

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT
BOARD OF TRUSTEES MEETING
Wednesday, September 10, 2025**

The Board of Trustees of the Kinkaid-Reed's Creek Conservancy District held its monthly meeting on Wednesday, September 10, 2025. Vice President Lisa Byrd called the meeting to order at 7:00 p.m. at 1763 Water Plant Rd., Murphysboro, Illinois.

ROLL CALL:

David Ardrey	Present
Nate Westphal	Absent
Jay Ziegler	Present
Greg Legan	Present
Tony Mileur	Present
Mike Barone	Present
Lisa Byrd	Present

Also Present: Scott Wilmouth, Carrie Likins, Ed Heller, Gary Raines, Tonya Knust, and Tom Roberts.

MINUTES: Approval of Board meeting minutes for August 13, 2025.

Trustee Ziegler made a motion to approve the Board meeting minutes of August 13, 2025. Trustee Mileur seconded the motion. All members present voted "Aye," and Vice President Byrd declared the motion carried.

Approval of Special Board meeting minutes for August 28, 2025.

Trustee Mileur made a motion to approve the Special Board meeting minutes of August 28, 2025. Trustee Legan seconded the motion. All members present voted "Aye," and Vice President Byrd declared the motion carried.

Public Comment: None

KINKAID-REED'S CREEK CONSERVANCY DISTRICT

OLD BUSINESS:

Conservancy Committee Report: Manager Wilmouth reported that the Conservancy Committee did not meet this month.

Fish Tournament Requests and Fish Tournament Regulations: None

Deck/Shed Requests: None

319 Grant: Manager Wilmouth stated that the Board members have a pay request for \$284,164.70 in their packet from G&H Marine for work completed on the project. Manager Wilmouth reported that work on Mr. Phoenix's property has been completed except for the final grading, seeding, and water bars. Engineer Gary Raines provided an update on the project's current status and outlined the tasks remaining for completion. Manager Wilmouth reported that Board members have received a change order for the project in their packets. Manager Wilmouth stated that the \$20,000 previously allocated for public road repairs will not be needed, and those funds have instead been reassigned to provide

additional riprap for the project.

Approval of Pay Request: Trustee Ziegler made a motion to approve the pay request from G&H Marine for the amount of \$284,164.70. Trustee Barone seconded the motion.

Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

Marina/Campground:

Marina Report: Manager Wilmouth reported that Labor Day weekend at the marina was successful, and a significant amount of fuel was sold. Manager Wilmouth reported that the Board members have an email from Bill Thompson in their packet stating that he is terminating his contract with the District effective September 30th. Manager Wilmouth stated that he thought Bill was going to attend this meeting to answer questions from the Board about this decision. Trustee Barone stated that he asked Mr. Thompson to stay open until the end of the month, even if he was not serving food and only had the bar open. Trustee Ardrey stated that the District should examine the consequences for the early termination of the five-year lease agreement the District has with Mr. Thompson.

Manager Wilmouth stated that during the last meeting it was discussed the District would be getting an electrical inspection of the docks performed by A&I Electrical. Manager Wilmouth reported that the Board members have that inspection report in front of them that was just received this evening before the meeting. Manager Wilmouth stated the report's findings include numerous pedestals equipped with non-GFCI breakers and many other violations that need to be addressed. Trustee Ziegler stated that he is assuming that the dock customers modified these electrical pedestals. Trustee Ardrey reported that approximately five years ago, Burke Electric completed electrical work at the marina, ensuring its compliance with relevant standards. Trustee Ardrey stated that sometime since that time, unauthorized modifications have been made to the electrical. Vice President Byrd asked if the marina customer contracts could include that any tampering with electrical at the marina is a violation and would result in the termination of a lease. Trustee Legan, Trustee Ardrey and Trustee Ziegler all agreed this item should be included in the new lease agreements. Manager Wilmouth reported that the electrical inspection report will be presented to the Conservancy Committee for discussion, after which a recommendation will be made to the Board regarding next steps.

Manager's Report: Manager Wilmouth reported the dove field was burned in preparation for dove season on August 19th. Manager Wilmouth stated that the board members have a letter to the Village of Gorham in their packets about allowing the District to install a hydrant at the entrance to the marina. Manager Wilmouth stated this was requested by the Murphysboro Fire Chief to ensure better fire protection at the marina.

New Business:

Legal Report: Attorney Ed Heller stated that he wished to clarify the board's decision from the August meeting regarding the removal of all boat lifts at the marina by the start of the upcoming season. Trustee Ziegler asked if the decision was to remove all of the boat lifts or just the lifts that are causing damage to the docks. Mr. Heller stated that the conversation led to the dock contractor's recommendation due to the docks not being engineered to support boat lifts, and because the existing lifts have caused significant damage to the dock structures. Trustee Legan stated that was his recollection of the discussion. Mr. Heller stated that Mr. Blake and himself are working on the document

and will have the draft ready for the Board's review soon.

Kinkaid-Area Watershed Project:

USFS – Margaret Anderson: Nothing to report.

Approval of Low Bid for CALR: Manager Wilmouth reported the District received one bid on this project from G&H Marine with a total base bid in the amount of \$259,514, and an alternate bid in the amount of \$339,750. Engineer Gary Raines explained that current requirements make it hard for the District to get multiple bids for projects of this size. Mr. Raines stated the larger companies aren't interested due to small scale, while smaller contractors struggle with requirements like bonding. Mr. Raines stated G&H Marine's bid is within the estimate, and BWC engineering recommends awarding the base bid for the project. Mr. Raines stated that after the project design was put out for bids, an onsite visit revealed that in the lone oak road portion of the project there is a large amount of tree debris from the USFS logging operation that has been placed in the gullies planned for stabilization. Mr. Raines stated that this will necessitate an additive change order to the project in order to compensate the Contractor for removal of this debris in certain areas. Mr. Raines stated that this project is being funded mostly by USFS, and the District portion is only about 10%. Trustee Barone made a motion to award the low bid of approximately \$259,514 to G&H Marine. Trustee Mileur seconded the motion.

Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

Personnel Committee:

Approval to Hire Marina Secretary: Manager Wilmouth reported that the Personnel Committee met to discuss the open position for marina secretary. Manager Wilmouth stated that the Committee recommends hiring Kim Neace as the full-time secretary at the marina with a starting salary of \$21.00 per hour. Manager Wilmouth stated that Kim has already been doing some seasonal office work for the Marina and is currently filling in answering and returning phone calls. Manager Wilmouth reported that she is available to start full-time on September 22nd. Trustee Ziegler stated that the District may want to hire her temporarily while they advertise the position. Manager Wilmouth stated that it is essential for the marina office to be adequately staffed at this time, as his current responsibilities at the marina are preventing him from fulfilling his managerial duties effectively. Trustee Ardrey stated that the Personnel Committee discussed that Kim is already filling in part time in the office, she understands the computer work and is familiar with the marina clientele already. Trustee Ardrey stated that the Personnel Committee looked at all the options and decided that hiring Kim Neace was the best option at this point. Trustee Barone made a motion to hire Kim Neace as the full-time Marina secretary at \$21.00 per hour. Trustee Mileur seconded the motion.

Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

Approval of Salary adjustment for Richard Varner and enrolling him in IMRF: Manager Wilmouth Reported that Richard Varner was hired by the District as a temporary maintenance worker not to exceed 1,000 hours earlier this year. Manager Wilmouth stated that Mr. Varner has been taking on extra work recently by handling complaints and temporarily overseeing things at the Marina until the Board hires someone full-time for that position. Manager Wilmouth stated that he is recommending a raise of \$2.75 per hour for Mr. Varner. Manager Wilmouth reported that Mr. Varner is also approaching his limit of 1,000 hours per year and is recommending he be enrolled in IMRF so he can continue to work more hours this year. Trustee Barone made a motion to approve the salary adjustment of \$2.75 per hour for Richard Varner and enroll him in IMRF. Trustee Mileur seconded the motion.
Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

Manager Salary: Trustee Ardrey reported this item is tabled for now while the Personnel Committee is awaiting information from IMRF.

FINANCE CHAIRMAN REPORT:

Finance Chairman Recommendation

District Account Balances Approval and District Budget vs. Actual Report Approval: Trustee Ziegler made a motion to approve both the District Account Balances and the District Budget vs. Actual Report. Trustee Mileur seconded the motion. All members present voted "Aye," and Vice President Byrd declared the motion carried.

Approval of District Bills: Trustee Mileur made a motion to approve the District Bills and Trustee Legan seconded the motion.
Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

KINKAID AREA WATER SYSTEM

OLD BUSINESS:

Legal Report: Nothing to report.

Manager's Report: Manager Wilmouth stated that JT Jenkins and himself met with Jesse Maynard

from HMG Engineers to discuss requirements for the bulk chemical tank. Manager Wilmouth reported that Jesse is preparing the bid specifications for the project.

New Business:

Tap Requests: None

FINANCE CHAIRMAN REPORT:

Finance Chairman Recommendation

Water System Account Balances Approval and Water System Budget vs. Actual Report

Approval: Trustee Ardrey made a motion to approve both the Water System Account Balances and Water System Budget vs. Actual Report. Trustee Ziegler seconded the motion. All members present voted "Aye." Vice President Byrd declared the motion carried.

Approval of Water System Bills: Trustee Barone made a motion to approve the Water system bills. Trustee Mileur seconded the motion.

Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

Election of Board Chairman to Finish Vacant Term and/or other Officer Positions:

Trustee Ziegler made a motion to elect Vice President Byrd as Board Chairman for the remainder of the term. Trustee Mileur seconded the motion.

Trustee Mileur made a motion to elect Trustee Barone as Vice President for the remainder of the term. Trustee Ziegler seconded the motion.

Roll Call Vote:

Mike Barone	Yes
David Ardrey	Yes
Jay Ziegler	Yes
Greg Legan	Yes
Tony Mileur	Yes
Lisa Byrd	Yes

Vice President Byrd declared the motion carried.

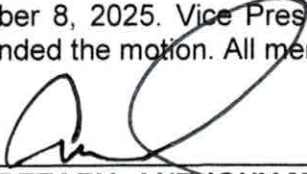
OTHER MATTERS TO DISCUSS: Vice President Barone reported that an individual reached out to him that is interested in opening the boat shop at the marina and will be meeting with the Conservancy Committee soon regarding his proposal. Trustee Legan stated that he wanted to clarify that the District will determine the implications of Mr. Thompson withdrawing from his lease agreement with two years left. Attorney Ed Heller stated that while the contract lacks a penalty clause, the District may sue Mr. Thompson for the remaining \$500 monthly payments. Mr. Heller stated that If the District leases the restaurant to someone else, it cannot claim the \$500 rent from Mr. Thompson.

Manager Wilmouth stated that now that the Board officers have changed, President Lisa Byrd will need to be added to the District bank accounts as an authorized check signer. Manager Wilmouth stated that

all of the current authorized check signers will also need to go to the bank and resign those documents as well.

ADJOURNMENT:

President Byrd asked for a motion to adjourn until next month's regular Board meeting scheduled for October 8, 2025. Vice President Barone made a motion to adjourn the meeting and Trustee Mileur seconded the motion. All members present voted "Aye." President Byrd declared the motion carried.



SECRETARY- ANTHONY MILEUR



VICE PRESIDENT – MICHAEL BARONE