

Southern Hills Community Improvement District
May 29, 2018 at 7:00 pm
St James Church
2645 East Southern Hills Blvd
Springfield, MO 65804

The meeting was called to order at 7:01 p.m. by Carl Price at the St. James Church, 2645 E. Southern Hills Blvd, and a quorum was declared present. Introductions of all were made.

Present: Carl Price, Justin Foss, Gail Noggle, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick

Excused: None

Guests: Refer to attached sign in sheet

The various documents discussed were provide to the proposed CID Board Members via email prior to the meeting for their review.

New Business

Approve Meeting Minutes of 4/17/2018 - Jeff Fenwick made a motion to approve the minutes as presented, seconded by Justin Foss, and approved by the following vote: Ayes: Carl Price, Justin Foss, Gail Noggle, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick. Nays: none. Abstain: none

Final Dredging Results – Carl Price presented the letter from Mark Hannah with iDredge. Lake 1 had 8,533 cubic yards dredged. Lake 2 had 7,612 cubic yards dredged (this excludes the amount dredged by the city to repair the public improvement work that had been damaged by a storm event). The work on Lake 2 was completed the week of May 14th. The lakes may look worse temporarily due to the disturbance of material during the dredging operations. The cut material (seen floating on the surface) will decompose over time. The green-yellow surface film is due to the dredging and will also go away over time.

Old Business

Solitude Lake Management – Justin Foss explained the lake treatment work that will be performed by Solitude Lake Management. They are a firm out of Kansas City that will treat the top and middle lakes. They provide a custom treatment each time after they sample and determine the current condition of each lake at the time of their visit. The treatment will continue year after year. It is safe for all aquatics and waterfowl.

A question was asked about using aeration. Aeration is typically limited to a small area around an aerator. The lakes are too large for this option.

A question was asked about assistance from MDC (Missouri Department of Conservation) regarding the geese. This is being pursued as well as potential grant resources for plantings that would discourage geese.

Lake Use Policy Update – Denise discussed the policy and fielded questions.

Access - Access to the lakes is via the adjacent public right-of-way (ex. where Rocklyn Road is immediately adjacent to the lower lake). The intent is to make right-of-way frontage along the lakes as an easier access.

Parking - The public is allowed to park along the right-of-way (unless there are city posted no parking signs). If a resident would like to petition the City to post no parking signs, they may do such. The CID will not petition the City.

Enforcement – A resident can call the police for public nuisance issues (poor behavior). There will be some signage installed to indicate where access is allowed, and the catch-and-release policy. Property owners can tell individuals if they are on private property. No motorized boats/watercraft will be allowed.

Maintenance – Property owners are encouraged to keep mowing and picking up trash along their lake frontage as they have in the past. The CID will handle some limited maintenance (ex. along the dams). In the future, we will have input from MDC regarding a 8'-10' perimeter zone around each lake that will discourage geese. Neighbors are encouraged to only use organic fertilizer.

Financial Update–

CFO Account - Carl Price noted the current balance in CFO is \$49,859. Approximately \$36,000 is reserved for remediation of the dredging material along the banks. Of the remaining amount, approximately half is reserved for the cost of the upcoming CID Vote.

Bank Account Information – Gail Noggle indicated she had contacted three banks and they all had similar fees. The key to selecting a bank is related to the need for a line of credit prior to the first year of tax. The line of credit will be used to cover the expenses of the lake treatment. The three banks being considered are: Springfield Community Bank, Central Bank, and Guarantee Bank.

Liability Insurance and Director Insurance –

Justin Foss has coordinated with Crowley Insurance regarding Director's Insurance, they currently provide Liability Insurance. He will ask about the cost of covering \$1,000,000 and \$3,000,000 per each Board member. The CFO can advise on which amount is typical for a board of directors.

Transfer of Lake Ownership Status –

Carl Price has coordinated with Craig Lowther (attorney) for the process to transfer the lake ownership from the temporary private holding of Southern Hills Lake Preservation, LLC to the Southern Hills CID. The transfer will likely occur following the vote for the CID tax. It was noted that Yes votes for the CID tax are critical to the continued funding and maintenance of the lakes.

