

Southern Hills Community Improvement District
May 7, 2019 at 7:00 pm
St James Church
2645 East Southern Hills Blvd
Springfield, MO 65804

The Special 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.

Present: Carl Price, Justin Foss, Bob Lowe, Jane Earnhart, Denise Heintz, John Heitz, Jeffrey Fenwick

Absent: None

Excused:

Guests: Refer to attached sign in sheet

New Business

Announcement – Carl Price indicated to those present that this Special Meeting was for public comment on the proposed wall along a portion of the northern Southern Hills Lake shoreline. The next Special Meeting on May 15 is when the CID Board will discuss and vote on the matter.

Rules of Order – Carl Price used an overhead to show those present the Ten Tenets of Civility, asked all to read and adhere to them during the public comments. Each speaker is limited to 5 minutes, plus addressing questions.

Proposal for Rock Wall along a portion of the shoreline of the northern lake – Bob Smith (2121 S. Eureka) provided handouts (see attached) to the Board and presented his proposal to address shoreline erosion due to: 1) prevailing wind, and 2) muskrats digging holes. There are currently 28 holes on the two properties proposing the shoreline protection.

Jane Earnhart asked Bob to describe the proposed wall. Bob indicated it would be limestone stacked to an approximate height of 12 inches.

Carl Price showed a photo of a modular block wall and asked such a wall would preclude the installation of vegetation. Bob answered, no.

Denise Heintz noted that since this proposal impacts her property (as well as Bob's) she will abstain from voting. She had considered abandoning the construction of the wall following the April 9, 2019 meeting, but Bob wanted to continue since the wall is a benefit to the lake water quality.

Jeff Broekhoven (2208 S. Meadowview Avenue) presented a handout to the Board of various ideas (see attachment) for a long-term sustainable plan to protect the CID property. He recommended a shoreline no-mow zone, noting that vegetation will hold the bank, and filter runoff. He feels removing wildlife is not a sustainable practice, and noted decisions now will impact the lakes until the current end of the 25-year tax of the CID(in 2043), and beyond (as the tax is renewed). He doesn't think private owners should construct on CID property without prior Board approval, and mentioned CID projects must get approval by the City. (*This item was*

clarified with the City following the meeting. As long as the CID is completing projects within the scope of the original petition, no city council or city manager approval is needed.)

Carl Price asked if constructing the wall will preclude installation of vegetation. Jeff indicated he wasn't sure if the wall and the vegetation can coexist or not. Jeff noted the CID primary goal is to improve water quality, he didn't think stabilization (erosion control) fell within the CID petition, as written.

Ray Crespo (2275 S. Meadowview) noted that the CID is supposed to make improvements that are available to the entire community such as benches, etc. He asked, what can non-lake frontage families receive for their taxes other than maintenance? He wants the ability to use the common area bordering the right-of-way, but not along people's backyards (he doesn't want the perception of invading their personal space). He does not agree with a trail along the back of homes.

Lindsay Smith (2257 S. Edgewater Drive) asked, what does the CID actually own? Carl Price described the limits of CID property.

Bruce Earnhart (2712 E. Crestview Street) indicated he was familiar with the construction of highways and bridges from his past work experience, and that riprap holds a bank, and vegetation will cover the riprap over time. He likes the diversity of the existing bank stabilization measures that have been installed over the years. He feels that muskrats are bad for the lake, and they belong in rivers or creeks. His three primary comments were 1) no trail should be along the back of the lots/homes, 2) lawn maintenance should minimize harmful chemicals, and 3) people shouldn't be encouraged to walk in steep areas due to a potential liability.

Chip McGeehaw (2909 Southern Hills Blvd) asked Bob if the height of the wall is the total height? Or just to the top of the lake surface? He wants to be a good steward and has a background in Missouri Dept. of Conservation (MDC) with fishery management. He noted the type of soil impacts the amount of erosion. Bob clarified the wall will extend a couple inches above the typical lake surface elevation.

Anonymous question – How long will limestone last? What type of maintenance will be required? It was noted that limestone is similar to the type of rock we see next to bridges.

Steve Gintz (2904 E. Alpine) asked, if the population of muskrats is larger than it should be can we relocate the muskrats to help with Bob's overall plan? Carl noted that MDC will allow them to be trapped, but we have to do it, and we need permission from MDC. If a homeowner places a trap on CID property, they will also need permission from the CID.

