY NEIGHBORHOOD WATCH BLOCK CAPTAINS

Last Updated – 09-11-2020

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	Chris Chrisman – 402-296-5022	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 – 402-298-9911	3501-3618 Fairway Dr. – 17 lots
25	Lauri Deseck – 402-672-9866	4211 – 4319 Windward Dr – 48 homes
26	Jeanne Thompson – 402-216-4287	3224 – 3335 – Fairway Dr. 17 lots
27	John Fey – 402-250-6574	2833 – 3043 – Lakeside Dr. 14 Townhomes
27.5	Janet McCartney – 402-298-7168	Lakeside Dr. – 1 home, 2 Townhomes
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

INFORMATION

November Dates and Events

- Nov. 10 – Marine Corps Birthday
11 – Veteran’s Day
15 – America Recycles Day
18 – Mickey Mouses Birthday
19 – US Marine Corps Day
20 – Children’s Day
22 – John F. Kennedy’s Assassination
26 – Thanksgiving
27 – Black Friday
- Dec. 7 – Pearl Harbor Day
10 – Hanukkah
21 – Winter Begins
25 – Christmas
26 – Kwanzaa Begins
26 – Boxing Day
31 – New Year’s Eve

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
jmccart@jagwireless.net

HAPPY
THANKS
GIVING



Practice and Maintain Your Safety Plan

- Test your smoke detectors 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 manufacturer’s instructions.
- Quiz your kids every six months so they remember what to do.

Evacuate Immediately If Told To Do So

- Listen to your battery-powered radio and follow the instructions of local emergency officials.
- Wear protective clothing and sturdy shoes.
- Take your Disaster Supplies kit.
- Lock your home.
- Use travel routes specified by local authorities – don’t use shortcuts because certain areas may be impassable or dangerous.

If You’re Sure You Have Time

- Shut off water, gas and electricity before leaving, if instructed to do so.
- Post a note telling others when you left and where you are going.
- Make arrangements for your pets.

Neighbors Helping Neighbors

Working with neighbors can save lives and property. Meet with your neighbors to plan how the neighborhood could work together after a disaster until help arrives. If you’re a member of a neighborhood organization, such as a home Neighborhood Watch, introduce disaster preparedness as a new activity. Know your neighbors’ special skills (e.g., medical, technical) and consider how you could help neighbors who have special needs, such as disabled and elderly persons. Make plans for child care in case parents can’t get home.



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- Serving Buccaneer Bay Residents Since 2007
- 20 Years Mowing Experience
- Exceptional Pricing (Senior Citizen Discounts)
- Weekly Mowing
- Also Available for Vacation Lawn Service
- Over 25 Buccaneer Bay Residents Have Used R & K Lawn Service



Call Ron for Free Quote
Cell – 402-916-0940
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

PATTY SCARLETT

“The Only Name You Need To Know”



*Specializing in Plattsmouth, Beaver Lake, Buccaneer Bay & Cass County since 1996.
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Cass County Recycle Center – 296-9165

13780 12th Street Plattsmouth, NE 68048- web page: cassne.org

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

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

CLOSED HOLIDAYS

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**

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

Meeting convened at 6:00 p.m. on October 20, 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 6:13 p.m.

ITEM 2

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

ITEM 3

Mr. Johnson, attorney for the District, announced the 2020 election results certified by the Cass County Election Commissioner. Trustees Kurt W. Meisinger, Dan Brandt, Robert Karr and David L. Martin were seated as Trustees and were administered the oath of office.

ITEM 4

Trustee Meisinger advised that Mr. Chad Hill had decided against accepting his seat as a trustee and recommended to Trustee Meisinger that James Grotrian be appointed to fill the vacancy. Mr. Grotrian received the next highest number of votes on the all owners ballot. Motion by Meisinger, seconded by Martin, to appoint James Grotrian to fill the vacancy on the Board of Trustees, which Mr. Grotrian advised he would accept. On roll call those voting aye: Meisinger, Brandt, Karr and Martin. Voting nay: none. Absent: none. Abstaining: None. The Chair declared the resolution adopted. Trustee Grotrian was administered the oath of office.

ITEM 5

Trustee Brandt nominated Trustee Meisinger as Chair which Trustee Meisinger advised he would accept if approved. Trustee Martin nominated Trustee Grotrian as Clerk which Trustee Grotrian advised he would not care to accept but would assist the Chair and Clerk as requested. Trustee Grotrian thereafter nominated Trustee Brandt as Clerk which Trustee Brandt advised he would accept if approved. No other nominations were made. On roll call those voting aye: Meisinger, Brandt, Karr, Grotrian and Martin. Voting nay: none. Absent: none. Abstaining: None. The Chair declared the resolution adopted.