Remediation of Dredged Material Status –

Upper Lake (Lake 1) Remediation – remove dredged material from bags, spread on the lake property and seed.

Middle Lake (Lake 2) Remediation – leave bags in the water, grade the land to level the bags, plant the opened bag area with seed, except for an area of sod along the water edge. The bags will be opened one at a time to dry before seeding.

Jeff Fenwick made a motion to approve the contract for the remediation work on the middle lake (Lake 2), seconded by Justin Foss, and approved by the following vote: Ayes: Carl Price, Justin

Foss, Gail Noggle, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick. Nays: none.
Abstain: none

Signage –

Bob Smith indicated there will be two signs installed on each lake. The Board will need to decide what information to include in on each sign, and choose a logo to be used on the signs.

County Vote Status (Resolution 2018-1) –

Carl Price and Denise Heintz discussed the upcoming vote. Each registered voter within the boundary of the C.I.D. will be mailed a ballot. If a property owner isn't registered to vote within the district boundary (ex. a rental property owner) they won't receive a ballot. However, renter's within the C.I.D. that are registered to vote will receive a ballot. The passage of the vote is based upon a simple majority of the number of votes returned. If a ballot is not returned it neither counts for or against the passage. The ballot should be received in the mail between June 14th and June 20th. They must be returned to the County no later than July 10th.

Other business

CID Website – Justin Foss is in the process of developing the website. It will be www.SouthernHillsNeighborhood.com. Ultimately it will contain information for homeowners on what-to-do, and not-to-do to promote the health and sustainability of the lakes.

Action Items for Board Members, and others, to complete:

Jane Earnhart - type minutes, scan documents, coordinate with City and County

Carl Price – coordinate with attorney regarding transfer of lake ownership

Justin Foss – coordinate director's insurance, and website

Denise Heintz-

John Heitz-

Gail Noggle- coordinate bank comparison

Jeffrey Fenwick –

Bob Smith- coordinate signage

Adjourn – With no further discussion, the meeting was adjourned at approximately 7:55 p.m. Gail Noggle made a motion to adjourn, Jeff Fenwick seconded, and the motion was approved by the following vote: Ayes: Carl Price, Justin Foss, Gail Noggle, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick. Nays: none. Abstain: none.

Minutes prepared by: Jane Earnhart, Secretary, Southern Hills CID

Carl Price, Chair

Address: 2440 S. Skyline Dr., Springfield, MO 65804

Phone: 417-848-7222

Email: prifam@mac.com

2 year term beginning 2018

Justin Foss, Vice Chair

Address: 2527 S. Catalina Ave., Springfield, MO 65804

Phone: 417-861-0747

Email: justin.cfoss@gmail.com

4 year term beginning 2018

Gail Noggle, Treasurer

Address: 2524 S. Cedarbrook Ave., Springfield, MO 65804

Phone: 417-849-5466

Email: Gnoggle1@gmail.com

2 year term beginning 2018

Jane Earnhart, Secretary

Address: 2712 E. Crestview St., Springfield, MO 65804

Phone: 417-299-5502

Email: jkearnhart@sbcglobal.net

2 year term beginning 2018

Denise Heintz, Board Member

Address: 2800 E. Covington Cir., Springfield, MO 65804

Phone: 417-300-4050

Email: denise@oreillydevelopment.com

4 year term beginning 2018

John Heitz, Board Member

Address: 3745 S. Fremont, Suite A, Springfield, MO 65804

Phone: 417-224-5555

Email: jaheitz@aol.com

2 year term beginning 2018

Jeffrey Fenwick, Board Member

Address: 2457 S. Edgewater Dr., Springfield, MO 65804

Phone: 417-773-9934

Email: Jeffrey.Fenwick@coxhealth.com

4 year term beginning 2018

Southern Hills Community Improvement District
May 29, 2018 at 7:00 pm
St James Church
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Springfield, MO 65804

SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone/Email</u>
KEN LAWSON	26145. Inglewood Dr	417-8820181
Tom + Sue Wright	2955 E Lamont Dr.	870-243-6402
Brenda Eymann	2818 Southern Hills	417 886 5434
Jeanne Keller	2657 S. Edgewater Dr.	417-987-7039
JACK PETERSON	2908 E. Avalon	417 368 8879
JAY + JUDY MOORE	2651 E GLENWOOD	417-719-4924
Bob Mary Thill	2620 S. Skyline	417-849-0176
Robert J. Canola	2916 2916 E. Plymie	417 881-8956
Stephen Gintz	2904 E Alpine Dr	417 987-6868 sturg0808@yahoo.co.
Dale Williams	2733 E. Crestview	417 8615920
Denise Heintz	few E Coughton	417-300-4056
Steve Susan ARMSTRONG	2260 Edgewater	417-766-8868
Eric MERRITT	2355 S. CEDAR CROOK	417-881-8435
Bob Lowe	2860 E. SOUTHERN HILLS BLVD.	417-861-5008

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May 29, 2018 at 7:00 pm
St James Church
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Springfield, MO 65804

SIGN IN SHEET

Name	Address	Phone/Email
Carolyn Johnson	2614 S. Inglewood Pl	417-882-0181
David Lewis	2439 S. Skyline	417-890-0213
Jerald & Bonnie Burkhardt	2907 E AVA LON 2527 E. Catalina Ave	417-839-1940
Justin Fos		417-861-0747
Mike & Cindy Cline	2952 E LaMonta Dr	402-702-1987
ROBERT H. THILL	2620 S SKYLINE	576-3394
John A. Heitz	2971 E. Southern Hills	224-5555
Carmen Asbury	2552 Skyline	844-4338
Kathy Price	2440 S. Skyline	860-9258
Judy Corry	2859 E. Utica	881-7409
Fern Corry	2859 E. Utica	834-9797
Tad Mosley	2837 E. Lomita Cir	861-4242
Mike & Gail Noggle	2524 S. Cedarbrook Ave	890-8903

(over)

BOB SMITH	2121 S. EUREKA	04	887-846
Henley Amick	2121 S. Eureka	04	887-8462
Genny & Carter Cramer	2140 S. Meadview	04	881-7070
Jeffy Fennell	2457 S. Edgewater		773-9934
Carl Price	Skylino	
Jane Earnhart	2712 E. Crestview	65804	299-5502



Stream Lake And Wetland Solutions

Sediment Removal Specialists

www.iDredge.com

PO Box 1286, Louisburg, KS 66053

(913) 710-2518 mark@iDredge.com

Greeting to our adopted neighborhood of Southern Hills,

First let me thank everyone for the hospitality, kind words and tolerating us in your neighborhood and back yards. It has been a real pleasure and we have made some good friends here and hope to come back just to visit on occasion.

We have completed lake #2 working around all the perimeter shallow areas just as we did in Lake #1. The area at the dam is quite a bit deeper than in #1 but we went down about 8 feet and took out some of the water milfoil beds (the weeds that look like tall skinny Christmas trees) and it appears that the treatments by the aquatic weed control company are taking care of the rest, it will take some time for them to completely die out and dislodge from the bottom.

