

# BUCCANEER BAY NEWSLETTER

For residents of Buccaneer Bay

March 2022



*Getting to know Buc Bay residents*

## Bay Hills: the place for golf, eats

**D**aryl Hubbell celebrated another birthday last month, and it fell on a Friday. It was prime rib night at Bay Hills clubhouse, and Daryl was stationed where he always is – in the kitchen cooking his specialty dish.

Daryl is “Mr. Inside” as co-owner of the golf course. His partner, Steve Bogner, is “Mr. Outside” as head groundskeeper of Bay Hills. The partnership began in 2010.

But there’s much more to the story. Steve’s wife, Sandy, and Daryl’s wife, Kelly, met in first grade at Schuyler, Neb. (about 90 miles northwest of Plattsmouth).

“We lived there when we were kids,” Daryl said on a recent Taco Tuesday afternoon. Fast-forward to the day he and Kelly married in 1986. Steve was best man, and Sandy was Kelly’s maid of honor.

Steve was a friend of Sandy’s brother before that, but it wasn’t until years after that 1986 wedding that he and Sandy got together.

“Daryl and I worked at a packing plant,” Steve said. “I didn’t want to cut meat.”

In the mid-1980s, Bay Hills Golf Course was managed by a board. Steve was the first to arrive around 1985. But it would be 25 years later before the Hubbells and Bogners took over the golf course.

“They had always talked about it, and we talked about it, too,” Steve recalled. “They owned the restaurant in Schuyler. When the opportunity came around, that’s how they jumped on board with us.”



**Daryl Hubbell really cooks in his kitchen at Bay Hills. He’s been doing it since 2010.**

### Did you know?

You don’t have to be a Bay Hills Golf Course member to eat at the clubhouse.

With Daryl and Kelly running the restaurant in Schuyler, Steve was keeping them up to date on the ownership of Bay Hills. The course went into bankruptcy at one point, but the two couples weren’t in a financial position to take it over.

The course later was sold to an owner who had intended on building homes on the course. That plan failed, and that’s when discussions began to find another buyer.

The Hubbells first sold the restaurant they owned for 20 years and their home after that. Before moving to their Buccaneer Bay house on Davey Jones Drive in

the fall of 2010, Daryl lived in their fifth-wheel for six months.

When Steve began working at the course, Bay Hills had just nine holes. The second nine was added in the mid-1990s. The partnership that began 12 years ago got off to a scary start.

“The year we bought it was when they decided to widen Kennedy Freeway,” Steve said. “That hurt us, because people couldn’t get here. Then we had the (2019) flood, and (Bay Road) was closed. People had to drive all the way around.”

Another nightmare for the course was the massive storm that blasted the area in 2017. That also closed Bay Road due to telephone poles being toppled.

***See Golf Course, Page 2***

# Golf Course: Buccaneer Bay housing exploded after 2010

*Continued from Page 1*

“We were closed for two weeks,” Steve said. “We learned a lot from that, as far as how to manage it and clean up. It was a hard time.”

That storm hit during the College World Series, and that meant a lot of lost revenue from being closed.

“We were kind of lucky, because we have places to put trees,” Steve said. Now I’m still cleaning up a lot of that.”

A typical day for “Mr. Outside” starts around 4:30 in the morning.

“I try to get everybody organized for the day,” Steve said. “I’m sometimes here until 2 o’clock, sometimes until 4, 6, 7 or 8. You never know, depending on the day.”

Compared to most 18-hole courses, he operates with a skeleton crew.

“Ideally,” Steve said, “I’d like to have 10 (helpers), but it hasn’t worked out that way.”

He relies on a few retirees who help out on a part-time basis.

“I’m 63,” he said, chuckling, “and I’m the youngest one on our staff. It’s not getting any easier.”

Daryl remembers when Bay Road was a gravel road, another reason why people were reluctant to play the course.

“You couldn’t drive over more than 10 miles an hour,” he said. “There were potholes everywhere.”

Daryl also recalls how quaint Buccaneer Bay was just 12 years ago.



**Steve Bogner has his “tools of the trade” ready for the 2022 golf season. You’ll see him on the course before sunrise in the spring and summer. “I try to get everybody organized for the day,” Steve said.**

“When we came here,” he said, “there were 325 houses. There are probably 570 right now.”

Daryl cooks Tuesdays through Fridays, and during college football season, he whips up lighter fare for folks who want to watch games in the dining area. He, like Steve, would like more help. Many times during the golf season he juggles between checking players in while answering calls for tee times.

“That’s why we dropped grilling during the day,” Daryl said. “We couldn’t find help.”

The invasion of COVID-19 didn’t help matters.

“When COVID hit,” he said, “it just ballooned up.”

Daryl said he honed his cooking skills from his dad and an uncle.

“Most of it was self-taught,” he said.