ITEM 6

Following discussion, the following committee appointments were accepted:

		<u>Chair</u>	<u>Vice Chair</u>
a	Water and Wastewater	Martin	Meisinger
b	Street and Storm water management	Karr	Grotrian
c	Grounds	Grotrian	Brandt
d	Finance/budget/audit	Meisinger	Martin
e	Development and planning of public amenities	Brandt	Karr

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

ITEM 7

No persons were present to address the Trustees on issues not otherwise on the agenda.

ITEM 8

No action was necessary related to the outline for the schedule and the survey formulated by RDG Planning and Design related to evaluating the needs of the District for long term development. The trustees acknowledged that with the pandemic, work on the matter would be delayed until at least spring of 2021.

ITEM 9

Ms. Linda Behrns of Keep Cass County Beautiful discussed with the Board the program created by Cass County for recycling.

None of the Trustees requested that the matter be placed on the agenda for the November meeting to consider authorizing participation in the County program.

ITEM 10a

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

ITEM 10b

The Chair laid over discussion and action on the 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 10c

Mr. Wilson advised that he was still waiting to meeting with a representative of a company that installs slip lining to repair sanitary sewer mains which have collapsed. The Chair laid over consideration of a contract to install slip lining in a portion of the District's sanitary sewer main.

ITEM 10d

Motion by Meisinger, seconded by Brandt, to approve, and authorize the Chair to execute, an amendment to the contract for water and wastewater operations agreement with PeopleService, Inc. based on the Consumer Price Index adjustment provision. On roll call those voting aye: Meisinger, Brandt, Karr, Grotrian and Martin. Voting nay: none. Absent: none. Abstaining: None. The Chair declared the resolution adopted.

ITEM 11a

Trustee Grotrian provided a verbal roads report.

ITEM 11b

The Chair laid over discussion and action on the reconstruction of the Windward Court cul-de-sac to remedy significant ponding.

ITEM 11c

The Chair laid over discussion on evaluating storm water runoff from Spyglass and consideration of a contract with Ehrhart Griffin & Associates to engineer repairs and let bids to repair and abate the erosion on fairway 16 of the golf course which is alleged to be caused by storm water runoff from Spyglass.

ITEM 11d

Trustee Grotrian advised the Ehrhart Griffin & Associates had completed the borings near the sink hole in the street near 4420 and 4416 Windward Drive and that the street had not been undermined significantly to create the need for an immediate repair. The Chair laid over consideration of a contract with Ehrhart Griffin & Associates to engineer repairs and let bids for the repair of a sink hole in the street near 4420 and 4416 Windward Drive.

ITEM 12a

Trustee Brandt provided a verbal grounds report which included the need to evaluate and possibly repair erosion on the southwest corner of Spyglass at Buccaneer Blvd. The prior repair in the area included establishing a large area of brome grass to slow down the flow of discharge from the storm sewer pipe, but the brome grass had been cut over the summer and erosion has quickly occurred. Trustee Meisinger advised that he had been contacted by the state concerning illegal dumping of chemicals in an outlot by an unknown party as of this time and that the state may further investigate the incident.

ITEM 12b

Trustee Brandt had the Chair lay over to the next meeting discussion of a conservation easement to record against Outlot H, the park area owned by the District involving approximately 90 acres.

ITEM 12c

Trustee Brandt had the Chair lay over consideration of proceeding toward a sale of approximately 18 acres of Outlot H by an abutting resident.

ITEM 12d

Trustee Brandt had the Chair lay over consideration of the possible sale of additional ground in Outlot H to residents owning property abutting the outlot pending approval of a conservation easement.

ITEM 12e

No action was needed at this time regarding direct removal of trees, tree branches and other obstructions to the streets and to take appropriate action to assess the properties from which obstructions were removed. Trustee Brandt suggested that at the next meeting a master agreement with Sam McCandless be considered for removing trees on District property and using task orders as the need requires, and with that agreement to work with property owners who are not in a position to get work done to remove the obstructions and pay the cost up front. In the event a property owner is not cooperative, that can be addressed on a case by case basis.

ITEM 13

The attached finance report was presented by Trustee Meisinger.

ITEM 14

Trustee Martin advised that he had a conflict of interest in considering his reimbursement for costs to purchase additional email addresses for board members. Motion by Meisinger, seconded by Grotrian, to approve the following resolution:

Be It Resolved by the Board of Trustees of Sanitary and Improvement District No. 5 of Cass County, Nebraska that the following bill, statement and invoice be and hereby are approved, and that the Chair and Clerk, be and hereby are authorized to execute and deliver the warrant for the payment of the same, dated October 20, 2020, to be drawn on the General Fund of the District:

GENERAL FUND WARRANT

<u>Amount Warrant</u>		<u>Service Provider</u>	<u>Purpose</u>
\$ 19.78	18183	David L. Martin	Inv. for email account registration

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

ITEM 15

Motion by Meisinger, seconded by Martin, 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 September 15, 2020 meeting of the Board of Trustees; and
- b Approve payment of the claims and invoices.

