

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT
CONSERVANCY COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 2, 2026**

The Conservancy Committee of the Kinkaid-Reed's Creek Conservancy District held its meeting on Wednesday, September 2, 2026. Chairman Mileur called the meeting to order at 4:00 p.m., at 1763 Water Plant Rd., Murphysboro, Illinois.

ROLL CALL:

Ken Carr	Present
David Ardrey	Present
Michael Layne	Present
Jay Ziegler	Present
Greg Legan	Present
Mike Barone	Absent
Anthony Mileur	Present
JT Jenkins	Present

Also present: Carrie Likins, Ed Heller, and Brett Doerr.

Approval of Minutes for July 8, 2026: Trustee Ziegler made a motion to approve the minutes of July 8, 2026, Conservancy Committee meeting. Trustee Legan seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

Public Comment: None

Old Business:

Deck/Shed Requests: None

Lake of Egypt Docks Status: Manager Jenkins reported that he met with Lake of Egypt Docks last month to review outstanding items for the dock renovation project. Manager Jenkins stated that although Lake of Egypt Docks has already been paid for these items, the District is still awaiting the contractor's return to complete the work. Lake of Egypt Docks also quoted the District \$62,998.33 for additional work and has received the required deposit. Manager Jenkins stated that of the quoted and approved work, approximately \$22,706 remains outstanding. After reviewing the figures, Manager Jenkins reported that the District should receive a total credit of \$16,130 from Lake of Egypt Docks.

Mr. Brett Doerr reported that two gentlemen recently fell on the docks when the concrete pavers broke under them while walking. Mr. Doerr reported he did not see either incident but luckily the gentlemen were not injured. Mr. Doerr stated he currently has those broken areas marked off and he has ordered the replacement concrete pavers. Trustee Ardrey stated that these pavers are constructed of 1.5 inches of concrete with solid metal wire mesh and would have to be directly impacted by a powerful force to break. Trustee Ardrey noted that he walks the docks five to six times a week for his exercise and has never fallen through the docks or had a concrete tab break under him while walking.

Trustee Ardrey asked for Manager Jenkins for his recommendation on the remaining work contract with Lake of Egypt Docks. Manager Jenkins reported the remaining contracted work includes a repair on

D-dock and the ramp float bracket on B-dock. Manager Jenkins stated he recommends the ramp float bracket install since that item is already in stock and just awaiting install. Manager Jenkins reported that Lake of Egypt docks quoted the D-dock repairs at \$20,017. Manager Jenkins reported for the D-dock repairs he would recommend getting quotes from other dock companies. Manager Jenkins stated that the punch list of items that require the dock contractor's attention have still not been addressed and all of those items have been previously paid for. Trustee Ardrey stated the contractor is obligated to complete this "punch list" of items under the original contract to the District's satisfaction and should be held accountable for that. Manager Jenkins stated he will reach out to Mr. Fox about the completion of those items and cancel any other work orders for D-dock.

Dock Update: Manager Jenkins reported the District has a quote from Blue Ridge Docks for around \$10,000 for other dock upgrades and those items are being tabled for now until more funds are available.

New Business:

Marina Rate Increase for 2027: Manager Jenkins reported the members have documents in their packets regarding Marina rate increases. Manager Jenkins stated that he has included the monthly water and trash fee in these figures instead of billing that monthly. Manager Jenkins stated he included that trash fee in the uncovered and covered boat slips since they use the trash services as well but have never been charged for it. Manager Jenkins reported that the current water and trash fee does not cover the cost of trash services.

Manager Jenkins went over the different percentage increase options for the 2027 marina lease agreements and talked about the rates at other marinas for comparison. Manager Jenkins stated these increase options include the capital expenditures of the electrical repairs and upgrades needed for the docks and campgrounds, as well as the \$60,000 match funding for phase 2 of the Glenn Seeber Memorial Campground if the District is awarded the OSLAD grant. Trustee Ardrey asked about the previously developed rate increase schedule intended to fund the marina's debt service and capital improvements. He noted that Kinkaid Marina has raised its rates only about seven times in the past 25 years and has fallen far behind on necessary improvements. Trustee Legan stated he recalls a meeting when the committee voted for the annual increase schedule needed to cover the debt service for the dock renovation project. Following discussion, the committee agreed that two Conservancy members should meet with Manager Jenkins to determine the rate increase needed to support marina operations and maintenance, capital improvements, and debt service. Trustee Legan and Chairman Mileur both agreed to attend a more comprehensive financial planning meeting with Manager Jenkins.

