



# REND LAKE CONSERVANCY DISTRICT

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE REND LAKE CONSERVANCY DISTRICT HELD January 23, 2023

The Board of Trustees of the Rend Lake Conservancy District held a regular meeting on Monday, January 23, 2023, at the Rend Lake Golf Course Banquet Room, 12476 Golf Course Road, Whittington, IL. President Michael Warren called the meeting to order at 8:30 a.m. The following attended:

**Board of Trustees:** In physical attendance: Ernest Collins, Paul Lawrence, Nicholas LeMay, Todd Thomas, Robert Walton, and Michael Warren. Absent: John Spence

**Staff:** In physical attendance: Keith Thomason, General Manager; Larry Sanders, General Counsel, Michael Johnston, Comptroller; Tony Furlow, Water Plant Superintendent; Jeremy Richardson, IWS Distribution Manager; Keith Vaughn, Buildings Construction and Repair Manager; Wesley Ing, Acting General Maintenance Manager; Amy Krueger, Seasons Lodge Manager; Jason Stille, Golf Professional; Pete Hunter, Golf Course Superintendent; and Jen Zinzilieta, Executive Assistant.

**Visitors:** Mr. David Harmon, General Manager Hamilton County Water District

### Minutes

Upon motion by Ernest Collins and second by Nicholas LeMay to approve the minutes of the December 19, 2022, Regular Meeting as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

### Acceptance of Check Register

Upon motion by Nicholas LeMay and second by Ernest Collins to accept the Check Register as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

### Report of the Executive Team

Mr. Keith Thomason presented a report regarding the following items:

- Mr. Thomason gave an updated report regarding the Coronavirus. The District continues to have protocols in place for the safety of everyone.
- A report was given regarding the issues at the water plant intake during the freezing conditions in December.
- A report was given regarding a possible seismic vibration study near the District's water mains.
- A report was given regarding the Artisan Shop and the pipes that burst and flooded the building.

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## January 23, 2023 (Continued)

- A report was given regarding the continued work of the development consultant, FGM Architects. The next review meeting is targeted for the middle of February. The consultants are concentrating on revenue and cost analysis of options to determine the size and scope of the possible recreational facilities.
- A report was given regarding the winter upgrades at the recreation departments.
- A report was given that the District is continuing to meet with area water districts and towns.
- A report was given regarding the Filter Project and the CO<sub>2</sub> System Project at the water plant.

Mr. Michael Johnston presented the financial report for the month.

- Mr. Johnston reported on the finances of each department.
- Mr. Johnston reported that Big Muddy Prison owes the District \$656,233 and the state, in total, owes the District \$750,756.

Mr. Larry Sanders presented the following items:

- Mr. Sanders provided additional information regarding the Artisan Shop and the transfer to the District.
- Mr. Sanders gave a report on the recent investments of the District.

### Report of the Department Managers

Mr. Wesley Ing, Acting General Maintenance Manager, presented the following information:

- A report was given regarding the projects that the general maintenance department have been working on during the past month including tree removal on the golf course, clear cutting the easements, and sludge hauling.

Mr. Tony Furlow, Water Superintendent, presented the following information:

- A report of the daily average and maximum flows of drinking water was given.
- A report was given regarding the EPA regulations being met.
- A report of the water plant equipment and repairs was given.
- A report was given regarding the sewer system and lift stations.
- A report of the membrane system was given.
- A report was given regarding the freeze event at the water plant and lessons learned to improve the system moving forward.
- A report was given regarding the new chemical suppliers and new chemical prices.

Mr. Jeremy Richardson, IWS Distribution Manager, presented the following information:

- A report of the water and sewer leaks during the past month was given.
- A report of the maintenance, repairs, and upgrades in the water system was given.

Mr. Keith Vaughn, Buildings Construction and Repair Manager, presented the following information:

- A report was given regarding the projects that have been completed and those that are still in process such as the upgrades at the lodge and condominiums during the winter months.
- A report was given regarding the pipes that burst at the Artisan Shop and the clean-up that followed to keep the building from further damage.

Mr. Jason Stilley, Golf Professional, presented the following information:

- A report was given regarding the tree removal on District property.
- A report was given regarding the St. Louis Golf Expo that will be held in February.
- A report was given regarding the timeframe of the arrival of the new golf cars from Club Car.



## January 23, 2023 (Continued)

Mr. Pete Hunter, Golf Course Superintendent, presented the following information:

- A report was given regarding the winter work that is being done at the golf course such as tree removal, equipment repair, and irrigation system repairs.

Mrs. Amy Krueger, Manager of Season's Lodge and Condominiums, presented the following information:

- A report was given regarding the upgrade to the lodge and condominiums during the winter months.

### **District's Strategic Plan**

Mr. Thomason stated that the Strategic Plan provides an overall direction of the District. Mr. Thomason reported that the Strategic Plan will be changing as the priorities change and projects are completed.

### **Bids and Purchases**

#### Golf Course Sprinkler Components

Mr. Thomason presented information regarding components needed for the repair of the sprinkler system at the golf course for a total cost of \$8,241.

