

# Buccaneer Bay Newsletter December 2020

## Note from the Editor/Publisher

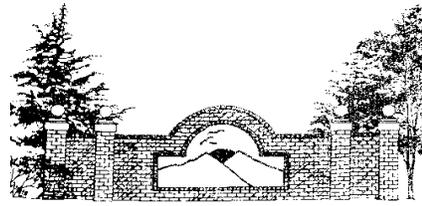
2020 is coming to an end in just about 20 days. I hope next year is a better year, in that the scientist come up with a vaccine that will help prevent more cases of COVID. We continue to stay as safe as we can. My County Board meetings are back to being in-person now. In fact, most of my County Committee meetings are back in person. For several months most meetings were done via conference call. We take caution in how close we sit together. Most meetings I go to take the temperature of person coming in and if it is above normal, they are sent home. I hope this epidemic will go away soon for everyone's safety.

While I really don't like to drive when it is snowing, I would really like to see at least a dusting of snow on the ground before Christmas. This year just does not seem normal.

Many of you know that when I first started this newsletter in 1997 I printed them off and hand carried them around the neighborhood. At that time there weren't very many homes, maybe around 75. Then as we begin to grow and we had started NHW the Block Captains would deliver for their area. Thank goodness we got connected to the internet and capable of sending through email. I hope to continue to the newsletter through the year 2022, which would be for 25 years.

With the virus still being active, this will probably be the first year that we do not have our boys and their families get together for Christmas Dinner. It won't seem the same but it will be the best for us to keep everyone in the family safe.

Sincerely,  
Janet McCartney



*Published Since April 1997*

## Table of Contents

Museum Events and Other Information	Page 2
Safe Driving Tips for Winter	Page 3
25 Family Christmas Activities	Page 4
2021 Calendars	Page 5
SID#5 Covenants – Architectural Control	Page 6
Neighborhood Watch Block Captains Information	Page 7
Advertisements	Page 8
SID#5 November Minutes	Page 9-12
SID#5 Officers/Committees	Page 13-17
	Page 17

## 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, JPEG 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.



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

### **Museum Staff**

Margo Prentiss, Curator  
Linda Duncan, Registrar

## Christmas Traditions

There are so many ways to celebrate the holiday season that don't involve gift-giving. Think: putting up Christmas tree decorations with unique [Christmas tree toppers](#), baking [holiday cookies](#), and watching [Hallmark Christmas movies](#), for starters. While all of these festive activities are surefire ways to get you and your family into the holiday spirit, there are other Christmas traditions that can often be overlooked. With all of the hustle and bustle around the most wonderful time of the year, you may forget about fun [winter activities](#) like sledding, crafting, and making ornaments.

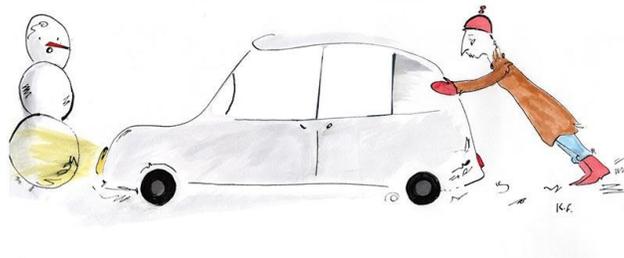
To help you remember the best Christmas traditions to try (and perhaps incorporate them into your December every year), we've rounded some of our favorites right here. Whether you choose to add one, a few, or all of these yuletide rituals to your [Christmas bucket list](#), you can't beat the memories you'll be making with your family that you'll cherish for years to come. From small activities like listening to Christmas music to bigger ones, like picking out your Christmas tree, the following traditions will always be timeless. So while you're counting down to the big day (and incorporating some [Christmas Eve traditions](#) too!), start making memories with these classic Christmas traditions.