Bay Hills membership, Daryl said, has fluctuated over the years but has grown more in recent years.

“Gradually, it started picking up after the highway got done,” he said. “Then the housing development ballooned, and the bridge across the Missouri going to Iowa helped out a lot. We’ve had more traffic and more people joining. which is a good deal because that’s what we needed.”

This past winter’s lack of moisture has posed a challenge for the course’s greenskeeper.

The good news was the warm temperatures allowed the course to open in mid-February. The bad news was the possible damage done by the prolonged dry conditions.

“We’ll see,” Steve said. “Usually, the damage doesn’t show up until later in the year. I’d rather have snow cover.”

Meanwhile, Daryl would like to see more traffic on the restaurant side.

“I think our food quality is just as good as what they have at the other places,” he said. “Ours is not just fast food.”

Daryl and Steve look forward to a successful 2022 season.

## Advertising is welcome

The Buccaneer Bay Newsletter is distributed to more than 400 homes, and even more eyes see it on the Buc Bay Facebook site. If you’d like to advertise, here are the monthly rates:

- Business-size card — \$2.00
- 1/4-page size — \$4.00
- 1/2-page size — \$5.00
- Full page — \$10

New advertisements/business cards should be emailed (as a jpeg) to John Fey at: [jmfey1952@gmail.com](mailto:jmfey1952@gmail.com)

## Buccaneer Bay Newsletter

The Buccaneer Bay Newsletter is produced monthly for residents of Buccaneer Bay Sanitary Improvement District No. 5.

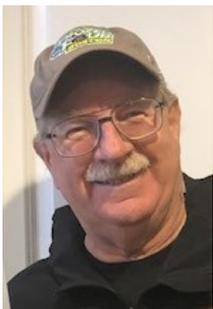
- Editor/Publisher ..... John Fey
- Designer/Creative Director ..... Gerry Fey
- Copy Editor ..... Shirley Fey
- Contributing Writers ..... All Buc Bay residents

To contact the editor or contribute stories, photos or comments email: [jmfey1952@gmail.com](mailto:jmfey1952@gmail.com).

# What's in a name? Remembering 'em

This month's main topic: Names. I'm flat-out terrible at remembering them. I often joke (sort of), that it took almost 10 years before I could get into my thick skull my wife's name. (Shirley, isn't it?)

When I was coaching my three sons in Little League, I hated the first handful of practices, because the only kids I knew by heart were my own and those I coached the year before. I told the players



before we started our first practice that if I pointed to a player during a drill it meant I needed him to shout out his first name.

After three or four workouts, I had them all figured out. Some names were easier to recall than others, and that applies to this day.

One of the challenges when we moved to Buc Bay was learning the names of people we met for the first time. After more than four years here, we continue to be introduced to other fellow residents. As I said, some names are no problem, but most take a while for me to process.

A perfect example of an easy-to-remember name came from an experience during one of my February walks. I was at the end of a cul-de-sac when I heard a voice inviting me into his home.

"I don't think we've met," he said, extending his hand. "I'm John McClain."

John could tell I was taken aback. Trying to be a funny guy, I said, "I loved you in 'Die Hard.'" (A reference to the 1988 movie starring Bruce Willis. His character's last name, however, was spelled McClane.)

As I suspected, I wasn't the first to come up with that line. Still, that's one

name I won't forget. Now all I have to do is remember his face.

Speaking of names, mine comes from my two grandfathers. My mom's father was Martin Gustav Thomsen (who went by Marty) and my dad's father was John Henry Fey (who died when I was around 2 years old). After I was born, my parents named me (drumroll) John Martin Fey.

I always was proud of my name and glad they didn't choose the two middle names. I can't imagine living as Gustav Henry Fey.

Fast-forward to 1973, when our oldest son was born. Like it was 21 years before, we didn't have today's technology to know ahead the sex of a child until it was born. Shirley and I quickly agreed on a boy's name, but we didn't have a backup plan in the event our first-born was a girl.

My dad's name was Alfred John Fey, and Shirley's dad was Elbridge Gerry Chadwick (a famous name in New England, from where his ancestors were located). My desire was to keep John as part of our son's name, not necessarily his first name. That meant his first name would be Gerry — which is pronounced with the hard "G" not Jerry.

Of course, since our last name is so hard for people to get right — fie, not fay — to this day our oldest is known as Jerry Fay. We've apologized to Gerry too many times to count.

\*\*\*

I sure enjoyed writing this month's feature story on the co-owners of Bay Hills Golf Course, Steve Bogner and Daryl Hubbell. Steve's wife, Sandy, and Daryl's wife, Kelly, can be seen helping out in the clubhouse while their husbands are doing their respective jobs.