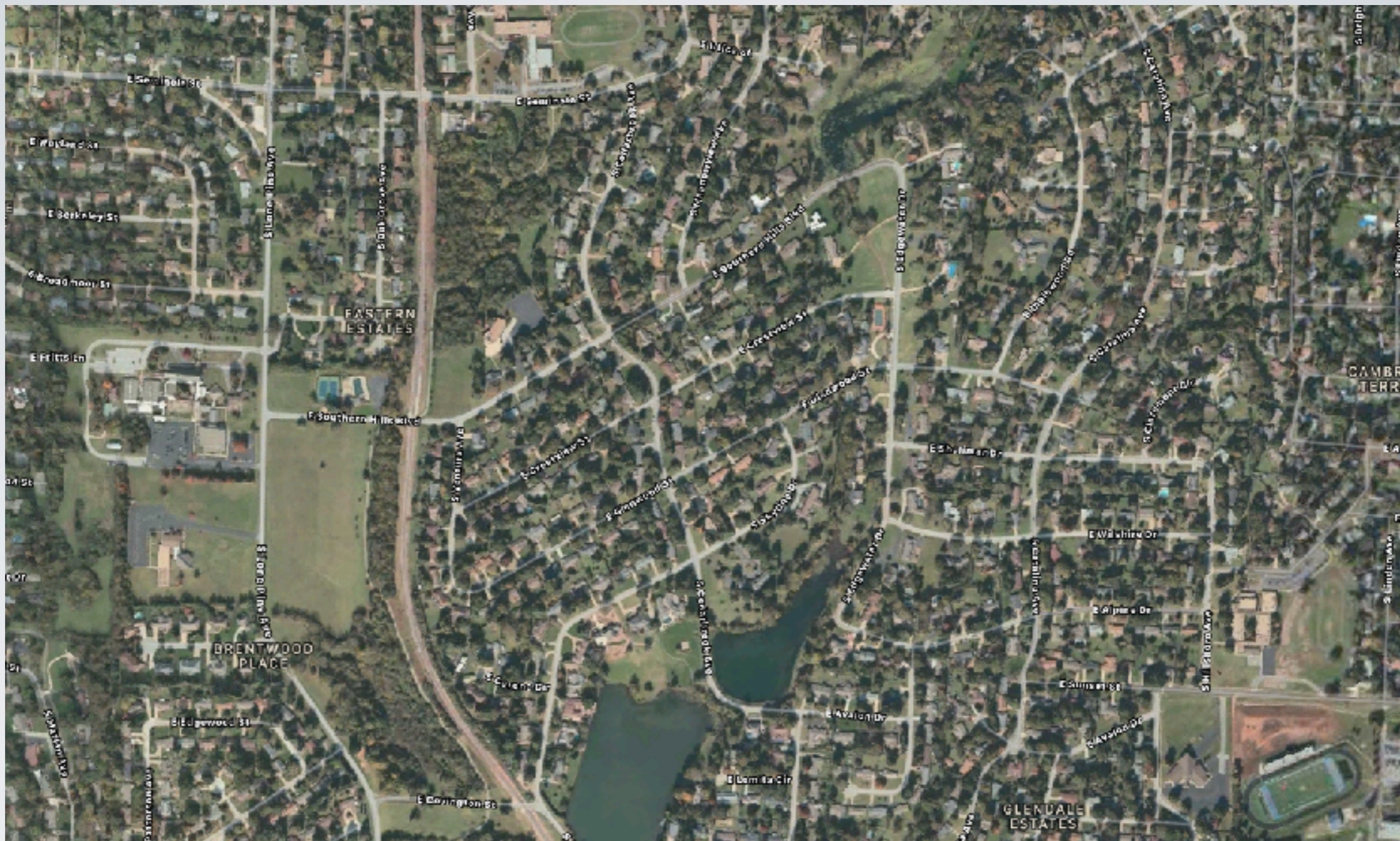
The current appearance of # 2 is not as good as #1 was when we left because we were in the cold season at the end of #1 and the filamentous algae and duck weed had naturally died out due to the colder weather. We have taken out a good portion of the phosphate laden material on the bottom that is "fertilizing" much of the growth so the treatments along with one seasonal cycle should show a marked difference.

A special thanks to Bob, Kent Carl and Jeff, without their help this project wouldn't have been nearly so pleasant or successful.