## Safe Driving Tips for Winter

1. Winterize your car! Make sure your car is up to date with fluids, brakes and fuel.
  - a. It's best to keep your fuel tank half full during the winter – but particularly before a long trip on the road. Be sure that you've recently had your oil changed and that all the other fluids in your car have been topped off before heading out on the road in the cold.
2. Make sure tires are properly inflated.
  - a. No one wants to get stranded with a flat tire – particularly while driving in snow. Be sure that your tires are properly inflated, as tire pressure fluctuates with the temperature.
3. Always wear a seatbelt. In case of an accident, wearing your seatbelt can save your life.
4. Slow down. When snow really starts to accumulate, it's in everyone's best interest to slow down – you never know if a patch of black ice could be up ahead.
5. One of the most important winter driving tips: accelerate and decelerate slowly. Mashing your foot down on the gas or the brake while driving in snow can cause your car to lose traction and you to lose control. Keep calm and carefully accelerate, or brake slowly to prevent any accidents while on the road.
6. A general driving tip to follow is the 3-4 second rule: stay at least 3-4 seconds behind the person in front of you. When driving in snow or on ice, this should be increased to 6-8 seconds. Again, slowing down can help keep you and your car safe while driving on ice or in snow.
7. Stay alert! Do not drive distracted. Safe driving in snow means paying attention to your surroundings, not to your phone or radio.
8. Do not use cruise control. This goes along with staying alert. Using cruise control while driving in snow or on ice could lead to an accident, quickly. Keep the cruise control off while driving in winter conditions.
9. Check the weather and plan your route ahead of time.
  - a. Checking the weather ahead of your trip could save you a lot of trouble while you're out on the road in the winter. While it's a good driving tip to map out your route before you leave the house, it's even more important during the colder months.
10. Make sure you're prepared – emergency kit.
  - a. Having a winter emergency kit in your car will help you be prepared while travelling. Check out this [article](#) we wrote about stocking your winter emergency kit.

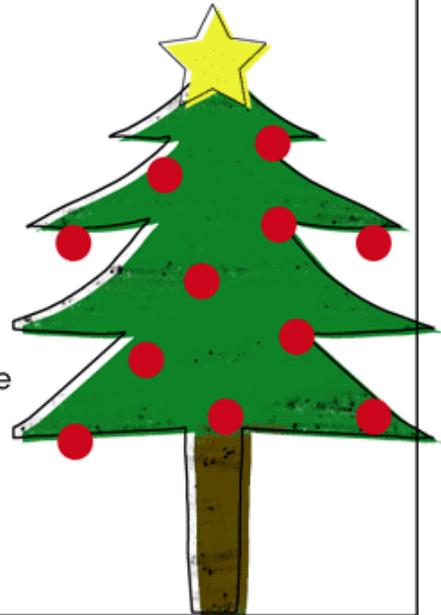
If you're prepared, driving in the snow doesn't have to be as precarious as it seems. Making sure that you and your car are ready for the road ahead of time will keep both of you safe for many winters to come.



# 25 CHRISTMAS

*family activities*

- Write Letters to Santa
- Go look at Christmas Lights
- Make homemade Hot Cocoa
- Make Christmas Crafts
- Make and decorate Gingerbread Houses
- Check out Christmas books from Library
- Make paper snowflakes and decorate windows
- Christmas movie and Popcorn
- Make and decorate sugar cookies
- Visit Santa
- Make reindeer food
- Decorate tree
- Make ornaments for the tree
- Make presents for grandma & grandpa
- Pick out gifts for family members
- Read the Christmas Story
- Make Mason Jar Snowglobes
- Carol with neighbors and friends
- Family Game Night
- Make gifts for teachers and coaches
- Act out the Nativity Scene
- Have a family white elephant gift exchange
- Visit the zoo lights
- Have a picnic by the Christmas tree
- Open presents with family



# 2021

January						
Su	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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						

March						
Su	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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					

June						
Su	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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				

September						
Su	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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	M	Tu	W	Th	F	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	

## HOLIDAYS

New Year's Day.....	01/01
Martin Luther King Jr. Day.....	01/18
Groundhog Day.....	02/02
Lincoln's Birthday.....	02/12
Valentine's Day.....	02/14
Presidents' Day.....	02/15
Ash Wednesday.....	02/17
St. Patrick's Day.....	03/17
First Day of Passover.....	03/27
Palm Sunday.....	03/28
Good Friday.....	04/02
Easter Sunday.....	04/04
First Day of Ramadan.....	04/12
Orthodox Easter.....	05/02
Mother's Day.....	05/09
Memorial Day.....	05/31
Father's Day.....	06/20
Independence Day.....	07/04
Labor Day.....	09/06
Rosh Hashanah.....	09/06
Patriot Day.....	09/11
Yom Kippur.....	09/15
Columbus Day.....	10/11
Halloween.....	10/31
Veterans Day.....	11/11
Thanksgiving.....	11/25
First Day of Hanukkah.....	11/28
Christmas Day.....	12/25
Kwanzaa Begins.....	12/26