Daryl is more visible since he's the clubhouse chef. During golf season, he's the one who most-often checks players in, takes tee-time reservations and fills

drink orders. The two couples are able to get away from work during the offseason. Then it's back to work, preparing food Tuesday through Friday for Daryl and getting the mowers and other equipment ready for golf season for Steve.

When we decided to move to Buccaneer Bay in 2017, I didn't realize the 10th fairway was just a chip shot to the south of Lakeside Drive. I've always liked golf, but golf doesn't like me. But I thought perhaps becoming a Bay Hills member would force me to play more, theoretically meaning my game would get better.

Four years later, I'm still waiting for that to happen. You'd think playing two or three days a week would help, and it has to a certain extent. Maybe 2022 will be the game-changing year for my game. Then again, maybe I'll have a better chance of winning the Publishers Clearing House sweepstakes.

Another side benefit of being a Bay Hills member is gaining new friends through golf or socializing at the clubhouse.

We met a couple there a month before moving into our new home. Of course, we've been introduced to many more over the years. I love eating at the clubhouse for a variety of reasons, No. 1 being the food.

Anytime somebody asks me about the food there, I rave about all of Daryl's dishes. But I specifically point out his Friday-night prime rib is the best.

My plea to Buc Bay residents: Please support our clubhouse. It's a great place to hook up with your friends or family members — whether they're fellow residents or live in the "big city." Hope to see you there soon!

**Do you have a story, a story idea, photo or joke to share? Contact John Fey at [jmfey1952@gmail.com](mailto:jmfey1952@gmail.com).**

# Buc Bay residents eat up Schwan's

You may have seen the distinctive mustard-yellow truck hitting the streets of Buccaneer Bay. Your nosey newsletter editor spotted the truck on a recent walk and couldn't help but ask some questions of the Schwan's driver of the vehicle with Minnesota plates.

"Don't tell me you drive all the way to Minnesota to pick up your supplies," the driver was asked.

"No," answered the driver, Jerry Spotanski. "Our company is based out of Minnesota (Marshall, to be exact). I live in Plattsmouth."

Jerry started driving for Schwan's more than 32 years ago. Each day, he first drives to Gretna to pick up customer orders. Then he heads out, mostly to eastern Cass County, including, of course, Buccaneer Bay.

"Schwan's has been in business come 70 years in March," Jerry said. "You can find delivery trucks in 48 states of the United States."



**Jerry Spotanski has been delivering goodies for Schwan's for 32 years, mostly to eastern Cass County.**

Schwan's Company employs more than 7,500. Perhaps known more for its ice cream (after all, that's what was sold starting in 1952), the company also sells the same frozen foods found in grocery-store freezers.

Jerry said the pandemic increased the company's business, but, like grocery

stores, he had trouble restocking his inventory.

So now you know the story behind the yellow trucks. To place an order, just go to [schwans.com](http://schwans.com). The guy delivering the goods likely will be Jerry.

And don't forget to share your ice cream with your favorite newsletter editor!

**PLEASE RE-ELECT**



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DISTRICT 2**

**JENNIFER SOMMER**

# History behind the Ides of March

Come this time each year, we hear the term “the Ides of March.” Where, exactly, did that come from? A Google search came up with this explanation, courtesy of History.com:

You've probably of heard the sooth-sayer's warning to Julius Caesar in William Shakespeare's play of the same name: “Beware the Ides of March.” Not only did Shakespeare's words stick, they branded the phrase — and the date, March 15 — with a dark and gloomy connotation. It's likely that many people who use the phrase today don't know its true origin. In fact, just about every pop culture reference to the Ides—save for those appearing in actual history-based books, movies or television specials—makes it seem like the day itself is cursed.

But the Ides of March actually has a non-threatening origin story. Kalends, Nones and Ides were ancient markers used to reference dates in relation to lunar phases. Ides simply referred to the first new moon of a given month, which usually fell



between the 13th and 15th. In fact, the Ides of March once signified the new year, which meant celebrations and rejoicing.

Yet when heroes in movies, books and television shows are faced with the Ides of March, it's always a bad omen. Several television shows have had episodes named “The Ides of March,” It's never good news.

In 2011, Columbia Pictures released *The Ides of March*, a movie

about an idealistic campaign staffer (Ryan Gosling) who gets a harsh lesson in dirty politics while working for an up-and-coming presidential candidate (George Clooney). The movie involves quite a bit of figurative backstabbing.