Upon motion by Paul Lawrence and second by Todd Thomas to approve the purchase of the components for the sprinkler system at the golf course from MTI Distributing for a total cost of \$8,241, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried

#### Membrane Pump Repair

Mr. Thomason presented information regarding the repair of the membrane pump at the water plant. Five bids were received and the low bidder was Buchanan Pump for a total cost of \$8,150.

Upon motion by Nicholas LeMay and second by Robert Walton to approve the repair of the membrane pump from Buchanan Pump for a total cost of \$8,150, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried

#### Carpeting for Seasons Condominiums

Mr. Thomason presented information regarding the purchase of carpeting for Seasons Condominiums. One Stop Flooring America has held their bid for a total cost of \$29,398.21.

Upon motion by Nicholas LeMay and second by Paul Lawrence to approve the purchase of carpeting for Seasons Condominiums from One Stop Flooring America for a total cost of \$29,398.21, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried

### **2022 IDNR Lake Maintenance Bill**

Mr. Thomason presented the 2022 IDNR Lake Maintenance bill of \$261,867.50.

Upon motion by Todd Thomas and second by Paul Lawrence to approve the payment for the 2022 IDNR Lake Maintenance bill of \$261,867.50, the Board voted as follows:

## January 23, 2023 (Continued)

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried

### **Illinois Legislative Update**

Mr. Sanders informed the Board that Mr. Bradley continues to keep in touch with him on legislation that might impact the District. Mr. Sanders updated the Board regarding new legislation called the Paid Leave for All Workers Act which goes into effect on January 1, 2024.

### **Water Rates**

Mr. Thomason presented information regarding modifying the water rates. He discussed the financial impact the water rate increase would have on the Rend Lake Conservancy District and the customers of the District. Discussion ensued.

### **Resolution 524 – Semi-Annual Closed Session Minutes Review**

Upon motion by Ernest Collins and second by Paul Lawrence to approve Resolution 524 – Semi-Annual Closed Session Minutes Review as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

### **Waste Water Rates**

Mr. Thomason presented information regarding modifying the waste water rates.

Upon motion by Nicholas LeMay and second by Paul Lawrence to approve the modification of the waste water rates as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried

### **Recreation Rates for the Rend Lake Golf Course for 2023**

Mr. Stilley presented information regarding the proposed rates for the golf course for 2023.

Upon motion by Robert Walton and second by Todd Thomas to approve the proposed golf rates for 2023 as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried

### **Recreation Rates for Seasons Lodge and Condominiums and Buck and Bass Cabins for 2023**

Mrs. Krueger presented information regarding the proposed rates for Seasons Lodge and Condominiums and Buck & Bass Cabins for 2023.

Upon motion by Paul Lawrence and second by Robert Walton to approve the proposed rates for Seasons Lodge and Condominiums and Buck & Bass Cabins for 2023 as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried



**January 23, 2023 (Continued)**

**Chamber of Commerce Membership Fees**

Mr. Thomason requested approval for the payment of the Jefferson County Chamber of Commerce, Benton/West City Chamber of Commerce, West Frankfort Chamber of Commerce, and Sesser Chamber of Commerce membership fees.

Upon motion by Robert Walton and second by Todd Thomas to approve the payment of the Chamber of Commerce membership fees for Jefferson County Chamber of Commerce, Benton/West City Chamber of Commerce, West Frankfort Chamber of Commerce, and Sesser Chamber of Commerce, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

**Closed Session**

Upon motion by Paul Lawrence and second by Ernest Collins to go into Closed Session at 10:47 a.m. to consider: (1) Personnel (For the Discussion of the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal); (2) Collective Negotiations (For the Discussion of Collective Negotiating Matters); (6) Sale, Purchase or Lease of Property (For the Setting of a Price for Sale, Purchase or Lease of Property); (8) Security (For discussion of security procedures); (11) Litigation (For the Discussion of Pending, Probable or Imminent); and (21) Closed Session Minutes (For the Discussion of Closed Session Minutes); the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

Upon motion by Ernest Collins and second by Robert Walton to come out of Closed Session at 11:15 a.m., the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

**Closed Session Minutes**

Upon motion by Nicholas LeMay and second by Paul Lawrence to approve the Closed Session Minutes of the December 19, 2022, Regular Meeting as presented, the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

**Adjournment**

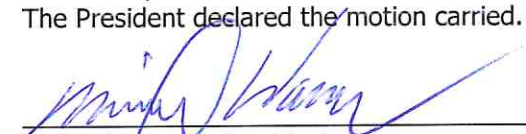
Upon motion by Ernest Collins and second by Robert Walton to adjourn the meeting at 11:17 a.m., the Board voted as follows:

Ayes: Collins, Lawrence, LeMay, Thomas, Walton, Warren

Nays: None

Absent: Spence

The President declared the motion carried.

  
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Michael Warren, President

  
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Robert Walton, Secretary