January						
SUN	MON	TUES	WED	THU	FRI	SAT
					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						
SUN	MON	TUES	WED	THU	FRI	SAT
	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						

March						
SUN	MON	TUES	WED	THU	FRI	SAT
	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						
SUN	MON	TUES	WED	THU	FRI	SAT
					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						
SUN	MON	TUES	WED	THU	FRI	SAT
						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					

June						
SUN	MON	TUES	WED	THU	FRI	SAT
		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						
SUN	MON	TUES	WED	THU	FRI	SAT
					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						
SUN	MON	TUES	WED	THU	FRI	SAT
	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			

September						
SUN	MON	TUES	WED	THU	FRI	SAT
			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						
SUN	MON	TUES	WED	THU	FRI	SAT
					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						
SUN	MON	TUES	WED	THU	FRI	SAT
	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						
SUN	MON	TUES	WED	THU	FRI	SAT
			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	

## 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](mailto: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 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.

*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. Once the covenants are out of date, that section will no longer have to follow any restrictions for their section.*

*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 gives to the Block Captain to give to the new resident. 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 the 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
<b>18</b>	<b>VACANT</b>	<b>Ewel Ct. – 16 homes</b>
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
<b>22</b>	<b>VACANT</b>	<b>Buccaneer Blvd. 4113 -4130 - 17 lots</b>
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

## December-January Dates and Events

- Dec. 7 – Pearl Harbor Day  
10 – Hanukkah  
10 – Nobel Prize Day  
15 – Bill of Rights Day  
16 – Boston Tea Party  
10 – Louisiana Purchase Day  
21 – Forefathers's Day  
21 – Winter Begins  
24 – Christmas Eve  
25 – Christmas  
26 – Kwanzaa Begins  
26 – Boxing Day  
31 – New Year's Eve
- Jan. 1 – New Year's Day  
2 – **National Cream Puff Day**  
(see recipe below)  
18 – Martin Luther King Day  
18 – Robert E Lee Birthday  
20 – Inauguration Day  
25 – Chinese New Year

## Cream Puffs

- ½ cup butter
- 4 eggs
- 1 cup boiling water
- 1 cup all-purpose flour
- cream filling
- ¾ cup heavy whipping cream
- ¼ cup granulated sugar
- 1 egg white, beaten
- ½ teaspoon vanilla
- powdered sugar for dusting

Preheat oven to 350F. Butter a baking pan. Bring butter and water to a boil. Once it boils add the flour all at once and stir briskly until mixture leaves the side of the pan. Remove from heat and add eggs one at a time, beating in-between each addition. Drop by spoonfuls on pan about 2 inches apart. Bake about 30 minutes. Cool slightly, when cut in half. Once cooled fill with cream and sprinkle the tops with powdered sugar. Make the cream filling: set medium-sized bowl in pan of crushed ice and water. Place cream in bowl and beat until soft peaks form. Add sugar, egg white, and vanilla and whip to soft peaks. Keep refrigerated.



## 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)

## Lazy Sugar Cookies

When I was in the 7<sup>th</sup> Grade all of the girls got to take a cooking class. The first thing we learned to make was sugar cookies. We got to use cookie cutters and make holiday shapes, then frost them. I use the recipe several times during the year to make shaped cookies for the upcoming holiday. Below is the recipe:

- |                    |                       |
|--------------------|-----------------------|
| ½ C butter         | ½ tsp cream of tarter |
| ½ C shortening     | ½ tsp soda            |
| ½ C sugar          | ½ tsp salt            |
| ½ C powdered sugar | 2¼ C flour            |
| 1½ tsp. vanilla    | 1 egg                 |

Cream shortening and sugars together. Add vanilla, egg, cream of tarter, soda and salt. Mix well. Add flour and mix well. For round cookies roll dough into balls, flatten on cookie sheet with a glass dipped in sugar. Set oven to 350 degrees. Bake cookies for 10-12 minutes. Put on a cooling rack.

