

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT  
CONSERVANCY COMMITTEE MEETING  
WEDNESDAY, JANUARY 14, 2026**

The Conservancy Committee of the Kinkaid-Reed's Creek Conservancy District held its meeting on Wednesday, January 14, 2026. Chairman Mileur called the meeting to order at 6:00 p.m., at 1763 Water Plant Rd., Murphysboro, Illinois.

**ROLL CALL:**

JT Jenkins	Present
Lisa Byrd	Absent
Dave Ardrey	Present
Tony Mileur	Present

Also present: Carrie Likins, Ed Heller

**Approval of Minutes for December 10, 2025:** Trustee Ardrey made a motion to approve the minutes of December 10, 2025, Conservancy Committee meeting. Chairman Mileur seconded the motion. All members present voted "Aye," and Chairman Mileur declared the motion carried.

**Public Comment:** None

**Old Business:**

**Deck/Shed Requests:** Manager Jenkins reported there is one deck request for consideration from the annual Camper in C-18. Manager Jenkins stated the deck request meets the approved guidelines and recommends approval of the deck request. All Conservancy Committee members agreed to recommend to the Board the approval of the deck request.

**Campground Update:** Trustee Ardrey stated the Committee has a list of items for consideration regarding the campgrounds and boat docks in their packets. Trustee Ardrey stated this list has been compiled by members of the Conservancy Committee. Trustee Ardrey stated that the Board has done its due diligence in granting management the authority to address and deal with all issues referenced in approved lease agreements and policies. Trustee Ardrey stated that the items on the list that will require Board approval are highlighted in grey tint and are on the Board meeting agenda this evening. Chairman Mileur stated that he agrees with recommending approval of all the highlighted items on the list to the Board.

**Boat and Boat Dock Update:** Manager Jenkins stated the boat and boat dock matters for consideration are also in the list of items the Committee has in their packets. Trustee Ardrey reported that Mr. David Fox with Lake of Egypt Docks will be meeting with Manager Jenkins and himself tomorrow for a walkthrough on the docks and both parties will be pointing out additional damage that has been observed since the last meeting.

**Boat Lift Inspection Update:** Manager Jenkins stated that Trustee Ardrey and himself met with Dave Schmitz with Ozark Boat Docks and Lifts at the marina to inspect the boat lifts that are currently installed on the docks. Manager Jenkins reported that Mr. Schmitz recommends that all the boat lifts be reinstalled using a newer installation process which involves a square tubing being installed to the dock, and the boat lift being bolted to that tubing on both sides. Manager Jenkins stated that this method distributes the weight of the boat lift evenly. Trustee Ardrey stated that the majority of the boat lifts installed at the marina are manufactured by Ozark Boat Dock and Lifts, and this installation method is the current manufacturer's recommendation. Trustee Ardrey stated a recommendation that has also been made by Mr. Schmitz is to remove three boat lifts completely from the docks as they are causing damage.

Chairman Mileur asked if the customers who have to remove their lift due to the recommendation would be allowed to install another boat lift. Trustee Ardrey stated that there would be a discussion at some point in regard to those three lifts that the District will be directing the customer to remove from the docks. Trustee Ardrey stated that currently the policy states that no new boat lifts are allowed to be installed at the marina, but he thinks that is a fair question and conversation since those lifts are part of the fifty-four current boat lifts installed at the marina. Trustee Ardrey stated that currently the policy states that no new boat lifts are allowed to be installed at the marina.

Trustee Ardrey reported that Dave Schmitz with Ozark Boat Docks and Lifts does recommend that at some point the existing lifts that are installed toward the end of the docks be moved closer toward the shoreline. Trustee Ardrey stated that the boat lifts that are installed further out on the docks would be something to consider during the reinstallation of boat lifts, and when houseboats are eventually being moved to slips with longer fingers. Trustee Ardrey stated that there have been discussions about extending the length of more fingers to accommodate large houseboats in the future.

Manager Jenkins reported that Mr. Schmitz said the boat lift installed on I-dock is a very nice lift but noted that I-dock's construction is not well suited for this type of lift. Manager Jenkins reported that the frame of I-dock is constructed with angle iron instead of the truss style frame. Manager Jenkins stated that Mr. Schmitz is recommending that boat lift be moved to a different dock. Trustee Ardrey stated that another issue is that the pontoon docks at the marina do not have electricity, and therefore the customers with boat lifts installed on those docks are running an extension cord and plugging into electricity somewhere. Trustee Ardrey stated that the boat lifts installed on pontoon docks should be relocated to docks with electricity to remedy that issue. Trustee Ardrey stated that management will be working with the marina boat customers with lifts to sort out these issues based upon the recommendations from Mr. Schmidt.

