

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT  
BOARD OF TRUSTEES MEETING  
Wednesday, October 8, 2025**

The Board of Trustees of the Kinkaid-Reed's Creek Conservancy District held its monthly meeting on Wednesday, October 8, 2025. Vice President Mike Barone called the meeting to order at 7:00 p.m. at 1763 Water Plant Rd., Murphysboro, Illinois.

**ROLL CALL:**

David Ardrey	Present
Nate Westphal	Present
Jay Ziegler	Present
Greg Legan	Present
Tony Mileur	Present
Mike Barone	Present
Lisa Byrd	Absent

**Also Present:** Scott Wilmouth, Carrie Likins, JT Jenkins, Ed Heller, Gary Raines, Tonya Knust, Tom Roberts, Robi Stephenson, Dave Yorkovich, Zack Martin, Katie Ferkehich, Brian Pigg, Jason Peach, and several unknown attendees.

**MINUTES:** Approval of Board meeting minutes for September 10, 2025.

Trustee Ziegler made a motion to approve the Board meeting minutes of September 10, 2025. Trustee Mileur seconded the motion. All members present voted "Aye," and Vice President Barone declared the motion carried.

**Public Comment:** Mr. Jason Peach stated that he owes the Board an apology due to recently ruffling some feathers. Mr. Peach stated that his actions were in a diplomatic and respectful way by pointing out information that he had found and apologized if that upset anyone. Mr. Peach stated that because he is a contractor he follows certain guidelines when dealing with state and federal contracts to keep himself out of trouble. Mr. Peach stated that he had no idea Blue Ridge Docks was still in business until he posted on Facebook and was contacted about how he heard that rumor. Mr. Peach stated there are some things he would like to convey to the Board in private as well. Mr. Peach stated that earlier this evening in the Committee meeting, the electric on the houseboat docks was brought up. Mr. Peach stated that his opinion on the matter would be for the District to obtain a base price for the complete overhaul of the electrical system on the docks that includes wiring and new marine pedestals, and also get alternate quotes for just the repairs needed listed in the inspection report that are deemed unsafe from three to four different electrical contractors. Mr. Peach stated that if those different quotes shows that repairs are, for example, \$85,000 and a complete overhaul is \$150,000 then the Board could go to the bank to borrow the money, divide that amount owed by five years and apply that amount to the houseboat tenants' leases. Mr. Peach stated this complete overhaul project would then ensure those customers have new marine pedestals and all upgraded service with the correct amperage which would resolve everybody's problem. Mr. Peach stated that he apologizes again if anyone was offended by him, stating he tried to reach out to a few of the board members to get clarification on some things and when he did not receive a response he released information in a Facebook post. Mr. Peach stated everything in his post was factual and can be backed up through documents he found throughout his discovery. Mr. Peach stated he hopes the Board will take his advice under consideration and try to do the best they can.

Mr. Zack Martin stated he is the owner of Blue Ridge Boat Docks, and it was brought to his attention that multiple people have told Kinkaid marina boat dock customers and the general public that his company has been closed for the past two years. Mr. Martin reported that he heard this false information was told to people by Jim Pribble and Mike Barone. Mr. Martin stated he would like an explanation as to where this board got that information. Mr. Martin stated that for the past two years his business has been doing very well, and it bothers him that they could have been losing customers and business because an appointed official has been telling people that his company is no longer in business. Attorney Ed Heller stated that this meeting is not the place to ask those questions. Mr. Heller stated the public comment section of the meeting is a place to tell the board something you want them to hear but not a place to ask the board questions. Mr. Martin stated he would like the board to hear that he is displeased that an appointed official on the board has been spreading misinformation affecting his business and his employees' business and overall affecting the community.

