

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT  
CONSERVANCY COMMITTEE MEETING  
WEDNESDAY, NOVEMBER 13, 2024**

The Conservancy Committee of the Kinkaid-Reed's Creek Conservancy District held its meeting on Wednesday, November 13, 2024. Chairman Mileur called the meeting to order at 6:00 p.m., at 1763 Water Plant Rd., Murphysboro, Illinois.

**ROLL CALL:**

Scott Wilmouth	Present
Mike Barone	Present
Dave Ardrey	Present
Tony Mileur	Present

Also present: Carrie Likins, Jim Pribble, and Liz Stevenson.

**Approval of Minutes for September 11, 2024:** Trustee Ardrey made a motion to approve the minutes of September 11, 2024, Conservancy Committee meeting. Trustee Barone seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

**Old Business:**

**Helicopter/Plane Landing Policy:** Manager Wilmouth stated this item is tabled for now while he gathers more information.

**New Business:**

**2025 Boat Slip and Campsite Lease Agreements:** Manager Wilmouth reported the Conservancy Committee members have a draft of the 2025 Boat Slip and Campsite Lease Agreements in their packets with a few changes made to review and discuss. Manager Wilmouth reported he has added a Guest Behavior section to the rules to give Jim more authority to deal with unruly campers and boaters. Manager Wilmouth stated he has added a \$75.00 late fee for the campsite lease agreement on any payment that is received more than ten days past the due date, and which will continue to accrue at that rate per month on any unpaid balance. Manager Wilmouth stated this late fee is already written in the current Boat Slip lease agreement. Mr. Pribble stated he believes the late fee should be raised to \$200 to deter the small group of marina customers that are late every year making their payments. Chairman Mileur asked how many months could a lessee be late on a payment before they are evicted from the site? Mr. Pribble stated according to the lease, the District has a lien on their camper or boat. Trustee Ardrey stated if a lessee is in arrears for a year, the District should enforce the lien and remove the camper or boat from the property. Trustee Ardrey stated the language should say an administrative late fee because it is for the time spent by the marina secretary trying to collect the past due payments. Manager Wilmouth asked if the Conservancy Committee is all in agreement with raising the late fee to \$200, and all members said yes.

Manager Wilmouth stated that he also added the word approximately 40X50 to the campsite lease agreements because not every site is exactly the same measurement. Manager Wilmouth stated he added some new language to the Storage Shed item to include the shed policy adopted by the District. Trustee Ardrey stated he does not think the Rules section should be attached to the signed Lease Agreements and should instead be a separate addendum to the lease so the District can change or add rules during the year if necessary. Trustee Ardrey stated the lessee should sign the addendum of rules to acknowledge they have read the rules and agree to abide by them. Manager Wilmouth stated he has also changed the installments of payments for the boat slip lease agreement to three equal payments instead of four payments in 2025. Trustee Ardrey stated the payment due dates should coincide with the operational period of the marina's season. Trustee Ardrey stated he suggests the installment due dates be February 16<sup>th</sup>, April 16<sup>th</sup>, and July 16<sup>th</sup>. Manager Wilmouth stated he also added a payment box for office use only that Angela requested.

**Trot and Trolley Lines Ordinance:** Manager Wilmouth reported that Shawn Hirst with IDNR talked to Trustee Barone about the District adopting an ordinance regulating trot lines on Kinkaid Lake. Manager Wilmouth stated a copy of the IDNR Trot and Trolley Line regulation is in the Conservancy Committee's packet and requests approval to have legal counsel draft a District ordinance with the same language that IDNR has in their regulations.

**OTHER MATTERS TO DISCUSS:** Manager Wilmouth introduced Liz Stevenson to the Conservancy Committee and stated she would like to give an update to the Committee. Ms. Stevenson reported that Grand Tower Energy Corporation has been in the process of appealing their property taxes from 2014 up until now. Ms. Stevenson stated the Illinois Property Tax Appeals Board, and the Illinois Supreme Court have both ruled in favor of the Energy Corporation for the 2014-2015 year. Ms. Stevenson stated that the company is now appealing their 2016 through 2023 property taxes. Ms. Stevenson reported that Grand Tower Energy Corporation has not paid their property taxes for 2020 through 2023. Ms. Stevenson stated that she will be taking the amount owed to the county from 2020 to 2023 off of the balance that the county owes the corporation for the 2014-2015 year. Ms. Stevenson stated that the company is owed back about \$4.7 million dollars from Jackson County. Ms. Stevenson stated there will likely be a negotiated settlement in the future for the years 2016 through 2023, and Jackson County will owe back that portion as well. Ms. Stevenson reported that the State of Illinois has enacted what is called Revenue Recapture which means if the County loses tax money that has already been levied, they get to go back and recapture it. Ms. Stevenson stated that the Conservancy District will be able to pay back Grand Tower Energy Corporation immediately out of the levied taxes the District is owed. Ms. Stevenson stated the District will receive a lower distribution of taxes next year to pay off the debt. Ms. Stevenson stated the bad news is that the Revenue Recapture also means the taxpayers of Jackson County will have to pay back the debt to the corporation as well which means they will see their property tax bill go up. Ms. Stevenson reported she anticipates an increase of 1% to 3% in property taxes for Jackson County residents, and for the taxpayers of Grand Tower's District she is projecting a 75% to 100% increase. Ms. Stevenson stated she thinks this increase will only be for a couple of years to pay off the debt and will then go back down. Ms. Stevenson stated this is the only information that she can share at this point with the public. Ms. Stevenson stated she will have a significant amount of information to share with the District in the future regarding this subject, and it will need to be in Executive Session due to this matter still being in negotiations with Grand Tower Energy Corporation.

Trustee Ardrey stated he would also like to know who pays for the water and electricity for the small building that sits by A-dock. Trustee Ardrey stated the building has both electricity and water running to it and the District needs to make sure those utilities are up to code as well. Manager Wilmouth stated he will get those answers.

**ADJOURNMENT:** There being nothing further to discuss Trustee Ardrey made a motion to adjourn the meeting. Trustee Barone seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

A handwritten signature in blue ink, appearing to be 'Mileur', written over a horizontal line.

**CHAIRMAN**