For cut out cookies roll out the dough on a floured plastic mat or clean counter. Using shaped cookie cutters cut out the shapes you want. Can be for any holiday. Once the cookies are cooled, frost with various colored frosting. Just mix powdered sugar and water to the consistency that will spread easily. Use food coloring of choice to make the frosting the color you want. Let dry over night to set up.



# ADVERTISEMENTS



It's our differences that make us great.

Derek Bird ChFC, Agent  
2380 W 8th Avenue  
Plattsmouth, NE 68048  
Bus: 402-296-3350  
www.derekbird.com

No matter what you value, I'm here to protect it with respect and professionalism.

Like a good neighbor, State Farm is there.®

CALL ME TODAY.



1101007.1

State Farm, Home Office, Bloomington, IL



Monday - Thursday 11:00 AM to 9:00 PM

Friday - Saturday 11:00 AM to 10:00 PM

Sunday 11:00 AM to 9:00 PM

402-298-4320 - 902 Chicago Ave



Southeast Community College  
LEARNING CENTER AT PLATTSMOUTH

Check out *your* SCC Learning Center at . . .  
[www.southeast.edu/PlattsmouthLC](http://www.southeast.edu/PlattsmouthLC)  
and like us on Facebook! Search for SCC Learning Center at Plattsmouth.

## Your money shouldn't stop working when you do.



**Brad Ksiazek, AAMS®**  
Financial Advisor

2380 West 8th Avenue, Suite 5  
Plattsmouth, NE 68048  
402-296-0515  
[www.edwardjones.com](http://www.edwardjones.com)

**Edward Jones®**  
MAKING SENSE OF INVESTING

Member SIPC



**Jill**   
Bobenhouse Tesar

402-740-4121

[jilltbob@windstream.net](mailto:jilltbob@windstream.net)

**Real Estate Made Simple!**

15+ Years of Experience

Realtor®, BS, SRS,

Relocation Specialist

## BUCCANEER BAY MARKET MINUTE!

*January 1, 2020 - December 1, 2020*

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	36	27	\$2808,090

**Current Homes For Sale - 2020**

Address	List Price
2731 Bay Circle	\$232,900

*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!*

**Happy Holidays**



**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.

# MR. LANDSCAPE NURSERY & GARDEN CENTER



- **LANDSCAPE DESIGN & INSTALLATION**
- **LAWN MOWING**
- **BULK RIVER ROCK, PEA GRAVEL, LIMESTONE, & SAND**
- **BULK COMPOST & TOPSOIL, RED & BROWN DYED MULCH**  
(PICK-UP OR DELIVERY AVAILABLE)
- **EMERALD ASH BORER TREATMENT**
- **PREMIUM GRASS SEED, STRAW & STRAW BLANKET**
- **ORGANIC ANNUALS & VEGETABLE PLANTS**
- **UNIQUE GIFTS FOR GARDENERS & BIRD LOVERS**
- **LOCAL FRESH FARM EGGS, HONEY, JELLIES & JAMS**

**113 Rock Bluff Road • Beaver Lake • 402/296-5038**

**Cass County Recycle Center – 296-9165**

13780 12<sup>th</sup> 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 November 17, 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 6:00 p.m.

**ITEM 2**

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

**ITEM 3**

Roll Call: Kurt W. Meisinger, Dan Brandt, Robert Karr, David L. Martin and James Grotrian. Absent: none.

**ITEM 4**

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

**ITEM 5**

Trustee Meisinger disclosed that he worked at Frankel Zacharia, and while not a member of the firm with any ownership interest, he intended to abstain in voting on any motion related to consideration of the proposal for Technology Solutions Proposal submitted by Frankel Zacharia, LLC. Following initial discussion, the Chair laid the matter over for consideration at the next meeting.

**ITEM 6**

The Chair advised that Trustee Martin determined that the District did not utilize any Spiral equipment for its water and wastewater systems. Motion by Meisinger, seconded by Martin, to approve the early termination of the tower lease with Spiral Communications effective midnight December 16, 2020 contingent on Spiral removing its equipment from the tower within 60 days and Spiral returning the key to the tower. 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**

Following discussion about the significant cost increase for the County Election Commissioner to administer the election, motion by Martin, seconded by Meisinger, to approve the invoice from the Cass County Election Commissioner for the cost of the 2020 election for the Board of Trustees and authorize issuance of a warrant to Roger K. Johnson to reimburse his payment of the same. 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 8a**

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

**ITEM 8b**

Following discussion of options to improve the water and wastewater systems by, for example, constructing a third ISAM, installing a grinder or screen, constructing a new water well, rebuilding the Sterling Court booster station or constructing a water treatment plant, the Trustees concluded that it was necessary to request that the engineer attend the next meeting to answer more questions from all the members. The chair laid the matter over to the next meeting further consideration of the request for a contract proposal from JEO Consulting Group, Inc. to engineer the improvements to the water and sanitary sewer systems and infrastructure.