Someone asked if a property survey had been completed for the CID property. Carl answered no due to the survey cost using up a sizable amount of the annual CID budget. The loss of lakeshore is based on old and current aerial images.

Ray Crespo asked, will it be a liability to not know the physical property pin location if there were an accident? Carl indicated, if needed, a metes and bounds survey could be performed to determine (after the fact) if an accident was on CID property.

Jeff Fenwick noted that the CID property includes the peninsula to the south of his property, but it would be difficult to access this area as well as some others without crossing private property.

Carl noted the main charge of the CID is water quality.

Mitchell Brandt asked about the CID petition/ordinance language related to structures and signage to create borders. Carl said that was intended to be for the outer border of the overall CID limits (not lake property limits).

Ray Crespo asked if the proposed stones are 12" in size. Bob indicated they are various sizes.

Bruce Earnhart mentioned that installing riprap is common for big lakes with wave action, and that it's typically stepped into the adjacent slope to keep it from sliding.

Joe Reynolds (4622 Glenwood) thanked the Board for all the work and efforts they have made to date to improve the aesthetics and quality of the lakes.

Jeff Broekhoven had a closing comment to encourage everyone to read the CID ordinance. He felt it was meant for specific projects, and indicated that walls and erosion control are not listed in the document.

John Heitz mentioned that much of the land adjoining the lakes had eroded over time and gave an example of irrigation piping that is now floating along the lake edge instead of in the lawn in was installed within.

Carl Price reminded everyone, if something is proposed on CID property it needs CID approval. If it's on private property, it's not a CID issue.

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

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SIGN IN SHEET

Name	Address	Phone/Email
B. WEARNHART	2712 E. Crestview	2995501
Henley Smith	2121 S Eureka	
Jane Eamhart	2712 E. Crestview	jkearnhart@stglobal.net
JEFF BROEKHOVEN	2208 S. MEADOWVIEW	JEFF@BENTONBLIND.COM
TAD MOSELEY	2837 E. Linn	f + moseley@gmail.com
David Lewis	2439 S. Skyline	dauidlewis47@gmail.com 417-350-9786
Bob Lowe	2860 E. Southland Hill Blvd	417-861-5008
Justin Foss	2527 S. Catalina Ave	boblowe@MCHSI.com 417-861-0747
Mitchell Brandt	2205 S. Meadowview	justinofoss@gmail.com 417 425 2556 mitchell cbrandt@gmail.com
Lindsey Smith	2251 S Edgewater Dr	catwomanlsey@yahoo.com
Denise Heintz	2901 E. Covington	417-300-4050
Stephen Gantz	2904 E Alpine	417 987-6868

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<u>Name</u>	<u>Address</u>	<u>Phone/Email</u>
Roger Kutz	2136 S. Meadowview	417-844-4750 rak-tz9@gmail
Ray Creps	2275 S. Meadowview	97-5823395
Jeff Fenwick	2457 So Edgewater	417-773-9934
Chip McGeehan	2909 Southern Hills	buffalocky1@ msn.com
Misty Ware	2126 S. Eureka Ter	417-880-0174
Julie Davis	2828 E. Avalon Dr.	417 2682380
John Harte	2971 E. Southern Hills	417 2245555
Stacie Bilgen	841 S. Wellen Sptr	860-735

Southern Hills top lake

The two leading factors causing shore erosion in the Southern Hills lakes



Turbulent water: Prevailing SW winds which push against the north shore.



Muskrats that burrow into the shoreline, dislodging the dirt.

Dear Denise,

Having lived on the top lake for a number of years and seen the long and short term changes that have occurred, I feel most qualified to present factors that not many other people would be aware of.

There are two major concerns that must be considered. One is the structural integrity of the lake itself to be sure that it maintains the shoreline in a manner that will avoid erosion from both wind and wildlife such as muskrats which are quite prevalent in their dens dug into the sides of the lake.

The second is the visual appeal to those living around and near the lake itself. Since this is a residential area, both factors should be taken into account. My bias leans first to that of pond maintenance and integrity. If you lose that, visual appeal is a non-starter.

