



# 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 27, 2025

The Board of Trustees of the Rend Lake Conservancy District held a regular meeting on Monday, January 27, 2025, at the Rend Lake Event Center, 14967 Gun Creek Trail, 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, John Spence, Todd Thomas, Robert Walton, and Michael Warren.

**Staff:** In physical attendance: Gary Williams, General Manager; Sean Pickford, District Engineer; Tony Furlow, IWS/Sewer Manager; Keith Vaughn, Buildings Construction and Repair Manager; Amy Krueger, Seasons Lodge Manager; Jason Stille, Golf Professional; Pete Hunter, Golf Course Superintendent; Amanda Worley, Seasons Restaurant Manager; Judith Markham, Comptroller, and Jen Zinzilieta, Office Manager.

**Legal Counsel:** Jonathan Cantrell

**Visitors:** Lee Medders, Steve Medders, Rick Thomas, Malinda Thomas of MT Realty, and Nathan McKenna, Assistant City Manager of Mt. Vernon

### Minutes – Regular Meeting

Upon motion by Paul Lawrence and second by Todd Thomas to approve the minutes of the December 23, 2024, Regular Meeting as presented, the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

Mr. Lee Medders and Mr. Rick Thomas presented information to the Board regarding extending and modifying the current ground lease with MT Realty.

### Acceptance of Check Register

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

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

Nays: None

Absent: None

The President declared the motion carried.

### Report of the Executive Team

Mr. Gary Williams, General Manager, presented the following information:

- A report was given highlighting the information provided in the General Manager's Report included in the Board packet.

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Mr. Sean Pickford, District Engineer, presented the following information:

- A report was given highlighting the information provided in the Engineer's Report included in the Board packet.

### **Report of the Managers**

Mrs. Judith Markham, Comptroller, presented the following information:

- A report was given regarding the financial statements of the District.

Mr. Tony Furlow, IWS/Sewer Manager, presented the following information:

- A report was given highlighting the information provided in the IWS/Sewer Manager's Report included in the Board Packet.

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 throughout the District.

Mrs. Amy Krueger, Seasons Lodge Manager, presented the following information:

- A report was given regarding the proposed elevator upgrade at the condominiums. Mrs. Krueger also discussed a rate increase at the lodge.

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

- A report was given regarding the pro shop remodel and the bookings for the upcoming golf season.

Mrs. Amanda Worley, Seasons Restaurant Manager, presented the following information:

- A report was given regarding upgrades being done at the restaurant during the winter months.

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

Mr. Gary Williams reported that the District's Strategic Plan continues to be updated with the completion of projects.

### **Bids / Purchases**

#### Approvals for Bids/Purchases/Contracts

Upon motion by Todd Thomas and second by John Spence to approve the following items:

- Payment to the IL Department of Natural Resources for the Lake Maintenance Invoice for \$646,493.42
- Elevator Modernization Proposal for Seasons Condominium Building in the amount of \$91,889.58 to TK Elevator
- Annual Contract for IT Services in the amount of \$16,500 with Concepte of Illinois
- Professional Services Agreement Amendment in the amount of \$23,018 with Hanson Professional Services, Inc., for Increase in Scope for the Design Project

The Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

### **State and Federal Legislative Update**

Mr. Gary Williams provided a report which outlined the bills of interest that could affect the District.



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**Legal Issues**

Mr. Jonathan Cantrell presented information regarding the Illinois Sales and Use Tax as it applies to leased or rented tangible personal property that went into effect January 1, 2025 and how it applies to the District. The Rend Lake Golf Course will begin charging sales tax on golf car rentals and golf club rentals effective immediately.

**Resolution 536 – Semi-Annual Closed Session Minutes Review**

Upon motion by John Spence and second by Nicholas LeMay to approve Resolution 536 – Semi-Annual Closed Session Minutes Review as presented, the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

**Ordinance 323 – Amending the Financial Policies of the District**

Upon motion by Nicholas LeMay and second by Paul Lawrence to approve Ordinance 323 – Amending the Financial Policies of the District as presented, the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

**Economic Interest Statements**

The Board was presented with the Economic Interest Statements that are required to be completed by each member and filed with the Franklin County Clerk and Recorder each year per the Illinois Governmental Ethics Act.

**City of Mt. Vernon Request to Extend Two Tax Increment Financing (TIF) Districts**

Mr. Nathan McKenna, Assistant City Manager of Mt. Vernon, explained to the Board that the City of Mt. Vernon is requesting a one-time 12-year extension for two TIF districts that will expire in 2034. Mr. Gary Williams added that if the Board agrees to the extension the District will continue to forego receiving any funds from the increased EAV that has occurred. If the Board agrees to the extension a resolution will be presented for approval at a future Board meeting.

**Water Rates**

Upon motion by Nicholas LeMay and second by Ernest Collins to approve a zero percent water rate change for 2025 and to reevaluate water rates in 2026, the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

**Closed Session**

Upon motion by Paul Lawrence and second by John Spence to go into Closed Session at 10:05 a.m. for the following purposes (5 ILCS 120/2(c)): (1) Personnel (For the Discussion of the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal); (6) Sale, Purchase, or Lease (For the Setting of a Price for Sale, Purchase, or Lease of Property); the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

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Upon motion by Ernest Collins and second by Robert Walton to come out of Closed Session at 10:45 a.m., the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

**MT Realty Ground Lease**

Upon motion by Ernest Collins and second by Paul Lawrence to not make any changes to the current ground lease with MT Realty, the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.

**Adjournment**

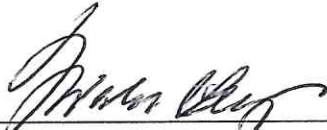
Upon motion by Ernest Collins and second by Nicholas LeMay to adjourn the meeting at 10:48 a.m., the Board voted as follows:

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

Nays: None

Absent: None

The President declared the motion carried.



Michael Warren, President

NICHOLAS LEMAY -  
VICE PRESIDENT



Robert Walton, Secretary