## March highlights

**March 1:** National Peanut Butter Lover's Day (It'll stick to the roof of your mouth.)

**March 2:** Dr. Seuss's Birthday (Cat in the Hat, perhaps?)

**March 4:** World Obesity Day (Thanks for the reminder!)

**March 7:** National Cereal Day (Lucky Charms, anyone?)

**March 11:** Johnny Applesed Day (Party on, Nebraska City residents!)

**March 12:** Genealogy Day (Who's your daddy?)

**March 14:** National Pi Day (Not the one you eat.)

**March 15:** Ides of March (see above)

**March 17:** St. Patrick's Day (I'll drink to that.)

**March 20:** First day of spring! (Ideal day for golf.)

**March 21:** National Teenager Day (A long, long time ago for most of us.)

**March 24:** National Cocktail Day (A favorite on Lakeside Drive.)



## Valentine's Day with the Planning Commission

At its Feb. 14 meeting, the Cass County Planning Commission voted to recommend to the County Commissioners against a proposed storage unit near Treasure Island Road. The Commissioners will discuss it at its March 15 meeting at the Cass County Courthouse.

# Buccaneer Bay Pet(s) of the month

**Editor's Note: This month we begin featuring Buc Bay pets. We start with Capri and Hugo, German Shepherds who live with Shelley and Jerry Dartman. If you'd like to share a photo of your pet (doesn't have to be a dog), email [jmfey1952@gmail.com](mailto:jmfey1952@gmail.com).**

Shelley explains how their dogs joined the family:

"Capri was a stray on the Pine Ridge reservation in South Dakota. Hiding during a snowstorm, she was found on Jan. 12, 2017, by the volunteers with Lightshine Canine Rescue who work the many miles of reservation land. Capri allowed herself to be captured by them and was taken to the veterinarian in White Clay, Neb.

"Two days later, she gave birth to six puppies! She and her puppies were then brought into Heartland German Shepherd rescue located in Gretna. Capri, with the help of a foster family, raised her six babies until weaning time. The



**Rescue dogs Hugo, left, and Capri. You'll often see them strolling around the neighborhood.**

puppies were all adopted, and Capri needed a home.

"It was the same time that we were looking to adopt a dog, so Capri became a

part of our family! Capri has won many awards and medals in barn hunting and agility. She is also a certified therapy dog. In many ways, the 'stray' has never left her as she loves sniffing the trail or watching for deer and other animals from the top of our deck."

Shelly continues:

"Hugo was also rescued by Lightshine Canine Rescue. He, however, was a family pet but wasn't well taken care of. Lightshine rescue had been trying to take him from the neglect he suffered for a while, but it wasn't until he was attacked by a mountain lion that the family relinquished him to Lightshine.

"After surgery, he was brought into rescue by Heartland German Shepherd rescue group. He had a bit of a hard time finding his forever family, but once he found us, he adopted us! He is always near one of us and loves his family, including Capri, very much! He has overcome many fears in order to become the confident dog he (usually) is now."

## Some signs of spring?



It was late February around Buc Bay when two sure signs appeared hinting spring is right around the corner. Above, carts are lined up for the first official round of golf at Bay Hills Golf Course. It happened Feb. 19-20 when temperatures broke 60 degrees. At right, a robin gazes across Lakeside Drive wondering, "Are we done with winter?"



Kitchen open Tuesday – Friday

Dine in or Carry out

402-298-8191

**Tuesday:** Taco Tuesday, Special menu only 11 a.m. – 8 p.m.

**Wednesday:** Burger Special, regular menu also available 5 – 8 p.m.

**Thursday:** Broasted Chicken and Country Fried Steak special, regular menu also available 5 – 8 p.m.

**Friday:** Prime Rib Special, regular menu also available 5 – 8 p.m.

## NEIGHBORHOOD WATCH BLOCK CAPTAINS (Last Updated: 3-1-2022)

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 Crisman – 402-699-8338	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	Jennifer Sommer – 402-296-3686	Buccaneer Blvd. 3706 – 3810, 12 Houses
8	Pam Petersen – 402-296-3022	Buccaneer Blvd. 3920 – 4016 – 15 houses
9	Terry Fleharty – 402-296-4544	Sterling Ct. – 23 houses
<b>10</b>	<b>VACANT</b>	<b>Davy Jones Cir. &amp; Davy Jones Dr. – 25 houses</b>
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
<b>15</b>	<b>VACANT</b>	<b>Spyglass Ct. – 11 houses Cypress Ct., – 6 homes (17 total homes)</b>
16	Sheila Nelson – 402-297-4101	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 – 20 homes
26	Jeanne Thompson – 402-216-4287	3224 – 3335 – Fairway Dr. 17 lots
27	John Fey -- 402-250-6574	Lakeside Dr. – 1 home, several townhomes
28	Rita Offutt	Ridgeway Rd. – 28 homes – Blk 14, Lot 10 Blk 15 1-6, 36-56
30	Lyle & Michelle Ostrander – 402-296-4654	4420-4432 Windward Dr. 819-841 Wedgwood Ct. – 20 homes
31	Judy Link – 402-298-8750	21034 Treasure Island Rd. – End 6 homes
<b>Lead Coordinators</b>	<b>Janet McCartney has stepped down and Jill Bobenhouse-Tesar, Jennifer Sommer and John Fey will take over. If any additional changes of Block Captains are made, please send to one of the <i>Lead Coordinators</i>.</b>	<b>- Jennifer will prepare the agenda and run The Block Captains Meetings. - Jill will work on the Welcome Packets to hand out to new neighbors. - John will take over the Bucc Bay Newsletter</b>



**Jill**   
Bobenhouse Tesar

402-740-4121

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

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# Buccaneer Bay Market Minute!