So how has Mother Nature treated us? One walk around the lake, prior to our recent remediation, would show a collapsing structure. The whole north side of the lake has been negatively impacted by the prevailing SW winds that have the effect of shaping the water's edge much like a dinner plate by its shallowness. This clearly indicates a high level of erosion. Since living here, the whole north side of the lake has eroded somewhere between 5' - 9'. It has undermined roots of trees closest to the lake and left root structure dangling from the shore to the water. Continuous erosion on both of our shorelines have four large trees that have the potential to be lost in the same fashion as the one you've essentially lost on your shoreline.

A second very prevalent factor is damage caused by dens as muskrats burrow into the shoreline. These tunnels lead 2' - 3' up into our yards. Each year the muskrats expand current burrows or rebuild farther back into the yard where erosion has been the greatest.

The net result is that the original plot lines are now several feet into the lake as erosion has artificially moved the plot lines that once determined the boundaries of the lots that we own.

If you walk the shore of the other 3/4ths of the lake that are not subject to wind erosion, you will find a steeper drop off into the lake, more like a bowl with steeper sides. Erosion doesn't occur in those areas nearly as badly as it does on the more rigorously affected north side.

In searching for a suitable material that would serve both needs, there is one readily available material and that is rock that has been salvaged from your renovation. It is both durable, attractive, and sitting on the banks of the lake ready for use. I believe that you have enough rock collectively to construct the wall with the existing material. We jointly have about 350 ft of shoreline that is required to complete the project. The material is of matching color and would be consistent from start to finish on the project. It is paid for, available, and resting on your yard on about 40 pallets.

Any wall that is developed will protect against the muskrats that are a major source of current damage and future erosion.

Denise, thanks for letting me help you and participate with you towards the completion of this project. I would like to handle the details of this project as I know that you're up to your neck in projects.

I have studied the needs of the project and will proceed towards completion. You've expressed the need to step back from this task as you have enough to do now. My goal isn't to bother you on a day to day as your people know more than we need to know. Frankly, I don't see too much out of the ordinary to worry about.

I have attached a list of items to be covered. The primary one is that of getting the city to repair the drain pipe.

Secondary is the need to keep the nearly dead tree to maintain an upright position until after the wedding.

I've driven around today looking at the projects that have been completed. This wall will be as appealing as have so many others handled by the Board.

Regards, Bob

Damage caused by a combination of wind, water, and muskrats.



Large muskrat den at the base of Denise's tree. The tree didn't stand a chance!



Battered shoreline
Erosion quite prevalent

Exposed roots all along the shore from newly exposed healthy trees. There are four more trees in future jeopardy.

Exposed pipe from city street has been undermined and exposed. Unsightly and potentially dangerous if someone walks out on it.

Subject to further erosion.



Muskrat dens (holes)

These are ankle “busters”

Five dens. You can see how the multiple holes have been extended farther up into the yard.

These are all preludes to trouble.



Bob's drainage pipe to the east of his house

At the end of the project in my yard, there is a drainage pipe that comes out of the trees. I would like to have the retaining wall coming from close to the pipe and turning to the east side. One side will be on my land. The other direction will be on his land. Basically a "V" shape.

The reason is that there is often a strong water flow from that pipe and I would like to secure it and the dirt as much as possible.

The stone coming to my side will join the work you're doing from Denise's yard. That going out the other side on my neighbor's yard will only continue out about 15 ft.

Again, I will be close by when you do this work as well as most of your other work.

There is the possibility that I may want to work out with you a path that I may want to have you build to join my other neighbor's yard to mine through an area that has a lot of runoff water and carries dirt.

If you're not worn out by the time we reach that spot, we can talk about it.



Retention Wall proposal

A plan has been submitted for the development of various areas of the top lake in Southern Hills. It is an aggressive plan that will most likely take some time to hammer out.

Denise Heintz and I have been working on a joint effort to protect the north shoreline of the lake from erosion. Our properties are side by side and account for about 20% of the area that has eroded the most and continues to erode with time. The rationale for our decision to use stone for a retaining wall is spelled out in the section before this one. If someone doesn't agree with the need for a wall or the use of stone, I will be happy to give them a tour of the lake and spell out the problems. It is the only solution that we will accept to protect our dwindling shoreline and back yards. (The exception to that, of course, is if someone can come up with a truly better plan in a very short time.)