2027 Lease Agreements: Marina Site Superintendent Brett Doerr reported that he has compiled a list of six campers in the annual campground that are in disrepair. Mr. Doerr stated he would like to have a rule regarding the lifespan of a camper allowed in the campground. Mr. Doerr suggested the implementation of mandatory inspections on older campers within the campground. Mr. Doerr stated these older campers could be imposing an environmental hazard. Trustee Ardrey stated the industry standard is ten years for the age of a camper allowed to occupy a campsite. Trustee Ardrey stated that the lease agreement includes the lessor's right to refuse the leasing of any campsite to any person. Trustee Ardrey stated this gives Mr. Doerr the authority to operate under those premises and bring a list to the Board recommending the refusal to issue a new lease agreement, or the recommendation of a new lease agreement with stipulations of the appearance and/or age of the camper or boat.

Trustee Ardrey stated that there have been issues with people mooring their boats on the shoreline unattended for days. Trustee Ardrey stated that the current campground rules allows campers to moor their boats on the shoreline when they are occupying their campsite, however this is being abused. Mr. Doerr stated that one of those moored boats actually sank this year, and marina staff had to pull it out. Trustee Ardrey stated that furthermore, it is against Illinois state law to leave a boat more than six hours on the shoreline of a public body of water. Trustee Ardrey stated that this campground rule needs to be

omitted and in compliance with the state statute.

Mr. Heller reported that he made a note of a discussion in a prior meeting on the topic of requiring a security deposit for any decks and sheds installed on District property. Mr. Heller reported this deposit was suggested due to people leaving their old decks and sheds when they left resulting in the marina staff having to deal with the removal and cleanup. Mr. Doerr stated he recommends a \$500 deposit be required for each new deck or shed. Mr. Doerr stated this deposit amount would make it more likely that someone would take their property with them upon leaving.

Mr. Doerr reported that another issue he has dealt with is the removal of houseboats. Mr. Doerr stated the marina does not have the funds to pay for the removal of houseboats, and he is wondering if a deposit could be required when a houseboat is put in the marina that would cover the cost if something happened and the boat needed removed. Mr. Doerr stated that it cost approximately \$2,000 to \$5,000 each time the marina has had to deal with removing a houseboat.

Trustee Ardrey reported that there have been boats left unattended for several days or an entire weekend in slips that the owners were either unauthorized to use or permitted to use only temporarily. Trustee Ardrey asked what authority Mr. Doerr has to deal with this situation. Attorney Ed Heller stated that the District could adopt an ordinance authorizing it to impound boats that violate the ordinance. Mr. Doerr suggested enforcing it by locking the boat to a cleat and attaching a tag stating that the boat had been impounded, citing the ordinance, and providing a phone number for the owner to call and pay the required fees for its release. Mr. Heller stated posting signs on the docks listing the ordinance with the daily fees for violating that ordinance will also be very helpful. Mr. Heller stated that he will draft the ordinance and requested the District send him a list of parameters they would like to include. Trustee Ardrey stated the District should also have an ordinance pertaining to the handicap parking spots in the marina parking lot, so Mr. Doerr has the authority to enforce that as well.

Manager Jenkins stated that he would like the lease agreements to have the section pertaining to the submission of the completed lease agreement with payment, proof of insurance, and proof of current registration to be moved to #1 of the lease agreements general provisions and with the exact language as in the boat slip lease agreements to include naming Kinkaid Reed's Creek Conservancy District as an additional insured on the policy with the minimum amount listed. Mr. Jenkins reported that the boat lease agreements may be revised to eliminate the three-payment installment option and require full payment upfront. He explained that the auditors recommended consolidating the installments into a single payment while preparing the District's financial statements because recording all lease income within the same fiscal year would simplify tracking.

Trustee Ardrey stated that lessees will need to be informed that they need to clean out their refrigerators prior to offseason because there will be major repairs ongoing that require the electricity to be shut off. Mr. Doerr stated that he is working on sending the important announcements, reminders, and invoicing via email.

Trustee Ardrey stated that the boat slip lease agreements clearly state that only one certified marine vessel is allowed per slip, and that provision has not been followed this year by some lessees. Trustee Ardrey stated that this needs to be highlighted in the lease this year and enforced this upcoming year. Trustee Ardrey stated that a fine should be included in the lease agreements this year for anyone not in compliance with this lease provision. Trustee Ardrey stated that ideally all jet skis docked at the marina should be in a leased jet ski slip.

OTHER MATTERS TO DISCUSS: Nothing to discuss.

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

A handwritten signature in blue ink, consisting of stylized letters, positioned above a horizontal line.

CHAIRMAN