

**KINKAID-REED'S CREEK CONSERVANCY DISTRICT  
SPECIAL BOARD OF TRUSTEES MEETING  
THURSDAY, MAY 06, 2022**

The Board of Trustees of the Kinkaid-Reed's Creek Conservancy District held a special board meeting on Friday, May 06, 2022, President Steve McGriff called this meeting to order at 4:30 p.m. at 1763 Water Plant Rd, Murphysboro, Illinois.

President McGriff stated that before we start the meeting, I would like to welcome our new Board of Trustee, Nate Westphal. Trustee Westphal stated that he was glad to here.

**ROLL CALL:**

|                 |     |
|-----------------|-----|
| Nathan Westphal | Yes |
| David Ardrey    | Yes |
| Lisa Byrd       | Yes |
| Steve McGriff   | Yes |
| Tony Mileur     | Yes |
| Mike Barone     | Yes |
| Joshua Hellmann | Yes |

**Also Present:** Manager Wilmouth, JT Jenkins, Jason Peach, Melissa Peach, Attorney Ed Heller, and Chuck Novara.

**Public Comment:** No public comment

**OLD BUSINESS: Resolution for Approval of Mortgage Loan for Purchase of Marina Assets:**

President McGriff stated we are here to discuss the approval for the mortgage loan for the purchasing of the marina assts. Is there any discussion from the Board? Attorney Heller reported that everything is ready to go. Darryl has to get the loan price amended because of the expenses that were taken out of the loan. Attorney Heller asked Manager Wilmouth if he will have an insurance binder? Manager Wilmouth replied, yes, I emailed that to you. Attorney Heller reported that 1:00pm on Monday at First Bank and Trust is closing time. We will need Steve and Tony there, and I will be there. We finally did get the signed contract this morning. The ancillary documents are done. I have one document to the insurance company to make sure that they get those irregularities that last years dram shop had lined out. I did get that letter to them. President McGriff asked if the appraisal on the farm was done. Attorney Heller replied that yes it is complete and the title work is complete. With the appraised value we are at 80% loan value. The loan is a three year adjustable loan, starting out at 3.5%. We just need to get the resolution for the authority. President McGriff stated that he needed a motion for the approval for the mortgage loan for the purchase of the marina assets. Trustee Barone made the motion for the mortgage loan for the purchase of the marina assets. Trustee Mileur seconded the motion.

**ROLL CALL:**

|                 |         |
|-----------------|---------|
| Nathan Westphal | Abstain |
| David Ardrey    | Yes     |
| Lisa Byrd       | Yes     |
| Steve McGriff   | Yes     |
| Tony Mileur     | Yes     |
| Mike Barone     | Yes     |
| Joshua Hellmann | Yes     |

President McGriff declared the motion carried.

**Authorization for Board President to Conduct Closing on Purchased Assets:** President McGriff stated that he needed authorization for the Board President to conduct closing on purchased assets. Trustee Barone made the motion to authorize the Board President to conduct closing on purchased assets. Trustee Hellmann seconded the motion.

**ROLL CALL:**

|                 |     |
|-----------------|-----|
| Nathan Westphal | Yes |
| David Ardrey    | Yes |
| Lisa Byrd       | Yes |
| Steve McGriff   | Yes |
| Tony Mileur     | Yes |
| Mike Barone     | Yes |
| Joshua Hellmann | Yes |

President McGriff declared the motion carried

**NEW BUSINESS: Transition Team Grant of Authority:** President McGriff reported that the Transition team has a list for the Board to look at. They need authority to look into some of those items. We need a motion from the floor to grant them authority to get started on the items on the list. Trustee Ardrey reported that compliance issues, anything related to water, sewer or electric the Heath Department, IDPH inspections any of those items will be included in that authority. We have to be to conduct the business needed to keep functioning. We are asking that those compliance issues be included. President McGriff that part for the pump system has been ordered for quit some time, we need to get exactly what is going on, so we can that installed. That might be something that you could check with Agan tomorrow. Trustee Ardrey stated that he will add that to the list. President McGriff stated he needed a motion from the floor to grant the transition team authority to get started on these issues. Trustee Barone made the motion to grant the transition team authority on this issues and anything else that they need to come into compliance with, in addition the list they have presented this evening. Trustee Byrd seconded the motion.

**ROLL CALL:**

|                 |     |
|-----------------|-----|
| Nathan Westphal | Yes |
| David Ardrey    | Yes |
| Lisa Byrd       | Yes |
| Steve McGriff   | Yes |
| Tony Mileur     | Yes |
| Mike Barone     | Yes |
| Joshua Hellmann | Yes |

President McGriff declared the motion carried

**OTHER MATTERS TO DISCUSS:** Trustee Ardrey stated that the inspection that will take place 48 hours prior, that will take place tomorrow. Attorney Heller reported that due to the Open Meeting Act, only 2 board members can be there. Trustee Barone asked if Manger Wilmouth was going to be there. President McGriff replied, yes Manger Wilmouth will be there. He has contacted Mr. Alkan and he knows that we are coming at 10:00am.

President McGriff stated that Jason is going meet with the transition team after this meeting. Jason as brought to my attention that he would to be the concessionaire and he can hit the ground running with the liquor license and everything that needs to be done. It's just a matter of listening to him and getting his ideas. I think that Chuck is going to listen in as well.

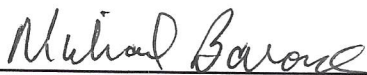
Trustee Barone asked as far as the OSLAD Grant now that we have the concession rights can



we move forward with that. Manager Wilmouth stated that it is not yet ready to go out for bids. I am going to start ordering materials. President McGriff stated that he went through the campground before the start of this meeting, and they have loaded a lot out. Trustee Barone asked how about B Loop? President McGriff replied that B Loop is empty. There are a lot of decks that have been left. We can find out tomorrow about them. Trustee Barone stated that if the people do not want them, we can hang onto them, maybe move them up by the shop. President McGriff stated they need to be moved, the grass has really grew up in B Loop, it needs to be mowed. President McGriff stated that him, Dave and Mike have talked about, Memorial weekend everyone here, it would be a good time to have it posted out there, that we bought it, we have taken it over and everything is going to be the same as this year. Just have a question and answer for a little while and tell them what we have planned. Mr. Peach stated that 10:00 to 10:30 would be a good time because most people are getting ready to go boating after breakfast. Trustee Ardrey asked would that Saturday? Mr. Peach replied the Saturday of Memorial Day weekend. Trustee Ardrey stated that his thought would be if it, why don't we make ourselves available at the restaurant, sit down and have coffee with people as they are coming in, if we have it open. We go from 9:00 to 10:30. I'm happy to sit and have coffee with people. President McGriff stated that we could put up notices out there. We would have to put up a public notice because we would be having an open meeting. Trustee Ardrey stated that we would be taking no actions or no votes. Mr. Peach stated he thought with the crowd that we are going to have, with the Covid stuff still floating around, I think you are better off having it outside with maybe a microphone. I think that you are going to find that you are going to draw a large crowd. Manager Wilmouth asked if there was a microphone system over there? Mr. Peach replied, that he didn't think so, but I do have one that you can borrow with a speaker system. You are more than welcome to it. I will get a lot of people with it being the holiday weekend.

**ADJOURNMENT:**

Trustee Ardrey made a motion to adjourn the meeting. The motion was seconded by Trustee Barone. All members present voted "Aye" President McGriff declared the motion carried.



**PRESIDENT – DeWitt S McGriff**



**SECRETARY – Anthony Mileur**