

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT
CONSERVANCY COMMITTEE MEETING
Tuesday, November 28, 2023**

The Conservancy Committee of the Kinkaid-Reed's Creek Conservancy District held its meeting on Tuesday, November 28, 2023. Chairman Tony 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, Richard Blake and Jim Pribble.

Approval of Minutes for November 2, 2023: Trustee Barone made a motion to approve the minutes of the November 2, 2023, Conservancy Committee meeting. Trustee Ardrey seconded the motion. All members present voted "Aye." Chairman Mileur declared the motion carried.

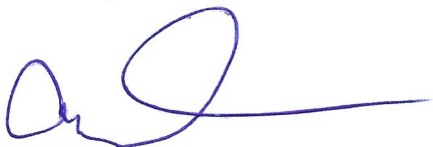
Old Business:

Marina/Campground Renovation Project: Manager Wilmouth reported the Attorneys and himself met with a bond council and have options for the funding of the marina and campground renovation project. Attorney Richard Blake stated they discussed four different options for funding the bonds. Mr. Blake stated one option would be general obligation bonds which require both a referendum and board approval. Mr. Blake reported this option is actually a tax levy and would be real estate taxes paying for those bonds. Mr. Blake announced another option is an ultimate revenue bond, which could be payable from the marina customers and requires a back deal referendum. Mr. Blake explained that option requires public notice and if 10% of the voters within the District file a petition, it would force a referendum on the item. Mr. Blake stated another option is issuing debt certificates which is a promise to pay a set amount of money, and the other option is a bank loan. Mr. Blake reported the bond council suggested if the renovations were going to be done in stages, then a good option is to secure the debt certificate for the first stage and in the second stage to secure bonding and the debt certificate could be wrapped in as part of the bonding. Mr. Blake stated the lowest interest rate would apply to the general obligation bonds and the interest rates for the other options will be higher, but it is unknown what those rates would be right now. Mr. Blake reported tax exempt funding would be at a lower interest rate and the marina customers' lease agreements would have to be revised to meet requirements for tax exempt status. Mr. Blake stated the bonds or loan could be refinanced in the future to secure a lower interest rate. Mr. Blake stated Manager Wilmouth and himself are meeting with Darryl Waldron at First Bank and Trust to get answers to questions they still have regarding the financing. Manager Wilmouth stated the program through Egyptian Electric that the District obtained with the energy efficient upgrade is still available and he is looking into that option which would be a zero percent loan. Trustee Barone stated the renovation project at the marina should be funded by the marina customers and not by the District's real estate tax revenue.

Annual Campsite/Boat Slip Rates: Manager Wilmouth reported the Committee discussed prioritizing the renovation of the boat docks first before the campgrounds. Manager Wilmouth stated the cost for the dock renovation is approximately \$1.2 million, with an estimated 6.5% interest rate over 10 years and the District would need around \$350.00 increase per lease per year to fund the project. Manager Wilmouth reported this would be approximately 11.1% rate increase for marina customers this upcoming year. Manager Wilmouth stated in order to move forward with improvements at the marina it is necessary to raise the lease rates. Mr. Jim Pribble stated he looked at a rate increase of 15% and the raise in a houseboat slip at that rate would only be about \$260 per year. Trustee Ardrey stated he agrees with at least a 15% rate increase as that is still far below market value. Trustee Barone asked if there was going to be a rate increase for the transient slip rentals. Mr. Pribble stated the current rate for transient slips is \$20.00 for an uncovered slip and \$30.00 for a covered slip. Trustee Ardrey stated he pays \$8.00 per foot per day to rent a transient slip at Kentucky Lake. Manager Wilmouth stated he suggests an increase of \$10.00 per day for uncovered and covered transient slips. Trustee Barone made a motion to recommend a 15% increase for annual campsites and boat slip rates, and a \$10.00 increase on transient slip rental rates. Trustee Ardrey seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

OTHER MATTERS TO DISCUSS: Manager Wilmouth stated Jim Pribble's and Charlie Neace's Contract is about to expire, and attorney Richard Blake is drawing up new contracts for 2024 and that item will be on the December Board meeting agenda. Manager Wilmouth reported the District will need to start having boat inspections completed sometime before the upcoming season. Manager Wilmouth stated that the boat inspections are the boaters' monetary responsibility according to their lease agreement. Trustee Ardrey stated he would like to have an engineering firm put together story boards about the upcoming phases for the marina renovations and make them available for the marina customers to be able to look at and know the upcoming projects planned and the timelines for each phase.

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.



CHAIRMAN