*January 1, 2022 - February 20, 2022*

<i>Home Activity</i>	<i>Total # of Homes</i>	<i>Average Days on Market</i>	<i>Average Sale/Pending Price</i>
<b>Sold/Pending</b>	3	5	\$373,250

**Current Homes For Sale - February 2022**

<i>Address</i>	<i>List Price</i>
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May joy and peace surround you,  
contentment latch your door.  
And happiness be with you now  
and bless you evermore.

*An Irish Blessing*



\* 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.

# Show off your vanity (license plates)

Are you aware that specialty message plates for vehicles arrived in our state in 1972? They've exploded since then to include everything from Huskers to Union Pacific to just about anything you can come up with.

With so many of those seen in the Buc Bay neighborhood, I thought it would be interesting to feature them in the newsletter. We'll get it going by showing off who our favorite sports teams are.

It should be easy to figure out the plate above, HCKY UNO, stands for support of UNO hockey. For a parking lot guard at the College World Series (back in the Rosenblatt Stadium years), it wasn't so clear. Working with the Associated Press one year, the guy took a look at the plates and said, "hickey UNO?" I replied, "It's hockey UNO. I haven't had a hickey since high school."

The plate below may not be as easy. I'm a huge Minnesota Twins fan, so I always enjoy hearing from people who actually get the message. I first went with 2WINSFN, but that didn't seem to register with many folks.

— John Fey



## Cass County Historical Society information and news

### Cass County Historical Society Museum

646 Main Street, Plattsmouth, NE

#### Winter Hours — November-March:

Tuesday-Saturday — Noon-4 p.m.

#### Summer Hours — April—October:

Tuesday-Sunday — Noon—4 p.m.

Closed Sundays and Mondays

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

Website: [casscountynemuseum.org](http://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.



#### 2022 Board of Directors

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Roger Wehrbein, Plattsmouth

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##### Secretary

Pat Meisinger, Plattsmouth

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Alicia Garbers, Plattsmouth

**Board Members:** Sandra Allgeier, Plattsmouth; Susanne Astley, Plattsmouth; Judy Attebery, Murray; Diane Berlett, Plattsmouth; George Eledge, Plattsmouth; Don Gappa, Plattsmouth; Brad Ksiazek, Plattsmouth; Mel Luetchens, Murdock; Julie Schmale, Murdock.

*The board usually meets the fourth Tuesday of the month.*

#### Cass County Historical Society

**Foundation:** Dave Pankonin, President; Pat Meisinger, Secretary; Leigh Jean Koinzan, Treasurer; Mel Luetchens, Board Member; Roger Wehrbein, Board Member; Bruce Wiles, Board Member.

Mark your calendars!



**Buccaneer Bay Spring Cleanup**

**April 2, 2022**

**8:30AM-11PM**

**Your Block Captain will be contacting you soon!**



KeepCassCountyBeautiful@Yahoo.com  
KeepCassCountyBeautiful.org





# ROBERT SORENSON

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- ★ *Create a budget that is transparent and meets the expectations of Cass County taxpayers.*
- ★ *Be available by creating a department who looks forward to open communication with citizens and community leaders.*

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

*Born & raised in  
Cass County  
Currently in his 19th  
year as a law  
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in Cass County  
11 years as a  
Volunteer Fire  
Fighter in Cass  
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Current Mayor of  
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8 years as a youth  
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*Paid for by the Robert Sorenson  
for Sheriff Committee*

# Meet the representatives of our SID No. 5

<u>Board Member</u>	<u>Phone</u>	<u>Email</u>	<u>Committee – Primary</u>
Kurt Meisinger (Chair)	402-297-4365	kurt.meisinger@buccaneerbay-ne.org	Finance, Budget and Audit
Jim Grotrian	402-679-9158	jim.grotrian@buccaneerbay-ne.org	Grounds
Dan Brandt (Clerk)	402-669-0225	dan.brandt@buccaneerbay-ne.org	Development & Planning of Public Amenities
David Martin	402-578-7147	david.martin@buccaneerbay-ne.org	Water and Wastewater
Robert Karr	402-672-7300	robert.karr@buccaneerbay-ne.org	Street and Storm Water Management

## Communication with the Board

SID #5 has divided the management of the SID across 5 committees in addition to the responsibilities of the SID Chairman and Clerk. Each board member is equally empowered. If you have a problem, you can call any of the board members. Even though the board members head up certain committees, this does not mean that they are restricted to problems in that area.

