

CASS COUNTY BOARD MEETING

September 8, 2025

The Cass County Board met in the Courthouse, in the Courtroom, on Monday, September 8, 2025 at the hour of 6:00 P.M.

Present: Bill Merriman
Chairman

Attest: Shelly Wessel
County Clerk

The meeting was called to order by Chairman Merriman, who directs the Clerk to call roll.

The Clerk calls roll.

Roll Call:

Merriman	Present	Wessel	Present	Douglass	Present
French	Present	Lunsford	Present	Noe	Present
Hance	Present	Schultz	Present	Brown	Present
Ruppel	Present	Snellgrove	Present		

As a result of the roll call, the Clerk states that all board members are present.

Chairman Merriman declares there is a quorum.

Chairman Merriman now leads the board in the Pledge of Allegiance.

Under public comment Judge Wessel announces that the county received a Public Defender Grant in the amount of \$103,002.47. These funds will be used to reimburse salary and out of pocket expenses. The other two grants available are the Technology Grant in the amount of \$42,000 and an ADA Grant in the amount of \$3,000.

Mr. Chris Pratt and Mr. Tim Bass introduce themselves to the board. They are both candidates running for At Large Judge in the 8th Circuit of Illinois.

The minutes of the August 11, 2025 Cass County Board meeting are presented for approval. French makes the motion to approve the minutes and Wessel seconds the motion. The vote is by acclamation and declared carried.

Noe reports the Courthouse and Jail Committee met on September 4, 2025 and approved all bills as presented.

Douglass reports the Public Safety, Housing and Environment Committee met on August 25, 2025. The Genasys Program was discussed.

The Health Board met on August 27, 2025. The annual audit was approved.

The Housing Authority Board met on August 21, 2025. Steve reported there are 3 vacancies at Welch Wood. The rent will be raised beginning in 2026.

Lunsford reports the Animal Control Commission, met on August 27, 2025. Post cards will be mailed out soon to pet owners who are delinquent on rabies shots. There were 54 calls, 18 dogs were picked up, 14 were returned to their owners, 2 were transferred to rescue and 1 was euthanized. The next meeting will be held on September 24, 2025.

The Supervisor of Assessment Committee met on August 18, 2025. Renewal notices were mailed to all Veterans and Senior Citizens. The Solar Farm evaluations are under review.

Wessel reports the Road and Bridge Committee met on September 4, 2025 and approved all bills. The committee reviewed the drawings of the new building. The project will be put out for bid soon.

Wessel reports the Finance and Judiciary Committee met on August 19, 2025. Treasurer Cox presented the proposed budget. The next meeting will be held September 10, 2025 at 6:00 p.m.

Wessel reporting for the Insurance and Bonds Committee reports their will be no increase in Major Medical.

The following committees have no report:

Rural Water

Legislative

Policies and Procedures

Liquor Control

Economic Development

E-9-1-1

MCS

Cooperative Extension

OEDC

Mental Health 708

OEDC Tourism

TIF

The Chairman now moves on to New Business:

The appointments to the Jobs Creek Drainage and Levy District, South Sangamon Drainage and Levee District, Hager Slough Special Drainage District, Lost Creek Drainage and Levee District, Beardstown Regional Flood Prevention District are presented for approval. A motion to approve the appointments is made by Wessel and seconded by Douglass. The vote is by acclamation and declared carried.

(See Attached Appointments)

SEPTEMBER 2025 APPOINTMENTS

<u>Name</u>	<u>District</u>	<u>Term Ending</u>
Aaron Briar	Jobs Creek Drainage District	Sept 2028
Dale Milstead	South Sangamon Drainage District	Sept 2028
Doug Hobrock	Hager Slough Special Drainage District	Sept 2028
Doug Hobrock	Lost Creek Drainage and Levee District	Sept 2028
Dustin Looker	Beardstown Regional Flood Prevention District	Oct 2029
Tonya Swingle	Beardstown Regional Flood Prevention District	Oct 2029
Wyatt Sager	Beardstown Regional Flood Prevention District	Oct 2029

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
COUNTY OF CASS

IN THE MATTER OF THE JOBS CREEK)
DRAINAGE DISTRICT IN THE COUNTY) 70-MC-5
OF CASS AND STATE OF ILLINOIS)

ORDER APPOINTING DRAINAGE COMMISSIONER

WHEREAS, a Petition has been filed purporting to be signed by a majority of the adult landowners owning a majority of the area embraced in said District, nominating AARON BRIAR to be a Commissioner for said District; and

WHEREAS, it appears to this County Board that said Petition is in good form and has, in fact, been signed by a majority of the adult landowners owning a majority of the area embraced in said District and that no good cause has been shown why said nominee should not be appointed and said nominee is otherwise qualified by law.