In looking at the CID future budget, it appears as though there will not be enough money in our fund to begin to think about development for about three years. Unfortunately, this is well outside the pressing needs that both Denise and I have ahead of us. (Will explain shortly)

Recognizing the \$ crunch that is before the CID and the needs that both Denise and I have for the year 2020, we need to move forward on our respective plans ASAP. Delaying the three years is not an option.

The reasons why our retaining wall should be done ASAP are numerous and listed below.

1. In renovating the home she purchased, Denise has salvaged about 30+ pallets of rock that match her house and surroundings. Pallets of rock are about \$170 each. That is \$5,100 total.
2. She has no desire to store these pallets in her yard or driveway for three years until they are utilized. If not used in the next 3-4 weeks when the contractor is ready, she will have to discard the stone.
3. She has stonemasons working at her home for an undetermined amount of time. Once done with their current work for her, they will be gone if they aren't retained to build the wall.

4. These stonemasons are professionals and securing their services should guarantee quality.
5. Prior to this proposal to create a park-like environment, we were prepared to go ahead with our plans on our own and pay for it ourselves. This still conditionally stands as our offer. The cost estimate for this wall will be in the neighborhood of \$12,000 - \$14,000 including the salvaged stone.

If we are asked to put this wall off until after the workmen have packed up and left, the stone will be hauled off and our offer to pay for the wall will go away.

6. This is in no way intended to be a game of hardball. It is the only response we have for 100% cancellation of well laid plans and the sacrifices that we are forced to make to our future plans.

7. What are these plans?

For Denise, the plans are that she is to hold a wedding for her Granddaughter next summer (2020). It will be held in the front yard facing the lake and she doesn't want the pallets to occupy the yard and the driveway.

For Bob, My current concerns:

Age and infirmity

Serious heart problems: two heart operations this summer.

Sale-ready for my wife in the event of my passing.

In closing, the plans and the reasons for using stone are all sound. The men and material are in place. The project will come to the CID fully paid. And the needs of the landowners, Denise and Bob, will be met to what appears to be nearly everyone's satisfaction.

If problems remain, please let me know and we'll see if we can rectify any serious concerns.

Lower lake - Retaining wall
Existed there for years - Built by Frank Manzardo

Zero Erosion



Zero muskrats



Priority: Public works

340 North Boonville ave
864-1901
Dan Smith - Director
Drainage maintenance
864-1000

Our needs: The picture below shows a City drainage pipe that leads from the E. Utica St. Cul de' Sac and into the north lake in Southern Hills.

The address is 2901 E. Utica and a new owner moved in this winter. She is: Ms. Denise Heintz Phone: 300-4050



I am her next door neighbor, Bob Smith Email: bobandhenley2@gmail.com
2121 Eureka Terrace Phone: 887-8462
Springfield, MO 65804

Please contact me at the number 887-8462 if you need information from us about this project.