Please feel free to contact any board member with your problem using the contact information from above but please give board members at least 24 hours to respond. Most of the board members have full time jobs and are subject to business trips, meetings, etc. If your concern or problem is of an emergency nature you may try to contact one of the other board members.

You can also contact a board member via regular mail via the SID #5 address at:

SID #5 Board of Trustees  
 19457 Treasure Island Rd.  
 Plattsmouth, NE 68048

## Board Meetings

If you have an issue that you want to have put on the agenda for the next SID meeting; contact a board member at least 1 week prior to the next meeting. If needed, you will be asked to attend the next meeting to discuss your agenda item.

### R & K Lawn Service

- Serving Buccaneer Bay Residents Since 2007
- 20 Years Mowing Experience
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**Picture of the month:** For some reason, folks coming into Buc Bay get lost. One of our neighbors decided to help them out with this sign at the end of one of our cul-de-sacs.

### This month's quiz:

What is the "other" name for the # symbol? A) Anvil B) Hammer C) Spec D) Octothorpe (Answer at the bottom of page 13.)

# This month's supply of chuckles

## Pickles



I said I was good at making decisions. I didn't say the decisions I made were good.

## Dustin



Did you know? March is the best month for basketball, but the worst for productivity.

Quiz answer: D

# Utilities

Utilities for the residents of Buccaneer Bay are provided by a combination of private companies and the SID 5 Water System.

Utility/Service	Contact Information
<b>Electricity</b>	Omaha Public Power District — oppd.com
<b>Natural Gas</b>	Black Hills Energy — blackhillsenergy.com
<b>Water/Sewer</b>	SID 5 Water System – Call PeopleService, Inc at 402-932-8143 or 888-527-9853 to establish/shut off service or for general customer service. The PeopleService, Inc. 24-hour emergency response number is 888-861-1921. Information on the water and sewer fees can be found in the SID 5 Water and Sanitary Sewer Rules, Regulations, Fees and Rates Ordinance. SID 5 Backflow Preventers and Their Uses SID 5 2015 Annual Water Quality Report
<b>Garbage</b>	There are numerous garbage services available. Residents are strongly encouraged to contact the various providers to determine the service that best meets their needs. Some of the providers for our area are: Papillion Sanitation Waste Management Some of these providers offer a discount down to \$12.18 per month.
<b>Landline Telephone</b>	Windstream — Windstream.com
<b>Cox</b>	cox.com/chat cox.com/mybill cox.com/residential/home.html 402-933-3000
<b>Internet</b>	There are a few different options for internet service and those options are continually changing. The list below is a few of the providers that service Buccaneer Bay. Residents are urged to research the best solution for them. Windstream DSL NEXTLINK – nextlinkinternet.com COX- cox.com/residential/home.html
<b>Cass County Recycling</b>	The Cass County Recycling Center provides a location for Cass County residents to drop off yard waste, metal, large appliances and used motor oil for free or a nominal charge. Please visit their web site for their location, fees and hours. cassne.org/Recyclecenter.html

## 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 number 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 **February 2021, if not renewed.**

**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 **December 2021, if not renewed.**

**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 of residents will no longer have to follow any restrictions for their section.**

**Note: The process below may be modified as the Newsletter and Welcome Packages are being updated.**

*Each time a new resident moves in they receive a Welcome Package that has a copy of the covenants for their location. The information on new residents come in an email from Peoples Service. Jill Bobenhouse-Teaser will take on putting the Welcome Packages together and provide the packages to the appropriate Block Captain so the new resident can fill out a Data Sheet being sent back to one of the members taking over for Janet. The changes will require the new information to be added to the Buccaneer Bay Phone Directory, if the new resident approves, and update the Block Captains list as residents move in and out.*

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

Meeting convened at 6:00 p.m. on February 22, 2022 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 order at 6:02 p.m.

**ITEM 2**

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

**ITEM 3**

Roll Call: Present: Robert Karr, Dan Brandt and Kurt W. Meisinger. Absent: James Grotrian and David L. Martin.

**ITEM 4**

Resident Jennifer Sommer introduced resident John Fey. Mr. Fey advised that he had accepted the responsibility of preparing the monthly newsletter that resident Janet McCartney started around 25 years ago.

Trustee David Martin arrived at 6:11 p.m.

**ITEM 5a**

Trustee Martin advised that the newest water well required significant maintenance work. Lance Messer, the water system operator from PeopleService, had contacted and was arranging to have Sargent Drilling perform maintenance including cleaning the screens, camera inspection, cleaning and treating.