**Boat Lift Policy Approval:** Attorney Ed Heller asked for clarification on the edited boat lift policy that was sent to Mr. Blake and himself. Mr. Heller stated the added language in question states "boat lifts may have a platform no larger than 8 feet wide or the width of the lift by 4 feet long". Trustee Ardrey stated that some marina customers have built patios on the front of their boat lifts. Trustee Ardrey stated that Mr. Schmidt recommended all of those be removed, however stated that if they are allowed to remain, he recommends limiting the size of the platform. Trustee Ardrey stated that the recommended largest size of the platform on a boat lift is 8 feet wide by 4 feet long, which is typically the width of the boat lift. Trustee Ardrey stated the placement of the platform must be on the front portion of the boat lift between the boat and the attachment or pivot point. Trustee Ardrey stated that the District's preferred boat lift inspection company will be Mr. Schmitz with Ozark Boat Docks and Lifts because the majority of the boat lifts installed on the docks are manufactured by that company. All members of the Conservancy Committee agreed to recommend to the Board approval of the boat lift policy with the discussed corrections and an annual boat lift fee of \$350 to cover the administrative and inspection costs.

**Restaurant Lease Agreement:** Chairman Mileur stated that he recommends the base rent for the restaurant lease be \$500 per month since the lessee will be responsible for other expenses named in the RFP. Trustee Ardrey stated that retail space in Southern Illinois right now is five to twelve dollars per square foot and that price is added into a triple net agreement or priced higher to include those triple net expenses. Trustee Ardrey stated the triple net lease defines insurance, taxes, and lease expenses. Trustee Ardrey explained that a \$500 base rate with a triple net lease and renegotiation latitude is standard. For the five-year lease, Trustee Ardrey recommends specifying that in years four and five, the Board and Lessee should renegotiate the lease rent based on the restaurant's performance and other factors. All committee members agreed to recommend the approval of the restaurant lease agreement and authorize management to finalize negotiations with Crucial MRO. Trustee Ardrey stated there will need to be recommendations from the Board on the lease term and renegotiation of the lease price for years four and five.

**New Business:**

**Gates at Transient Campgrounds:** Manager Jenkins stated discussions have been had about installing gates at the entrances to the point and the transient campgrounds. Manager Jenkins stated that installing a gate at Ed Bottom will be simple, but the entrance to Glenn Seeber Campground will be more difficult as there is an open field all the way around it. Manager Jenkins stated the County Highway Department usually has extra I-beam posts that could be used for that open area. Trustee Ardrey stated that he recommends installing the gate by the bath house. Trustee Ardrey stated that the goal of the gates is to stop the traffic through transient campground during off season. Trustee Ardrey stated that there are constantly cars parked in those campgrounds as well during off season. Trustee Ardrey stated the gates would be used for off season and have signage attached stating the area is closed.

**Glenn Seeber Campground Plan Revision:** Trustee Ardrey stated that the committee members have looked at the finished and unfinished state of the Glenn Seeber Campground and have come to the conclusion that they would like the engineers to modify the original plan to reduce the size of the campground by four to six sites. Trustee Ardrey stated altering the campground plan will lessen potential harm to the land and support the recently finished stabilization project. Trustee Ardrey stated modifying the original campground plan will not hurt the District financially and could potentially make it easier to procure a grant to finish the campground.

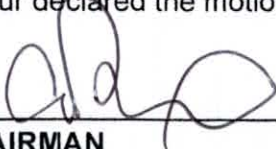
**Boat Dock Security Cameras:** Trustee Ardrey stated conversations have been had about expanding the security camera system to include each of the houseboat docks and the fuel dock. Trustee Ardrey stated that many marina's post a live feed of their security cameras on their websites and recommends that management look into that possibility as well.

**Pump Out Station Lights:** Manager Jenkins stated that the pump out station discharges into a pit, which, when full, automatically shuts down the station until the pit is emptied. He noted that this stoppage may lead marina customers to believe they have completed the pump out process when, in fact, it remains unfinished. To address this issue, Manager Jenkins recommended installing a red/green light indicator system on the pump out station. All members agreed to recommend approval to the Board of installing the light system on the pump out station.

**Parking Lot Configuration:** Manager Jenkins stated that the Committee is looking at designating a corner of the parking lot for boat/trailer parking and adding signage to that area, which will prevent the boats from taking up three or four spots in the other parking areas. Manager Jenkins stated adding some additional parking curbs, cleaning up an area for overflow parking, and designating a staff parking area behind the boat shop is also part of the parking lot configuration plans.

**OTHER MATTERS TO DISCUSS:** Manager Jenkins reported copper water faucets were stolen from Ed Bottom Campground this morning, along with brass check valves from A-loop and C-loop. Manager Jenkins reported the theft in C-loop was caught on a camper's security camera. Manager Jenkins stated Tim Jones and himself are still reviewing the marina security footage and he recommends installing a higher-quality camera at the marina entrance guard shack. Manager Jenkins stated that he has reported the theft to the Jackson County Sheriff's office.

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



CHAIRMAN