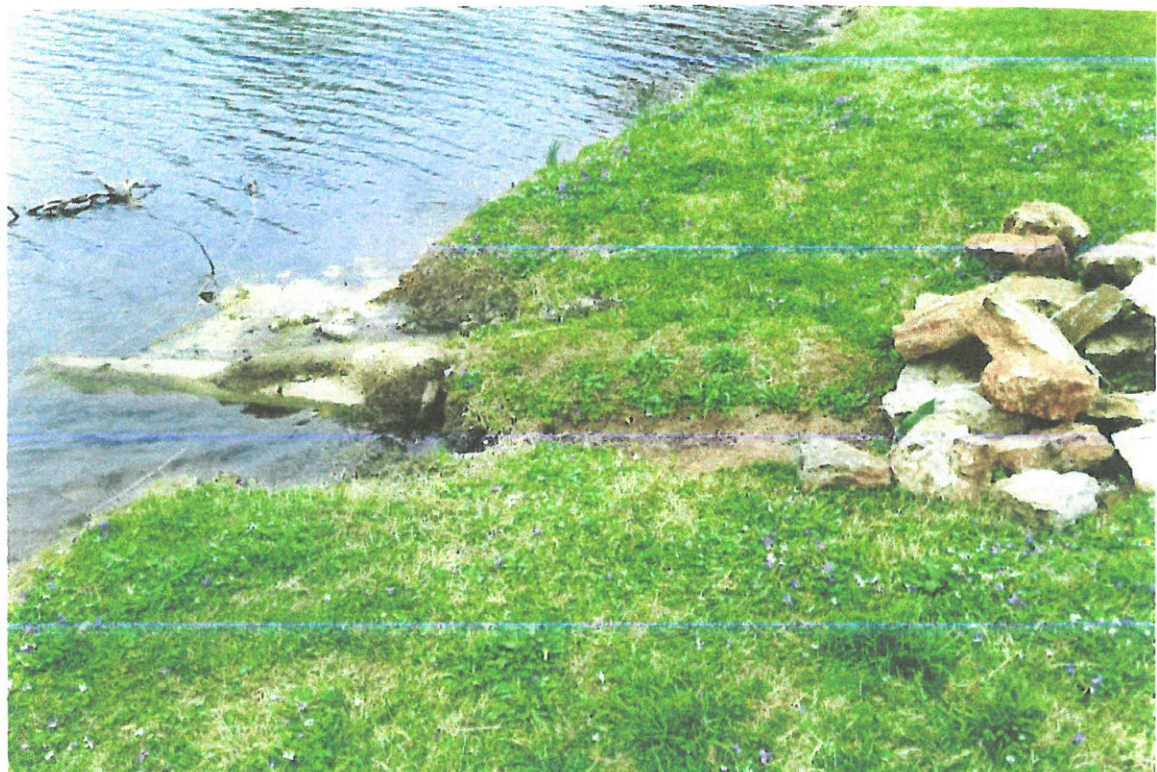
The pipe is broken in several places, is surrounded by muskrat holes and is about 10' up from the water and into the front lawn. With this much broken and sharp material, it would be considered a hazard. The rocks have been put over the reasonably large hole in the yard and pipe for passerby protection.

She feels that it is a lawsuit waiting to happen as kids play there and older people walk in that area.

We are trying to build a low retaining wall as she is having a Granddaughter's wedding in the front yard.

Your department's help would be greatly appreciated.

Respectfully, Bob Smith



Stonemason - Name:..... Phone: E-mail:

Denise and I have decided to join resources to engage you and your men in construction of a small (12" ?) retaining wall to maintain the shoreline and improve the appearance in our respective properties. We have the same objectives and she is sharing the available stone with me.

Because it is a joint effort and she is so busy, I offered to work with you to answer your questions and stay out of your way. You guys are pros and I've seen enough of your work to know you're not amateurs.

We have about 350' total feet to fill between us. We'd like to span the wall from the area of the tennis court east to the drainage pipe that runs beside my home on the east side.

I only have three concerns and those are the condition of the drainage pipe in Denise's yard, the tree in the edge of the water in her yard and the exit from the drainage pipe coming out to the east of my home.

I will be in contact with the Public Works department next week as I believe this is something that belongs to their department to repair. I will inform you when I find out.

The next obstacle to completion would be the near dead tree that's in the water in front of Denise's house. This may present an adjustment as she doesn't want to remove it before her Granddaughter's wedding in the summer of 2020. Of course we'd all like to have the wall done this Summer or Fall.

I have my suggestions, but we'll talk closer to the time of your work schedule.

I look forward to seeing your work!

Bob Smith
2121 Eureka Terrace
Phone: 887-8462
Email: bobandhenley2@gmail.com



HIGHLIGHTED AREAS = CID PUBLIC PROPERTY



TOP LAKE



MIDDLE LAKE



BOTTOM LAKE





Parcels (1 of 2 layers)