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 October 20, 2020, to be drawn on the General:

General Fund Account

<u>Amount Warrant</u>		<u>Service Provider</u>	<u>Purpose</u>
\$ 3,373.88	18184	OPPD	Inv. service dates 9/4/20-10/6/20
\$ 5,197.10	18185	Frankel Zacharia	Inv. No. 113336 (financial report and budget preparation)
\$ 7,342.94	18186	Roger K. Johnson	Inv. No. 39 (attorney fees & costs)
\$ 1,600.00	18187	Aspen Landscaping, Inc.	Inv. No. 112 (mowing)
\$ 812.50	18188	Wojo's Outdoors	Inv. No. 1008 (mowing)

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 October 20, 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>
\$ 106.50	18150	Midwest Laboratories	Inv. No. 1011029 (wastewater testing)
\$19,553.61	18151	PeopleService, Inc.	Inv. No. 36460 (Nov Service \$4,850.00; Sep billing \$2,072.03; 2019/2020 maintenance overage \$2,006.00; water reduction and recycling form 94 \$25.00; 3 rd quarter sales tax \$6,214.89; pump for wastewater plant \$4,385.69)
\$ 64.23	18152	Windstream Comm	Inv. dated 9/16/20 (utilities phone)
\$ 720.00	18153	Roger K. Johnson	Inv. No. 39 (attorney fees & costs)
\$ 36.54	18154	Premier Waste Solutions	Inv. 693318 (trash removal service)
\$ 6,839.65	18155	Trekk Design Group, LLC	Inv. No. 20-355, 20-508, 20-601 & 20-818 (engineering, labor, materials and expenses for wastewater repairs)

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 October 20, 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 October 20, 2025:

**Construction Fund Account
(Due October 20, 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; © 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 \$3,143.78 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: Meisinger, Brandt, Karr, Grotrian and Martin. Voting nay: none. Absent: none. Abstaining: None. The Chair declared the resolution adopted.

ITEM 16

Motion by Meisinger, seconded by Brandt, to enter closed session to protect the public interest for the purpose of discussing the request of Spiral Communications to terminate the tower lease for Internet provider services. On roll call those voting aye: Meisinger, Brandt, Karr, Grotrian and Martin. 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 8:07 p.m. to protect the public interest for the purpose of discussing the request of Spiral Communications to terminate the tower lease for Internet provider services.

Motion by Grotrian, seconded by Karr, to reconvene in open session at 8:20 p.m. On roll call those voting aye: Meisinger, Brandt, Karr, Grotrian and Martin. Voting nay: none. Absent: none. Abstaining: None. The Chair declared the resolution adopted.

No action was taken at this time and the Chair laid the matter over until the November meeting.

ITEM 17

The Chair advised that the next two meetings are tentatively set for 6:00 p.m. on November 17 and December 15, 2020 at 3200 Buccaneer Blvd, Plattsmouth, Nebraska, inside the clubhouse of Bay Hills Golf Club, if possible, 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 18

The agenda having been completed, on motion by Karr, recognized by the Chair, the meeting adjourned at approximately 8:22 p.m.

Dan Brandt, Trustee
David L. Martin, Trustee
James Grotrian, Trustee

Kurt W. Meisinger, Trustee
Robert Karr, Trustee

SID Committee Assignments

Board Member	Phone	E-Mail Address	Committee's
Kurt Meisinger	402-298-7343	kurt.meisinger@buccaneerbay-ne.org	Chair – Finance/Budget/Audit Vice Chair – Water/Wastewater
Jim Grotrian	402-298-7289	jim.grotrian@buccaneerbay-ne.org	Chair – Grounds Vice Chair – Street and Storm Water Mgmt.
Robert Karr	402-672-7301	bob-nadine@windstream.net	Chair – Street and Storm Water Mgmt. Vice Chair – Development & Planning of public amenities
Dan Brandt	402-669-0225	dan.brandt@buccaneerbay-ne.org	Chair – Development and planning of public amenities Vice Chair - Grounds
David Martin	402-296-2654	david.l.martin@outlook.com	Chair – Water and Wastewater Vice Chair – Finance/Budget/Audit

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



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Sold/Pending	31	29	\$280,846

Current Homes For Sale - 2020

Address	List Price
*19315 Spyglass Court	\$224,950
2731 Bay Circle	\$232,900
*3031 Lakeside Drive	\$243,900
*320 Fairway Circle	\$300,000
*19434 Davy Jones Circle	\$320,000

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