NOW, THEREFORE, pursuant to the authority vested in this County Board by 70 ILCS 605/4-2, AARON BRIAR, is hereby appointed a Commissioner of the above-named District for a three-year term beginning on the first Tuesday in September, 2025.

Dated: this 8th day of September, 2025.


Chairman of the County Board
Cass County, Illinois

ATTEST:


County Clerk

STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
COUNTY OF CASS

IN THE MATTER OF THE SOUTH SANGAMON)
DRAINAGE DISTRICT IN THE COUNTY) 99-MC-1
OF CASS AND STATE OF ILLINOIS)

ORDER APPOINTING DRAINAGE COMMISSIONER

WHEREAS, the County Clerk of Cass County has notified the Cass County Board of Supervisors that a Petition purporting to be signed by a majority of the adult landowners owning a majority of the area embraced in said District has been signed nominating DALE MILSTEAD to be a Commissioner for said District; and

WHEREAS, it appears to this Cass County Board of Supervisors that said Petition is in good form and has in fact been signed by a majority of the adult landowners owning a majority of the area embraced in said District and that no good cause has been shown why said nominee should not be appointed and said nominee is otherwise qualified by law;

NOW THEREFORE, pursuant to the authority vested in this Cass County Board of Supervisors by 70 ILCS 605/4-2 (2018 State Bar Edition). as amended, DALE MILSTEAD is hereby appointed a Commissioner of the above named District for a term from the first Tuesday in September 2025, to the first Tuesday in September 2028, and that said Commissioner shall file an appropriate bond in the amount of \$5,000.00 and oath of office with the Circuit Clerk of the Eighth Judicial Circuit, Cass County, Illinois,

DATED: this 8th day of September, 2025



Chairman of the Board of Supervisors
Cass County, Illinois

ATTEST:


County Clerk

IN THE CIRCUIT COURT OF THE EIGHTH JUDICAL
CIRCUIT OF ILLINOIS, CASS COUNTY, ILLINOIS

IN THE MATTER OF THE)
HAGER SLOUGH SPECIAL DRAINAGE)
DISTRICT IN THE COUNTY OF CASS) NO. 1970-MC-4
AND STATE OF ILLINOIS)

ORDER APPOINTING DRAINAGE COMMISSIONER

WHEREAS, a Petition has been filed purporting to be signed by a majority of the adult landowners owning a majority of the area embraced in said District, nominating

DOUG HOBROCK to be a Commissioner for said District; and

WHEREAS, it appears to this County Board that said Petition is in good form and has, in fact, been signed by a majority of the adult landowners owning a majority of the area embraced in said District and that no good cause has been shown why said nominee should not be appointed and said nominee is otherwise qualified by law.

NOW, THEREFORE, pursuant to the authority vested in this County Board by 70 ILCS 605/4-2, **DOUG HOBROCK**, is hereby appointed a Commissioner of the above-named District for a three-year term beginning on the first Tuesday in September, 2025.

Dated: September 8, 2025, 2025.

ATTEST:

Shelly Wessel

Clerk

Barbara Merwin

Chairman of the County Board

IN THE CIRCUIT COURT OF THE EIGHTH JUDICAL
CIRCUIT OF ILLINOIS, CASS COUNTY, ILLINOIS

IN THE MATTER OF THE)
LOST CREEK DRAINAGE AND LEVEE)
DISTRICT IN THE COUNTY OF CASS) NO. 70-MC-6
AND STATE OF ILLINOIS)

ORDER APPOINTING DRAINAGE COMMISSIONER

WHEREAS, a Petition has been filed purporting to be signed by a majority of the adult landowners owning a majority of the area embraced in said District, nominating **Doug**

Hobrock, to be a Commissioner for said District; and

WHEREAS, it appears to this County Board that said Petition is in good form and has, in fact, been signed by a majority of the adult landowners owning a majority of the area embraced in said District and that no good cause has been shown why said nominee should not be appointed and said nominee is otherwise qualified by law.