Hope to see you all from time to time

Mark, Joseph and Zach

The guys of iDredge.com



SOUTHERN HILLS CID

May 29, 2018

AGENDA

**NOTICE OF MEETING
OF THE
BOARD OF DIRECTORS OF THE SOUTHERN HILLS
COMMUNITY IMPROVEMENT DISTRICT
TO BE HELD
May 29, 2018 AT 7:00 PM**

Public notice is hereby given that a meeting of the Board of Directors of the Southern Hills Community Improvement District will be held at 7:00 PM on Tuesday, May 29, 2018 at St. James Episcopal Church, 2645 E Southern Hills Blvd, Springfield, MO, to consider and act upon the following matters as well as such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time:

1. Final dredging results
 - contractor summary of Lake 1 and 2 work
2. Solitude contract
3. Lake use update
4. Financial update
 - Bank account information
 - Current balance in CFO
5. Directors insurance
6. Status of lake ownership transfer to CID
7. Remediation status
8. Signage
9. County vote status
10. Any and all other matters that fall under the jurisdiction of this Board.

The meeting will be open to the public.

Dated: May 22, 2018

COMMUNITY FOUNDATION

WATERSHED IMPROVEMENT FUND

- Donations to date \$357,678.96
 - Expenditures \$306,996
 - Dredging \$276,764
 - Solitude Lake management \$1650
 - City of Springfield \$8588
 - Palmerton and Parrish \$2500
 - Croley/west bend Insurance \$1621
 - Your choice lawn Care \$15873
- Balance \$49,859

DREDGING UPDATE

- Dredging operations completed Week May 14
- Lake 1 8533 Cubic yards removed
- Lake 2 7612 Cubic yards removed (does not include removal by City)



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Mark, Joseph and Zach

The guys of iDredge.com

PROPERTY TAX

- Ballots go out no earlier than June 25 and no later than June 30
- Return deadline is July 10. Can be dropped off in person until 7 PM
-

11
JUDGE'S INITIALS

OFFICIAL ELECTION BALLOT
GREENE COUNTY, MISSOURI
SPECIAL ELECTION
JULY 10, 2018

BT: 1

21
INSTRUCTIONS TO VOTER

To vote, darken the oval next to your choice(s), like this (●).

PROPOSITIONS or QUESTIONS:

If you are in FAVOR of the proposition or question, darken the oval next to the word YES. If you are OPPOSED to the proposition or question, darken the oval next to the word NO.

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QUESTION NO. 1

SHALL THE SOUTHERN HILLS COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") IMPOSE A REAL ESTATE TAX WITHIN THE DISTRICT AT A RATE OF NOT MORE THAN \$0.29 PER HUNDRED DOLLARS ASSESSED VALUATION FOR A PERIOD NOT TO EXCEED 25 YEARS TO FUND ACTIVITIES, PROJECTS AND RELATED EXPENSES IN THE DISTRICT

YES

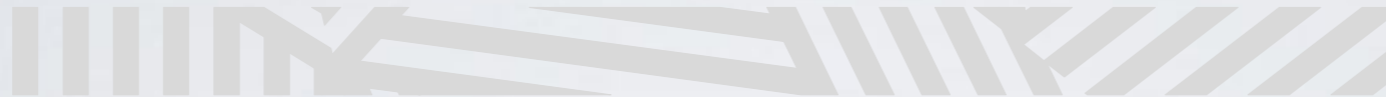
NO



Jane Earnhart, Secretary
for the Board of Directors of the
Southern Hills Community Improvement District

May 15, 2018

REMEDICATION



YOUR CHOICE
LAWNCARE LLC



YOURCHOICE@SPRINGFIELD
LAWNCARE.COM



417-799-1790

PO BOX 2382 SPRINGFIELD
MO 65801

SILT DISTRIBUTION PROJECT
NORTH END OF LAKE 2

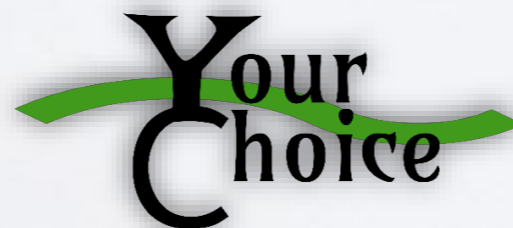
Dear Southern Hills CID,

Thank you for allowing us to bid this project for you. As a full-service lawn and landscape company licensed through the Missouri Department of Agriculture we feel we can meet and exceed your expectations. Enclosed you will find a bid that encompasses the full scope of work for this project. Looking at this from a binary standpoint we understand the immediate job at hand but also consider the long term for withstanding success. If you have any questions, please feel free to contact me directly.