Trustee Martin, operator Lance Messer of PeopleService and engineer Lucas Billesbach of JEO Consulting Group also advised that there were issues related to manganese levels in the water produced from well 2011-1. The level was measured on site by testing materials obtained by PeopleService. The level in well 2011-1 was found to be just in excess of 300 micrograms/liter. The levels in well 1974-1, which measured high in 2019, were significantly higher now, in excess of the levels suggested for water consumed by anyone. While in 2019 well 1974-1 water could be used if blended with water from well 2011-1, it now had to be shut off because the level exceeded that which is recommended for human consumption. If at some point guidance from the Nebraska Department of Environment and Energy required the issuance of a warning to system users, the District would send the required notice. In the meantime, further work on the wells would proceed and testing repeated. No action was necessary, nor taken, following discussion concerning water treatment or connecting to another source such as directly with Metropolitan Utilities District, the City of Plattsmouth if they connected to Metropolitan Utilities District or Cass County Rural Water District. It was discussed that during the summer it likely will be necessary to impose water restriction.

**ITEM 5b**

The PeopleService report is attached. Mr. Messer also advised by verbal report that a new transducer had been installed in well 1974-1, just before the manganese levels were tested.

**ITEM 5c**

Mr. Billesbach, engineer with JEO Consulting Group reviewed the additional services requested and provided prior to final plans. Mr. Billesbach also noted that the preconstruction conference to kickoff the project and have it begin March 1 would be held at 9:00 a.m. on Thursday February 24. Motion by Meisinger, seconded by Karr to approve and authorize the chair to execute Amendment No. 1 to the Owner-Engineer Agreement for Project No. 170,921.02, 2021 Wastewater Treatment Plant Expansion. On roll call those voting aye: Martin, Karr, Brandt and Meisinger. Voting nay: none. Absent: Grotrian. Abstaining: None. The Chair declared the resolution adopted.

**ITEM 5d**

Following extensive discussion about a temporary solution being transfer switches at the booster station and the 5 lift stations, and the purchase of one portable generator to use during power outages, the Chair laid over to the next meeting a decision regarding the same. Mr. Billesbach advised that actual detailed needs and plans, and actual generator sizing would be required.

**ITEM 5e**

The Chair laid over to the next meeting discussion and a decision on the replacement of the HVAC at the water treatment facility and well house.

**ITEM 6a**

Trustee Karr provided a verbal report regarding roads and advised that Wojo's should be completely done with street sign replacement by February 26.

**ITEM 6b**

Trustee Meisinger advised that Mr. Anthony Wojtalewicz had inquired about gaining access to the 18 acres of ground on which he proposed a storage facility within the District by way of an old roadway northbound which is at the property line of the property east of the main entrance. Trustee Meisinger indicated that this was the area being considered for developing a park, parking lot with relocation of the main entrance cluster mailboxes, and possible dog park. There also was discussion concerning the significant increase in valuation of the property if used for commercial storage which would significantly impact tax revenues.

**ITEM 6c**

The Chair laid over consideration of requesting an engineering contract proposal from Ehrhart Griffin and Associates for the design of road and drainage improvements selected from the report prepared by Dan Dolezal, engineer, from the District wide survey of roads, drainage and related.

**ITEM 6d**

The Chair laid over consideration of an ordinance to regulate the placement of utilities in the rights- of-way.

**ITEM 7a**

Trustee Brandt advised that there was one tree to be removed from District property.

**ITEM 7b**

The Chair laid over discussion and action regarding the possible uses of the approximately \$181,155.25 proceeds from the sale of lots, with one sale remaining to close.

**ITEM 7c**

The Chair laid over consideration of relocating the mailbox clusters currently located on Buccaneer Blvd in the right-of-way at the main entrance, and directed Mr. Johnson to contact the Postmaster to see if they would be receptive having the District move the cluster boxes.

**ITEM 7d**

The Chair laid over consideration of an engineering agreement with Ehrhart Griffin Associates to engineer the construction of a parking lot and the necessary improvements for the relocation of the main entrance mailbox clusters.

**ITEM 7e**

The Chair laid over awarding the mowing contract for the summers of 2022 and 2023.

**ITEM 8a**

The finance, and the water and wastewater revenue, reports for February are attached hereto.

**ITEM 8b**

The County Treasurer's report for January 2022 is attached.

**ITEM 9**

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

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 regular meeting held on January 18, 2022
- b Approve payment of the claims and invoices
- c Transfer \$2,597.21 from the Service Fee Fund to General Fund (water/wastewater electric systems usage)

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 February 22, 2022, to be drawn on the General Fund, and which are redeemable upon presentation to the Cass County Treasurer.