NOW, THEREFORE, pursuant to the authority vested in this County Board by 70 ILCS 605/4-2, **Doug Hobrock**, is hereby appointed a Commissioner of the above-named District for a three-year term beginning on the first Tuesday in September, 2025.

Dated: September 8, 2025.

ATTEST:

Shelly Wesel

Clerk

Brian Morris

Chairman of the County Board

Chairman Merriman presents the Chautauqua National Refuge Resolution for approval. A motion to approve the resolution is made by Wessel and seconded by Douglass. The vote is by acclamation and declared carried.

(See Attached Resolution)

RESOLUTION

(ILLINOIS RIVER NATIONAL WILDLIFE REFUGE)

CHATAGUQUA NATIONAL REFUGE

WHEREAS: Cass County has received a total of \$3,538.00 from the United States Fish and Wildlife Service for Chataguqua National Wildlife Refuge; and

WHEREAS: These funds are to be distributed to school districts and road districts under Federal Law; and

WHEREAS: The Cass County Board is to set the amount to be applied to these two purposes;

NOW THEREFORE BE IT RESOLVED THAT:

The funds mentioned above shall be divided as follows:

\$1,769.00 - Hagener Road and Bridge District

\$1,769.00 - Meredosia School District #11

DULY PASSED THIS 8th DAY OF SEPTEMBER, 2025.

AYES 11

NAYES 0

ABSENT 0

Chairman Merriman presents for Approval the Battery Energy Storage System (BESS)Siting Ordinance. A motion to approve the Ordinance is made by Douglass and seconded by Noe. Ten board members voted to approve the ordinance and board member Snellgrove voted nay. The motion carries.

(See Attached Ordinance)

SEPT BOARD

BATTERY ENERGY STORAGE SYSTEM (BESS) SITING ORDINANCE
CASS COUNTY, ILLINOIS

WHEREAS,

Cass County, Illinois, has been granted authority to regulate and restrict the location and use of structures pursuant to 55 ILCS 5/5-12001 et seq. and 55 ILCS 5/5-12020 et seq., and to make rules and regulations governing the construction and alteration of all buildings pursuant to 55 ILCS 5/5-1063; and

WHEREAS,

the Cass County Zoning Board of Appeals held a public hearing pursuant to Illinois law for the review of the Battery Energy Storage System Siting Ordinance for Cass County and approved this ordinance as written;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF CASS, ILLINOIS, AS FOLLOWS:

SECTION I: DEFINITIONS

1. **AIMA:** Agricultural Impact Mitigation Agreement.
2. **ANSI:** American National Standards Institute.
3. **Battery(ies):** A single cell or group of cells connected electrically, capable of storing and discharging energy. Batteries in consumer products are excluded from this ordinance.
4. **Battery Energy Storage System (BESS):** A device or group of devices capable of storing energy for future use.
5. **Tier 1:** Systems under 600 kWh, primarily used for on-site power; permitted in all zoning districts.
6. **Tier 2:** Systems over 600 kWh or with multiple technologies; permitted only in Agricultural Conservation and Industrial zoning districts.
7. **Cell:** The basic electrochemical unit of a battery.
8. **Commissioning:** The process of ensuring that a BESS meets design criteria and code requirements.

- 9. **Dedicated-Use Building:** A structure designed primarily for housing BESS components.
- 10. **Non-Dedicated-Use Building:** Any building containing a BESS but not meeting Dedicated-Use standards.
- 11. **Non-Participating Property/Residence:** Property or residence not under agreement with a BESS owner.
- 12. **Participating Property/Residence:** Property or residence under agreement with a BESS owner.
- 13. **Zoning Ordinance:** Refers to the Cass County Zoning Ordinance of 2024.

SECTION II: APPLICABILITY

This ordinance applies to all BESS permitted, installed, or modified in Cass County after the effective date of this ordinance.

SECTION III: PROHIBITION

No BESS shall be constructed, installed, or modified without prior approval from Cass County in accordance with this ordinance.

SECTION IV: CONDITIONAL USE PERMIT REQUIREMENTS

A. Tier 1 BESS

Tier 1 BESS systems are permitted in all zoning districts, subject to the regulations in the Cass County Zoning Ordinance.