Sincerely,

Dan Salyers

YOUR CHOICE LAWNCARE LLC





Project Contact: Dan Salyers Co-Owner

Email: Yourchoice@springfieldlawncare.com

Business Phone: 417-799-1790 **Cell:** 417-496-2265

Lake 2 Distribution Silt Project

The Following project will be outlined into four objective categories based on chronological order:

Objective 1: BMP Erosion Control \$944.50

Objective 2: Grading of silt matter contained in De-watering bags \$10,287.20

Objective 3: Soil Amendment and Seeding with ECB installed \$4813.00

Objective 4: Cleanup and Removal of De-watering bags & Watering System Installed \$420.00

Total Material Cost and Labor for All Objectives \$16,464.70

Your Choice Profit Charge \$5835.30

Total Project Cost including Labor, Materials, and Profit not to exceed \$22,300

Your Choice Lawncare LLC requires a deposit \$15,000.00 of total bid upfront to cover cost of materials and equipment. Remainder will be due upon completion. Missouri One Call will be notified to mark underground utilities. Once marked work will commence and be continuous until completed. Estimated times for completion will be outlined in each Objective but can vary due to inclement weather and drying times being estimated.

***Additional seeding may be required 12 months later to ensure permanent establishment and would cost an additional \$800.00 in material cost and labor.**

All material prices are estimated to today's current prices but are not inflated for profit.

Objective 1: Best Management Practices Erosion Control

Scope of Work:

On the East side parallel to the Storm-water Culvert in area of grading a 200-linear foot Erosion Control Sock will be installed. The Erosion sock is a 12" diameter sock filled with wood chip material. The sock will be installed with the specifications put forth by the **MDNR** {Missouri Department of Natural Resources}. {See **FIGURE 1**}

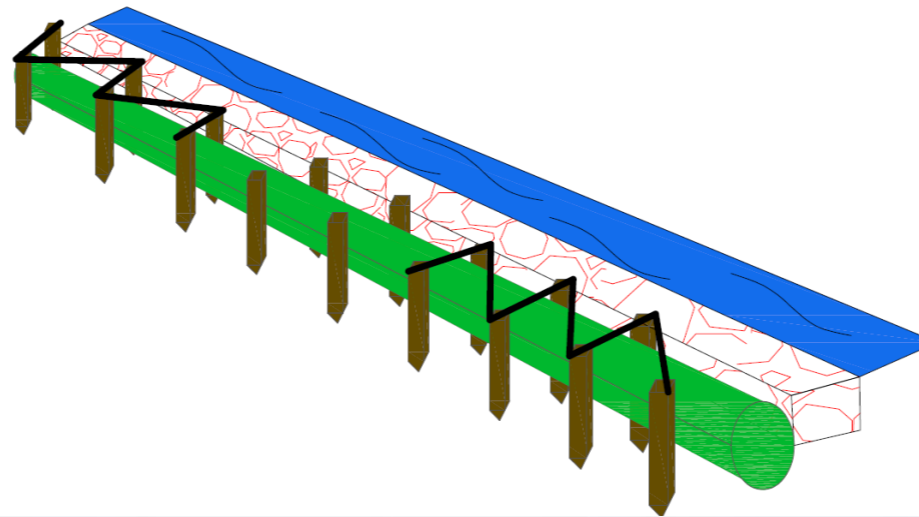
Wooden Stakes will be staggered every 5 feet for maximum strength. The ends will be J-Hooked and tied off and secured to the ground.

