

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT
CONSERVANCY COMMITTEE MEETING
Thursday, November 2, 2023**

The Conservancy Committee of the Kinkaid-Reed's Creek Conservancy District held its meeting on Thursday, November 2, 2023. Chairman Tony Mileur called the meeting to order at 4:30 p.m., at 1763 Water Plant Rd., Murphysboro, Illinois.

ROLL CALL:

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

Also present: Carrie Likins, Bill Thompson, Ed Heller, and Jim Pribble.

Approval of Minutes for September 26, 2023: Trustee Ardrey made a motion to approve the minutes of the September 26, 2023, Conservancy Committee meeting. Trustee Barone seconded the motion. All members present voted "Aye." Chairman Mileur declared the motion carried.

Old Business:

Annual Campsite/Boat Slip Rates: Manager Wilmouth reported the Committee members have a packet with rate increase information based upon the consumer price index and also information showing the major upgrades to the marina and campground completed in 2023. Manager Wilmouth stated those major upgrades include the Restaurant building and equipment, the new pavilion, fuel system upgrades, road repairs, shower house, H-Dock, new fire pits, and additional electrical upgrades to Ed Bottom Campground and the Restaurant. Manager Wilmouth stated the rate increase for the 2023 season was ten percent. Manager Wilmouth reported the estimate for completely renovating the Campgrounds and Boat Docks is \$5.6 million dollars with an estimated interest rate of 6.5% for a ten-year term. Manager Wilmouth stated the boat dock renovation would be about \$1.1 million, and the complete campground renovation is a little over \$4 million of that total cost. Manager Wilmouth stated the cost per month per lease would be \$136 to pay for these renovations. Trustee Ardrey stated a couple of years ago, the market value for campsites and boat slips in this area was \$2,850.00 annually. Trustee Ardrey stated to finance the \$5.6 million dollar renovation, the annual leases would need to be \$3,300. Trustee Ardrey stated the District could increase the lease rates over the next few years by a percentage until they get to the \$3,300 rate. Manager Wilmouth stated next year would be the earliest the renovations could begin because the District still has to secure funding, and then the project has to be put out for bids. Trustee Barone stated he would like to focus on getting the docks renovated first as quickly as possible, and then come in and renovate A, B, and C loop in the campground the following winter. Trustee Barone stated the rate increase for the upcoming year could be a smaller increase of around 20% to fund the renovation of the boat docks. Attorney Ed Heller stated if the District uses their bonding authority, and finds a bank to buy those bonds, it would be the most economic way to go about securing the total amount of funds needed for the renovations. Manager Wilmouth stated the District could buy a set of bonds to fund the boat docks, and in the future secure another set of bonds for renovating the campground. Attorney Ed Heller stated it would be more hassle to issue separate bonds and cost more money overall, especially since the District will be using the same assets as collateral for the second set of bonds. Manager Wilmouth stated he would like Board authorization to work with the attorney's and the bank to get started on the bonding.

NEW BUSINESS:

Restaurant Contract Revision/Off Season Rent: Manager Wilmouth stated it was verbally agreed upon that Bill Thompson would not owe rent to the District when the restaurant is not in operation. Manager Wilmouth stated the contract needs to be revised so that part of the agreement is stated in the

contract. Manager Wilmouth reported Bill would like to host off season parties at the Restaurant and would like to know what the District would charge him to open the restaurant for these events. Bill stated the restaurant would be closed from now until sometime in April. Mr. Thompson stated he would like to start setting a standard that the restaurant is open year-round, and he hopes next year it will be. Trustee Ardrey made a motion to give Manager Wilmouth and Legal Counsel authority to meet with restaurant ownership to address the issue of off season rent and events during the restaurant closure period. Trustee Barone seconded the motion, and all members present voted "Aye." Chairman Mileur declared the motion carried.

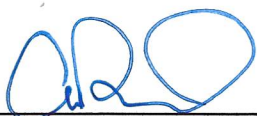
High School Fishing Club's Donation: Manager Wilmouth stated last year the District made a donation to the High School fishing clubs based on the hours worked at the marina by members of the fishing team. Manager Wilmouth stated the donation amount was \$4 per hour that each team member worked. Manager Wilmouth reported this year Murphysboro Bass Fishing Team's donation would be \$1,879.60, and Trico Bass Fishing Team would be \$1,434.00 based off the hours worked. Trustee Ardrey made a motion to recommend to the Board approval of the fishing club's donations, and Trustee Barone seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

Approval of 2024 Season Boat Slip/Campsite Lease Agreements: Manager Wilmouth reported Mr. Heller and Mr. Blake have revised the lease agreements for annual boat slips and campsites based on the changes the Committee talked about. Mr. Pribble stated he would like the wording changed regarding billing dates in the lease agreement from "on or around the first of every month" to "around the beginning of every month." Trustee Barone made a motion to recommend to the Board approval of the revised lease agreements including the change Mr. Pribble suggested. Trustee Ardrey seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

Reiman Rental House Rent Increase/New Contract: Manager Wilmouth reported the contractor is waiting on cabinets and countertops, but other than that the house is almost complete and will be ready for Mr. Tennant to move in soon. Attorney Ed Heller stated Attorney Richard Blake has already revised the old Reiman rental contract based on the changes Manager Wilmouth sent them. Manager Wilmouth stated he suggests charging \$375 rental fee for the new house. Trustee Ardrey made a motion to approve the new contract and rental fee of \$375 per month, and Trustee Barone seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

OTHER MATTERS TO DISCUSS: Attorney Ed Heller reported Mr. Garrett came to his office to discuss his houseboat being pulled out of the lake over the weekend. Mr. Heller stated after an hour-long conversation with Mr. Garrett that he understands that his boat will not be going back in the water and that Mr. Garrett will have to make arrangements to get his boat out of storage which includes storage fees. Mr. Heller stated Mr. Garrett has personal stuff on the boat that he would like to get. Mr. Heller stated he would recommend to the Board to allow Mr. Garrett to make arrangements with Jim to get his personal items. Mr. Pribble stated he talked with the Jackson County Sheriff's Department and allowed Mr. Garrett to get food that he wanted off of his boat. Mr. Pribble stated the houseboat is not in good condition and the District certainly would not want it, even though they have a lien on the houseboat.

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



CHAIRMAN