**GENERAL FUND WARRANTS**  
**CONSENT AGENDA, ITEM 9b**  
**(Due February 22, 2022)**

<b><u>Amount</u></b>	<b><u>Warrant</u></b>	<b><u>Service Provider</u></b>	<b><u>Purpose</u></b>
\$2,991.61	18290	OPPD	Service dates 1/6/22 - 2/3/22
\$1,025.00	18291	Frankel Zacharia	Inv. No. 122609 (financial reports and IRS filings)
\$9,442.32	18292	Roger K. Johnson	Inv. No. 195 (attorney fees & costs)
\$3,730.00	18293	Lakeside Landscaping, Inc.	Inv. Nos. 4874 & 4953 (snow plowing 1/14 and 1/15, 2022)

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 February 22, 2022, to be drawn on the Service Fee Fund, and which are redeemable upon presentation to the Cass County Treasurer:

**SERVICE FEE FUND WARRANTS**  
**CONSENT AGENDA, ITEM 9b**  
**(Due February 22, 2022)**

<b><u>Amount</u></b>	<b><u>Warrant</u></b>	<b><u>Service Provider</u></b>	<b><u>Purpose</u></b>
\$10,787.24	18242	People Service, Inc.	Inv. No. 39698 (\$5,112.00 for March operations; \$2,213.92 Jan. billing: \$69.00 lab testing; \$1,150.00 bury exposed water line; \$2,242.32 reimburse for submersible water level transmitter)
\$ 2,736.00	18243	Roger K. Johnson	Inv. No. 196 (attorney fees & costs)
\$ 8,822.38	18244	Iowa Pump Works	Inv. No. 16929 (ABS XFP100E)
\$ 172.50	18245	JEO Consulting Group, Inc.	Inv. No. 127981 (Project R170921.01 study WWTP options)
\$ 57.35	18246	Windstream Comm	Inv. dated 1/18/22 (well house phone)
\$ 1,116.73	18247	Hydro Optimization & Automation Solutions, Inc.	Inv. Nos. 10141 & 10154 (utility controls maintenance)

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 February 22, 2022, 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 February 22, 2027:

**CONSTRUCTION FUND WARRANTS**  
**CONSENT AGENDA, ITEM 9b**  
**(Due February 22, 2022)**

<b><u>Amount</u></b>	<b><u>Warrant</u></b>	<b><u>Service Provider</u></b>	<b><u>Purpose</u></b>
\$156,657.54	18158	JEO Consulting Group, Inc.	Inv. No. 3 Partial (remaining balance \$19,750) and Inv. Nos. 4, 5, 6 and 7 (WWTP expansion project)
\$ 719.25	18159	Roger K. Johnson	Inv. No. 194 (reimbursement for postage and court proceeding mailing materials and postage WWTP expansion project)
\$ 9,149.98	18160	Roger K. Johnson	No. 1 Attorney Fee Payment Sheet (WWTP expansion project)

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.

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

#### **ITEM 10**

Motion by Brandt, seconded by Meisinger to enter closed session to protect the public interest for the purposes of discussing current and threatened litigation:

- (a) Gibbons v Bock 27 Lake Lot Owners Assn v Kappas Enterprises, LLC, Burlington Northern Railroad, SID 5 of Cass County Nebraska et al: Case No. CI21-307; and
- (b) Threatened litigation related to demand for a refund of the overpayment for water and sewer connections by 14C, LLC homebuilder in light of damage to the adjacent lot owned by the District.

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

The Chairman then restated that the Board of Trustees would enter closed session at 7:58 p.m. for the protection of the public interest for the purposes of discussing current and threatened litigation:

- (a) Gibbons v Bock 27 Lake Lot Owners Assn v Kappas Enterprises, LLC, Burlington Northern Railroad, SID 5 of Cass County Nebraska et al: Case No. CI21-307; and
- (b) Threatened litigation related to demand for a refund of the overpayment for water and sewer connections by 14C, LLC homebuilder in light of damage to the adjacent lot owned by the District.

Motion by Martin, seconded by Karr to reconvene in open session at 8:04 p.m. On roll call those voting aye: Martin, Karr, Brandt and Meisinger. Voting nay: none. Absent: Grotrian. Abstaining: None. The Chair declared the resolution adopted.

#### **ITEM 11**

Motion by Meisinger, seconded by Karr to settle the claim of 14C, LLC for a claim from a construction lien related to a District owned lot adjacent to one on which 14C, LLC was constructing a house as discussed on closed session. On roll call those voting aye: Martin, Karr, Brandt and Meisinger. Voting nay: none. Absent: Grotrian. Abstaining: None. The Chair declared the resolution adopted.

**ITEM 12**

The Chair advised that the next meetings would be 6:00 p.m. on March 22 and April 19, 2022, tentatively at 3200 Buccaneer Blvd, Plattsmouth, Nebraska, inside the clubhouse of Bay Hills Golf Club.

**ITEM 13**

The agenda having been completed, on motion by Brandt and recognized by the Chair, the meeting adjourned at approximately 8:09 p.m.

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

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

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

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

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

Recorded by:

\_\_\_\_\_  
Roger K. Johnson  
Attorney for the District