## **KINKAID-REED'S CREEK CONSERVANCY DISTRICT**

### **OLD BUSINESS:**

#### **Conservancy Committee Report:**

**Fish Tournament Requests and Fish Tournament Regulations:** None

**Deck/Shed Requests:** None

**Boat Lifts:** Trustee Mileur stated that the Conservancy Committee met and would like the input of the entire Board on the two separate boat lift policies that were drafted by legal counsel. Trustee Ziegler stated that he has looked through the drafts and walked the docks in the last couple of weeks. Trustee Ziegler stated that he believes there is enough interest in these boat lifts by the marina customers that the board may want to try and coexist. Trustee Ziegler stated that he has talked to a couple of people that install boat lifts and if the lift is properly installed and sized for the boat on it, then there would be no weight bearing on the marina docks. Trustee Ziegler asked whether damage to the docks caused by a boat lift would be covered under the marina customers' insurance policy, since the District is listed as an additional insured. Mr. Heller stated he does not believe it would, however, the lease contracts can be revised to include those provisions for the District to be able to recoup any losses due to damage to the docks from a customer's boat lift. Vice President Barone stated he agrees with the boat lift policy that works with the marina customers who have existing boat lifts as well. Trustee Mileur stated that the boat lift policy can be adopted by the board and down the road if something needs to be revised in the policy, the board has the right to do so. Trustee Legan stated that there is enough concern over the boat lifts both from the marina customers and the board, that he believes it might not be a bad idea for the boat owners to organize in some way where they and the board could communicate their concerns to each other and work together to help make the marina a better place.

Trustee Ardrey stated that the Conservancy Committee reviewed the boat lift policy draft to coexist with the marina customers on the issue as long as there is no damage being incurred to the docks or a boat. Trustee Ardrey stated eventually the District needs to get to a place where there is one boat and one lift in one slip, and not multiple boats stacked up behind or beside a lift. Trustee Ardrey stated there are about fifteen to twenty personal watercraft lifts that will need to be addressed as well. Trustee Ardrey stated that most marinas have a separate location where all of personal watercraft lifts are docked together. Trustee Ardrey stated that the Conservancy Committee is recommending to the Board the adoption of this boat lift policy with the latitude to correct and change anything that needs to be amended in the future. Trustee Westphal asked if this policy allows new lifts to be installed. Mr. Heller stated that paragraphs 11, 12, and 13 does address that no new lifts would be allowed to be installed at the marina and existing lifts leaving when a boat lift customer does not renew their lease.

Trustee Ziegler stated that because the policy mandates inspections to confirm proper installation and

use, it could eventually permit the installation of other boat lifts under its guidelines. Trustee Ardrey stated that tonight the board could agree to continue with the current installed boat lifts being allowed to remain and the boat lift policy could be amended and brought back to the board meeting next month for approval. Mr. Heller stated he will need clarification from the Board on how they would like to proceed on items eleven through thirteen. Mr. Heller read those items and Trustee Ziegler stated that the lease agreement already states that if a marina customer does not renew their lease, then the District uses the waiting list to fill that slip. Trustee Ziegler stated that if a boat owner sells their boat, the slip does not go with the boat and therefore the boat lift would have to be removed. Mr. Heller stated that an additional provision of this policy mandates boat lift inspections, which will necessitate the hiring of an individual to conduct those inspections and the assessment of a corresponding fee. Mr. Heller further explained that if any inspection identifies issues, a follow-up inspection must be conducted once those concerns have been resolved. Trustee Ardrey stated that the District does not own the lifts and therefore will not be paying for these inspections. Trustee Ardrey reported that Ozark Boat and Dock Lifts is the manufacturer of the majority of the lifts installed at the marina and he suggests management reach out to that company and one other company to inquire about conducting a fifteen-point inspection on condition and installation.

**Restaurant Proposals:** Trustee Mileur stated this item is tabled in Conservancy Committee pending further review of the proposals. Vice President Barone stated there are four proposals to review from, they are Crucial, Big Nates Barbecue, Crabby Daddy's, and a proposal from Mr. Peach that was just submitted today.

**Boat Shop Proposals:** Trustee Mileur stated this item is tabled in Conservancy Committee right now pending further review of the proposals.

**319 Grant:**

**Approval of Pay Request:** Manager Wilmoth reported this is pay application number two for the 319 project being conducted on private land off of Lone Oak Road and on marina property. Trustee Legan made a motion to approve the pay request from G&H Marine for the amount of \$139,906.57. Trustee Ardrey seconded the motion.