FIGURE 1

FIGURE 1

NOTES:

- USE 2"X2"X2.5" WOODEN STAKES SPACED EVERY TEN FEET, OFFSET EVERY 5 FEET ON OPPOSITE SIDE OF SOCK.
- TIE ROPE TO FOUR STAKES ALTERNATING SIDE.
- LEAVE 30 FEET BETWEEN TIED STAKES



We will allocate 2 workers to complete this objective.

Material Cost for Erosion Sock with stakes and delivery is **\$\$847.00**

Estimated time for completion is **6-man hours or \$97.50**

Total material cost and Labor for Objective 1 is \$944.50

Objective 2: Grading of silt matter contained in De-watering bags

Bags 1,2, and 3 will stay in place for permanent establishment of peninsula. According to Enviro-Tubes the manufacturer of the bags they must stay intact to retain hoop strength and for silt material to create a new peninsula. De-watering bags **4,5, and 6** will yield and estimated 624 cubic yards of silt and soil matter. Matter will be spread over an estimated 17,350 square foot (**SEE FIGURE 2**) of city easement on the North end of Lake 2. This matter has been given permissions from **The City of Springfield** for the silt to regrade turf areas and easement. Triangle sections and areas inside permanent Bags 1,2,3 will have a

commercial woven fabric put down in the water and then filled in to create a solid land mass. When asked for permissions by **The City of Springfield** we were referred to **The CID** to obtain those permissions. No final grade specifications were outlined for this bid by **The City of Springfield** or the **CID**. (See **FIGURE 2**)



Scope of Work:

After BMP Erosion Control has been installed de-watering bags **4,5, and 6** will now be cut open and spread so silt matter can dry. We will allocate two tract skid loaders and operators for grading material. Due to previous experience with silt matter grading from **Lake 1 Project** we know silt matter will need to be toothed out and allow for drying time, so material can be packed. Estimation for all 3 bags is five to ten dry days.

Labor is estimated at 80-man hours or \$1300.00

After material has dried work can restart and foreign matter i.e. large sticks, trash ect. will be removed by hand. We will allocate 4 workers for this process and expect this to take **a day or 32-man hours**.

Labor is estimated at \$520.00

Once the foreign materials have been removed the area will now be ready to be Harley-raked and prepared to final grade. We will allocate 2 skid loaders with attachments and 2 operators for this process. We expect this to take **5 days** or **90-man hours**.

Labor is estimated at \$1300.00

Equipment Cost

Fuel is factored at a rate of 1 full tank per day per machine or 88 US gallons per day @\$2.70 per gallon or 522 gallons total used to equal **\$1357.20**