PARID: 1233211014
SOUTHERN HILLS COMMUNITY
IMPROVEMENT

Parcel

Zoom to

33-29-21

SMITH
RESIDENCE

HEINTZ
RESIDENCE

BROEKHOVEN
RESIDENCE

PROPOSED
RETAINING WALL

EUREKA

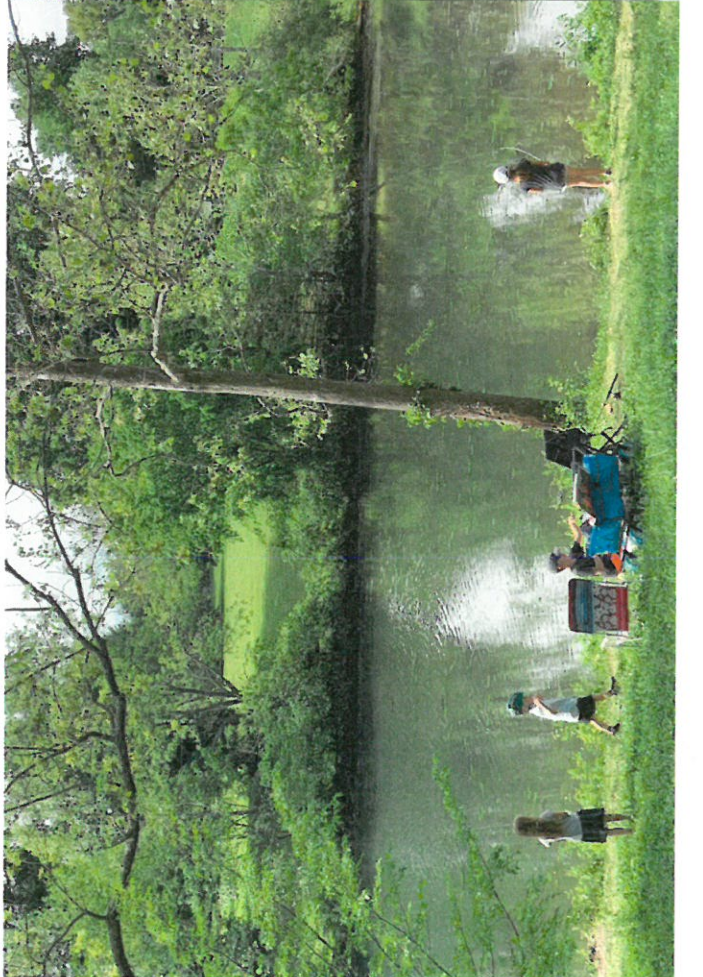
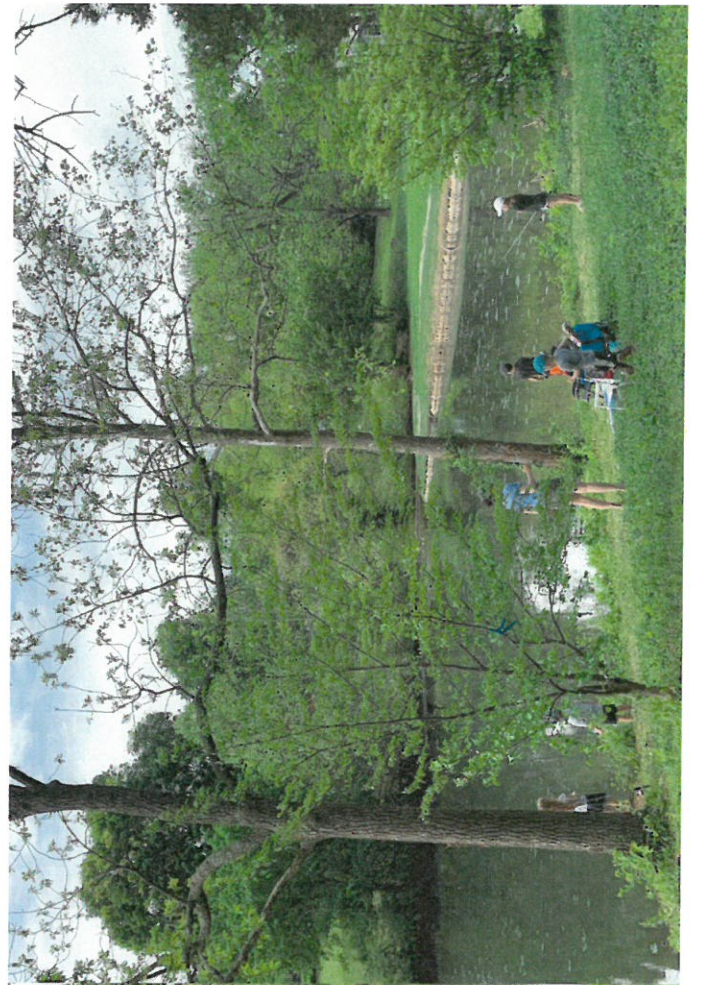
MEADOWVIEW