Roll Call Vote:

David Ardrey	Yes
Nate Westphal	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Mike Barone	Yes

Vice President Barone declared the motion carried.

**Marina/Campground:**

**Marina Report:** Manager Wilmoth stated that the dock contractor has resumed repairs on H-Dock, with electricians clearing electrical systems to facilitate their work.

**Manager's Report:** Manager Wilmoth announced that the District received a Strategic Planning Grant from Delta Regional Authority, allowing work on the Master Plan to begin.

**New Business:**

**Legal Report:** Nothing to report.

**Kinkaid-Area Watershed Project:** Nothing to report.

**USFS – Margaret Anderson:** Nothing to report.

**District Insurance Renewal Quote:** Manager Wilmouth reported the Board members have the renewal quote in their packets from the District’s current insurance provider. Manager Wilmouth stated that the insurance has increased a little bit, however there have been some claims made by the marina. Manager Wilmouth stated he recommends approval of the quote that includes the Cyber coverage which is \$3,500 more for the premium. Trustee Mileur made a motion to approve the insurance quote from Illinois Risk Counties Management Trust with the Cyber coverage included. Trustee Legan seconded the motion.

Roll Call Vote:

David Ardrey	Yes
Nate Westphal	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Mike Barone	Yes

Vice President Barone declared the motion carried.

**Personnel Committee:**

**New District Manager:** Trustee Mileur made a motion to enter Executive Session at 7:35 p.m. pursuant to 5 ILCS 120/2(c)(1) to discuss personnel/employment matters. Trustee Westphal seconded the motion. All members present voted “Aye,” and Vice President Barone declared the motion carried.

Trustee Westphal made a motion to come out of Executive Session at 7:42 p.m. Trustee Ardrey seconded the motion. All members present voted “Aye,” and Vice President Barone declared the motion carried.

**FINANCE CHAIRMAN REPORT:**

**Finance Chairman Recommendation**

**District Account Balances Approval and District Budget vs. Actual Report Approval:** Trustee Westphal made a motion to approve both the District Account Balances and the District Budget vs. Actual Report. Trustee Mileur seconded the motion. All members present voted “Aye,” and Vice President Barone declared the motion carried.

**Approval of District Bills:** Trustee Westphal made a motion to approve the District Bills and Trustee Ziegler seconded the motion.

Roll Call Vote:

David Ardrey	Yes
Nate Westphal	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Mike Barone	Yes

Vice President Barone declared the motion carried.

**KINKAID AREA WATER SYSTEM**

**OLD BUSINESS:**

**Legal Report:** Nothing to report.

**Manager's Report:** Nothing to report.

**New Business:**

**Tap Requests:** None

**FINANCE CHAIRMAN REPORT:**

**Finance Chairman Recommendation**

**Water System Account Balances Approval and Water System Budget vs. Actual Report**

**Approval:** Trustee Westphal made a motion to approve both the Water System Account Balances and Water System Budget vs. Actual Report. Trustee Mileur seconded the motion. All members present voted "Aye." Vice President Barone declared the motion carried.

**Approval of Water System Bills:** Trustee Westphal made a motion to approve the Water system bills. Trustee Ziegler seconded the motion.

Roll Call Vote:

David Ardrey	Yes
Nate Westphal	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Mike Barone	Yes

Vice President Barone declared the motion carried.

**OTHER MATTERS TO DISCUSS:** Vice President Barone reported that the IHSA Bass Tournament took place on Kinkaid Lake this past Friday and he saw some good catches were made and it looked like the teams had a great time.

**ADJOURNMENT:**

Vice President Barone asked for a motion to adjourn until next month's regular Board meeting scheduled for November 12, 2025. Trustee Legan made a motion to adjourn the meeting and Trustee Mileur seconded the motion. All members present voted "Aye." Vice President Barone declared the motion carried.

SECRETARY- ANTHONY MILEUR

~~PRESIDENT - LISA BYRD~~

Trustee - Greg Legan