Minutes of the Regular Meeting

of the Perry County Board of Commissioners, Perry County, Illinois, held on the 2nd day of April, A.D. 2026, in the Pinckneyville Community Building, Pinckneyville, Illinois.

Chairman Bruce Morgenstern called the meeting to order at 6:00 P.M., and lead the invocation and recitation of the Pledge of Allegiance.

Roll Call was answered by Commissioners Joseph Folden and Jennifer Martin and Chairman Bruce Morgenstern. Also present was County Clerk Robert Kelly. Attorney Aaron Atkins was absent.

Chairman Morgenstern took up the matter of the approval of the agenda. Ms. Ashton Merbach, Assistant Development Manager for Ranger Power and Mr. Tom Ryan, Project Developer for New Leaf Energy asked to be recognized. Commissioner Folden moved to approve the agenda, which motion was seconded by Commissioner Martin. The motion passed with voice vote with Commissioners Folden, Martin and Chairman Morgenstern all voting "aye."

Also present in the gallery were Atty. Rhett Barke, Mr. Jason Kitchen, Mrs. Marilyn Pick, Atty. Don Bigham, Mr. Jeff Ashauer, Treasurer Jodi Koester, Assessor Yvonne Morris, Deputy Clerk Lacy Porter, Supt. of Highways Brian Otten, Mr. Joe Bruns, Circuit Clerk Tricia Chandler, and Mr. Daron Chandler.

On the approval of the regular meeting minutes of March 19, 2026, Commissioner Folden noted that the name of the Animal Control Officer should be denoted as "Michael Fritz" rather than "Michael Schmitz". With that correction, Commissioner Folden moved to approve the minutes, which motion was seconded by Commissioner Martin. The motion passed with Commissioners Folden, Martin and Chairman Morgenstern voting "aye" by voice vote.

Chairman Morgenstern asked to receive public comments. Ms. Ashton Merbach of Ranger Power was recognized. Ms. Merbach indicated that Ranger Power was founded in Chicago in 2017. It operates has two active solar projects in the area. Those projects are Prairie State and Great Plains Solar Project. Prairie State is located near Swanwick. Great Plains is under construction near Coulteville. Ranger Power proposes to construct a 100 megawatt battery storage project on 10 acres of private land within the Great Plains Solar footprint. The project is to begin construction in early 2027, with completion

anticipated at the latest in early 2028. Ms. Merbach indicated that the project will bring an additional $200,000,000.00 investment into the County. It is expected to bring an additional $7.3 million in tax revenues over the 25 year life of the project. The project provides for a $350,000.00 host agreement paid to the County and a $50,000.00 Green Initiative for Pyramid State Park. $25,000.00 was donated by Ranger Power to the Coulteville Fire Department for a UTV. Ms. Merbach fielded questions from the gallery regarding the decommissioning process. The decommission plan is reviewed every 5 years to determine if it requires adjustment should it be found to be inadequate.

Various other questions regarding use of County roads and tax liability for the solar projects were discussed.

Chairman Morgenstern then recognized Mr. Tom Ryan who presented information regarding Granny's Creek Solar, a proposed 2.5 megawatt community solar project proposed to be constructed the intersection of Route 14 and Granny's Creek Road. New Leaf Solar was established in the 1980's under the name of Borrego Solar. The company presently has 36 projects in Illinois, 18 of which are in the pre-construction phase with anticipated completions in 2026. The Granny's Creek project includes a Battery Energy Storage System ("BESS") in the middle of the project. The project is anticipated to realize $234,247.00 in real estate tax revenue over the 25 year life of the facility. Of that amount, Du Quoin District 300 will realize $143,410.00 and the County should realize $41,836.00. The battery storage units make the power supply more reliable and assist at peak usage time. There is a specific code for fire protection for the public at the battery storage facilities. This project is to be located on 21.6 acres of Don Bigham's farm. The facility will provide approximately 2.49 megawatt storage, with no more than 5 megawatt maximum. The facility will emit sound no more than 30 decibels, with virtually no noise from the battery storage. There are plans to plant a pollinator mix of wild flowers at the facility which will help prevent soil erosion. The facility will have an anticipated life of 25 years, with an option to extend or decommission at that point.

With the solar presentation concluded, Chairman Morgenstern proceeded with the agenda, and began with approval of Resolution #2026-R57 to approve the highway department's annual material bid to the lowest bidders. The materials consist of 10,000 ton of CA6 rock; 85 tons of patch at $17,000.00; and pipe $17,000.00 x 4

= $80,000.00. Commissioner Martin moved to approve Resolution 2026-R57, with Chairman Morgenstern seconding the motion. Roll call vote was taken with Commissioner Folden abstaining, and Commissioner Martin and Chairman Morgenstern both voting "aye."

Commissioner Folden moved to approve Resolution #2026-R58 to award a contract for Morning Glory Rd. and Zinnia Rd. railroad crossings to Piney Creek Construction and Repair for $149,854.86. This work would lower the height of these railroad crossings and make the approach shallower. This work is entirely funded by ICC with no out of pocket money to be expended by the County. Commissioner Martin seconded the motion. Roll call vote was taken with Commissioners Folden and Martin and Chairman Morgenstern all voting "aye."

Commissioner Folden moved to approve Liquor License #2026-LL05 for Perry County Golf LLC. Commissioner Martin seconded the motion. Roll call vote was taken with Commissioners Folden and Martin and Chairman Morgenstern all voting "aye."

Subsequent to discussion regarding the delays with repair of the elevator at the Perry County Government Building, and attendant frustration, Commissioner Martin moved to approve Resolution #2026-R59 providing for installation of a chair lift to the Perry County Government Building. Commissioner Folden seconded the motion. Roll call vote was taken with Commissioners Folden and Martin and Chairman Morgenstern all voting "aye."

Chairman Morgenstern requested a motion to approve the warrant for payment of bills. Commissioner Folden moved to approve the warrant, seconded by Commissioner Martin. Roll call vote was taken with Commissioners Folden, Martin and Chairman Morgenstern voting "aye".

A motion to enter Executive Session pursuant to 5 ILCS 120/2(C) (1) of the Open Meetings Act to discuss employment of personnel, and payment of stipend to person to perform additional human resources duties, and other personnel issues was made by Commissioner Martin, seconded by Commissioner Folden. Roll call vote was taken with Commissioners Folden and Martin and Chairman Morgenstern all voting "aye." The Board entered Executive Session at 6:50 P.M.

EXECUTIVE SESSION

A motion was made by Commissioner Folden, seconded by Commissioner Martin to exit Executive session. Roll call vote was taken with Commissioners Folden and Martin and Chairman Morgenstern all voting "aye." The Board exited Executive session

at 8:15 P.M.

There being no further business to come before the Board, a motion was made by Commissioner Martin to adjourn the meeting, seconded by Commissioner Folden. Chairman Morgenstern called for a voice vote on the motion to adjourn, with all present voting "aye". Chairman Morgenstern gaveled the meeting adjourned at 8:17 P.M.

Respectfully submitted,

Aaron A. Atkins

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Chairman Morgenstern

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Commissioner Folden

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Commissioner Martin