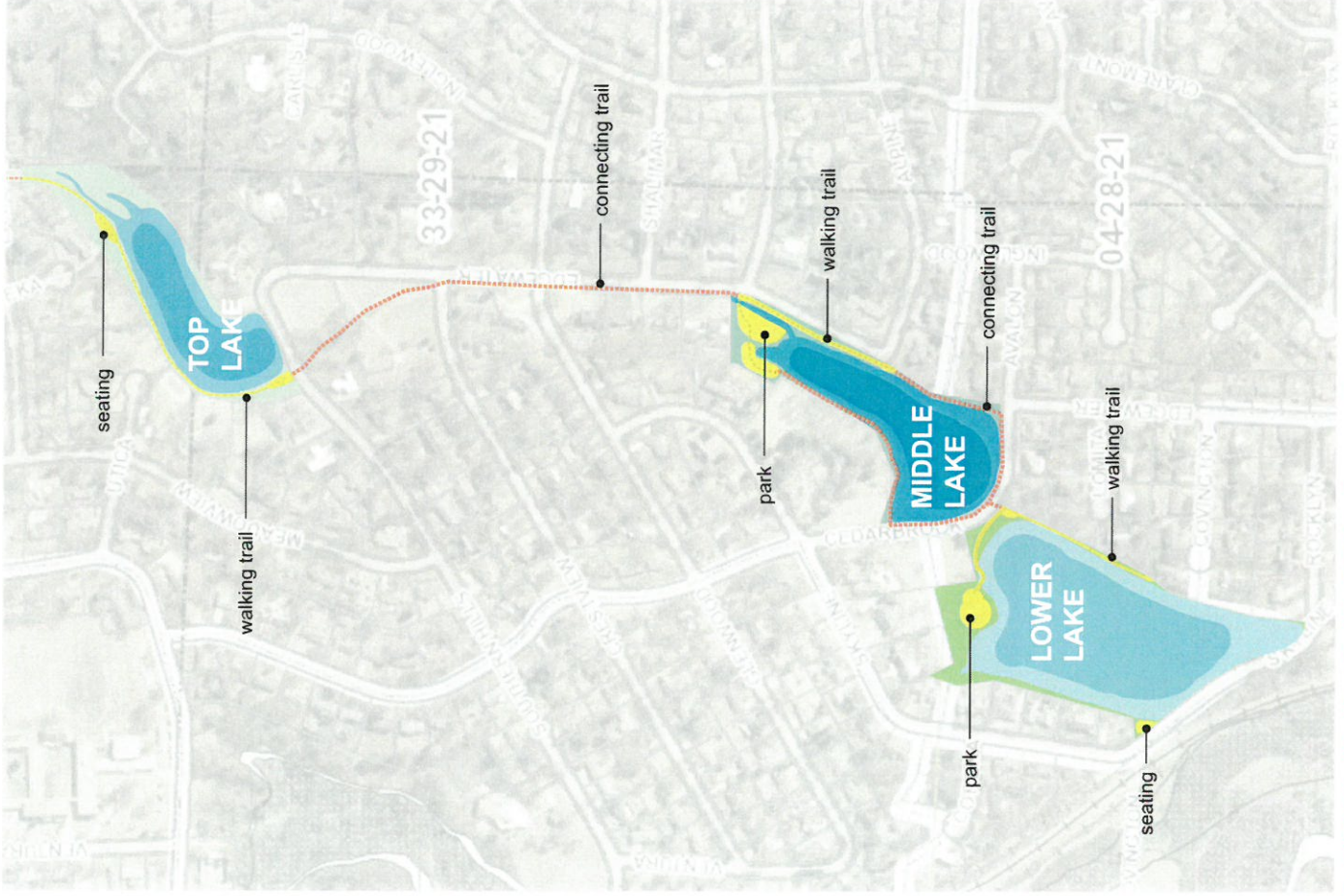
INGLEW

CARLIST



FISHING DERBY MAY 5TH





SOUTHERN HILLS LAKES - CONCEPT MASTER PLAN