Bobcat T740 compact track loaders

\$1200 per machine per week or **\$4800.00**

Harley Rake Attachment **\$750.00**

Forks **\$60.00**

Delivery Charge round trip **\$200.00**

Total Material cost and Labor for Objective 2 is \$10,287.20

Objective 3: Soil Amendment and Seeding with ECB installed

Material Cost for Soil Amendments

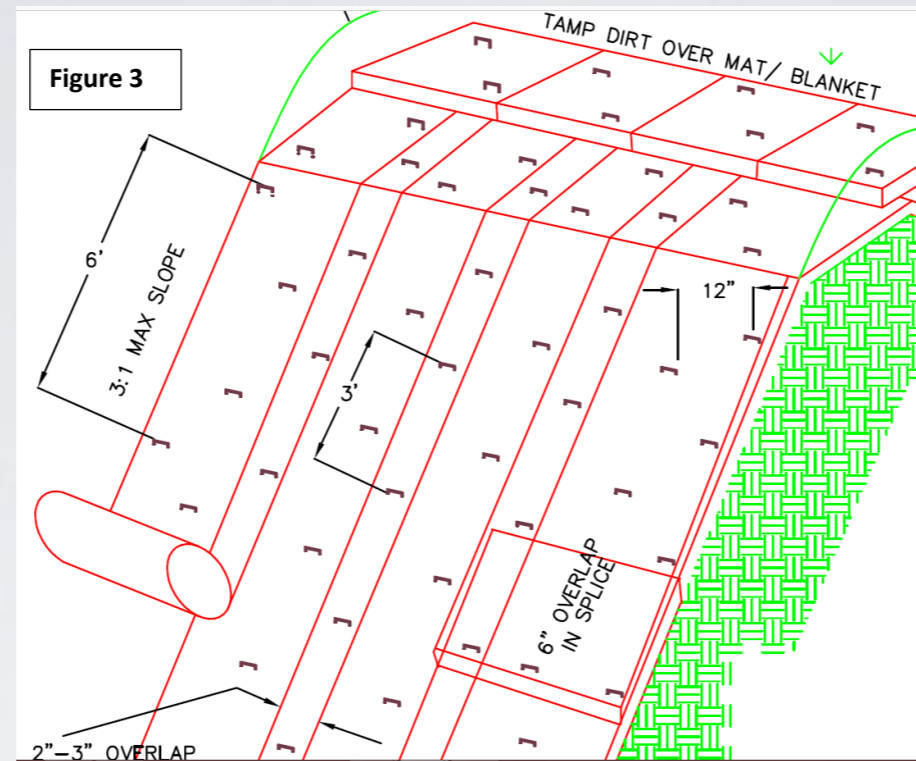
Cost for Sulfur Amendment Brandt Reaction MKS 25 gal/acre **\$220.00**

Cost for 600 lbs. of K-Mag **\$288.00**

Cost for 860 lbs of 0-13-13 **\$360.00**

Core Aeration Machine cost and labor **\$225.00**

A coconut fiber **Erosion Control Blanket** or **ECB** will be installed in accordance with the suitable parameters outlined by **MDNR**. See **FIGURE 3**



Scope of Work

After silt and soil has been amended the land areas and tops of bags **1,2, and 3** will now be ready for seed. We will put down 90 lbs of triple blended fescue. We will use a medium bladed turf type fescue that has 6% annual rye grass with zero % inert matter. Next, we will run a verticutter slice seeder over the turf area. This will cut the seed into the ground into rows. Alternating directions we will create a crisscrossing pattern. A second layer of 90 lbs of seed will be applied. This will enable grass to grow up into a patch, so it looks uniform with the rest of the turf. On the face side down to the water of **Bags 1,2, and 3** we will install sod staked to the de-watering bags to create permanent establishment immediately. The newly renovated area will now have a Coconut Fiber **ECB** installed and stapled in accordance with **Figure 3**. We have chosen this material because it will bring in zero weed seed content like traditional straw would. In addition, the blanket is designed to minimize runoff of newly graded silt and soil and retain moisture for proper germination. We would allocate 3 workers for this job and expect it to take **3 days or 72-man hours or \$1170.00**

Material Cost for Seeding and ECB

200lbs of All Tall Fescue **\$260.00**

17.350 sq foot ECB **\$1540.00**

3 boxes 4" ECB Staples **\$225**

2 pallets of sod **\$525**

Total Material Cost and Labor for Objective 3 is \$4813.00

***Additional Reseeding in Fall of 2018 if necessary \$800.00**

Objective 4: Cleanup and Removal of De-watering bags & Watering System Installed

After Seeding is Completed and **ECB** has been installed the reseeded area will need to be watered for the first 21 days to ensure proper germination. We will install a above ground irrigation system. Because the 17,350 sq foot will need to be watered consistently and evenly it is necessary to automate this process. We will reuse the Koala above ground irrigation and its components from the **Lake 1 Project**.

Disposal and Cleanup

De-watering bags will be cut up and hauled away for disposal. All pallets and liner mats will be hauled away for disposal. Sand bags and trash will be hauled away for disposal.

Material and Labor Cost

City of Springfield Salvage Fees **\$60.00**

Fuel Charge **\$100.00**

Estimated Labor Cost is **16-man hours or \$260.00**

Total Material Cost and Labor for Objective 4 is \$420.00