**ITEM 8c**

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 8d**

Motion by Meisinger, seconded by Martin, to approve payment of the semi-annual interest, principal and administrative fee for the Nebraska Department of Environmental Quality State Revolving Fund loan for the construction of the wastewater treatment plant, and

direct delivery of the same on or before December 15, 2020 of \$40,104.95. 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 9a**

Trustee Karr provided verbal roads report.

**ITEM 9b**

The Chair laid over discussion and action on the reconstruction of the Windward Court cul-de-sac to remedy significant ponding and approval of a task order with Omni Engineering for the work in order to determine other areas in need of repair.

**ITEM 9c**

The Chair laid over discussion of issues related to District responsibility for, and possible repair and abate of, erosion on fairway 16 of the golf course property if runoff is determined to be from Spyglass runoff, and consider entering into a contract with Ehrhart Griffin & Associates to engineer repairs and let bids.

**ITEM 9d**

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 to determine other areas in need of repair for a single contract.

**ITEM 10a**

Trustee Grotrian provided a verbal grounds report. Trustee Brandt noted that he had spoken to Amy Hasse of RDG Planning and Design in regard to the long range planning study and advised that RDG had received 118 survey responses. Trustee Brandt advised that 4C Construction, the contractor building the house on Fairway, had damaged the lot next door which is owned by the District. The Chair directed Mr. Johnson to request relief from the county building inspector by for example denying the occupancy permit until the District's lot is restored.

**ITEM 10b**

Trustee Grotrian 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 10c**

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

**ITEM 10d**

Trustee Grotrian 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 10e**

Motion by Grotrian, seconded by Martin, to approve a master agreement with Sam McCandless 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 unable to remove obstructions on trees in the right-of-way abutting their property and pay the cost up front to have Mr. McCandless remove any obstructions. 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 11**

The attached finance report was presented by Trustee Meisinger.

**ITEM 12**

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 October 20, 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 November 17, 2020, to be drawn on the General:

**General Fund Account**

<u>Amount</u>	<u>Warrant</u>	<u>Service Provider</u>	<u>Purpose</u>
\$2,854.25	18189	Roger K. Johnson	(reimburse payment of attached election invoice from Cass County Election Commissioner)
\$2,920.86	18190	OPPD	Inv. service dates 10/6/20 - 11/4/20
\$ 351.40	18191	Frankel Zacharia	Inv. No. 113721 (financial report)
\$6,125.84	18192	Roger K. Johnson	Inv. No. 46 (attorney fees & costs)
\$2,175.00	18193	Aspen Landscaping, Inc.	Inv. No. 113 (mowing)
\$ 835.00	18194	Wojo's Outdoors	Inv. No. 1011 (mowing)
\$2,400.00	18195	Lakeside Landscaping, Inc.	Inv. No. 3838 (snow plow contract)
\$9,352.62	18196	Ehrhart Griffin & Assoc.	Inv. No. B6904 (Shoreline to Island Rd erosion and ravine erosion)

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 November 17, 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 <sup>rd</sup> 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:

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 November 17, 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 November 17, 2025:

**Construction Fund Account  
(Due November 17, 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 \$2,690.55 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 13**

The Chair advised that the next two meetings are tentatively set for 6:00 p.m. on December 15, 2020 and January 19, 2021 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, Nebraska Public Power District Building or other location in Plattsmouth.

**ITEM 14**

The agenda having been completed, on motion by Grotrian, recognized by the Chair, the meeting adjourned at approximately 7:49 p.m.

\_\_\_\_\_  
Dan Brandt, Trustee

\_\_\_\_\_  
Kurt W. Meisinger, Trustee

\_\_\_\_\_  
David L. Martin, Trustee

\_\_\_\_\_  
Robert Karr, Trustee

\_\_\_\_\_  
James Grotrian, Trustee

**SID Committee Assignments**

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

**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.