B. Tier 2 BESS

Tier 2 BESS systems require a Conditional Use Permit and must meet the following application requirements:

- 1. Project summary, including capacity, technology type, manufacturer, and layout.
- 2. Site plan with property boundaries, setbacks, and adjacent structures.
- 3. Decommissioning Plan with cost estimates.

4. Agricultural Impact Mitigation Agreement (AIMA).
5. Environmental assessments using Illinois Department of Natural Resources' EcoCAT and U.S. Fish and Wildlife Service tools.
6. Documentation of compliance with all applicable local, state, and federal laws.

SECTION V: DESIGN AND INSTALLATION REQUIREMENTS

1. **Safety Certification:** Equipment must meet ANSI and National Electrical Code (NEC) standards, with certifications from UL or equivalent entities.
2. **Height Restrictions:** Maximum height of 12 feet for any BESS component.
3. **Setbacks:**
 - a. 500 feet from Non-Participating Residences and Occupied Community Buildings.
 - b. 200 feet from property lines and public roadways.
4. **Fencing and Security:** Facilities must be enclosed by a fence between 6 and 25 feet high, with gated access secured by numeric locks or Knox boxes.
5. **Signage:** Clear hazard and emergency contact signs must be posted and comply with ANSI standards.

SECTION VI: OPERATIONAL REQUIREMENTS

1. **Annual Reporting:** BESS operators must submit an annual maintenance and compliance report to the Cass County Zoning Board of Appeals.
2. **Emergency Response Coordination:** Operators must provide site maps, training, and equipment access to local emergency responders.
3. **Drainage Repair:** Operators shall promptly repair any damaged waterways, field tiles, or drainage features resulting from BESS construction or operation.

SECTION VII: LIABILITY INSURANCE AND INDEMNIFICATION

1. Operators must maintain a comprehensive liability insurance policy with minimum limits of \$5,000,000 per occurrence and \$20,000,000 aggregate.

2. Operators shall indemnify Cass County and its representatives against all claims arising from the operation of the BESS.

SECTION VIII: DECOMMISSIONING AND SITE RECLAMATION

A. Decommissioning Plan

The Applicant or Owner must submit a Decommissioning Plan as part of the Conditional Use Permit application, including:

1. **Cost Estimates:** Prepared by a licensed professional engineer and reviewed by the Cass County Zoning Board of Appeals. Estimates shall include inflation and cover removal of all BESS components and restoration of the site to its original condition.
2. **Financial Assurance:** A decommissioning bond of \$150,000 per megawatt (MW) of installed capacity must be posted prior to BESS permit issuance. The bond shall be in the form of a surety bond, irrevocable letter of credit, or escrow deposit and maintained throughout the operational life of the BESS, updated every five years. The bond shall be payable to Cass County to ensure compliance if the Applicant or Owner fails to decommission the site.
3. **Timeline:** Decommissioning shall begin within 12 months of the BESS ceasing operation for 12 consecutive months and must be completed within 18 months.
4. **Site Restoration:** The site shall be restored to its predevelopment condition, including grading, seeding, and necessary drainage repairs. All materials must be recycled or disposed of in accordance with applicable laws.
5. **Periodic Review:** The Decommissioning Plan and bond amount shall be reviewed every five years to ensure sufficiency and account for inflation or changes in costs.
6. **Transfer of Ownership:** New owners must provide updated financial assurance within 30 days of ownership transfer.

SECTION IX: REMEDIES

1. Non-compliance may result in permit revocation.
 2. Written notice of default will be provided with a 30-day period to cure, extendable by the Zoning Board of Appeals if progress is demonstrated.
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SECTION X: FEE SCHEDULE

1. Conditional Use Permit Fees:

- a. 601 kW–2 MW: \$5,000.
 - b. Over 2 MW: \$5,000 plus \$1,000 per MW (maximum \$250,000).
- 2. Zoning Permit Fees:** Based on system capacity, ranging from \$150 to \$2,000 per MW.

SECTION XI: HEARING FACILITATOR

The Zoning Board of Appeals may engage a licensed attorney to serve as a hearing facilitator. Costs shall be reimbursed by the applicant.

SECTION XII: EFFECTIVE DATE

This ordinance shall be effective upon passage and publication in accordance with Illinois law. Upon adoption, it shall be incorporated as Section 9.5 of the Cass County Zoning Ordinance of 2024.

PRESENTED AND ADOPTED this 8th day of September, 2025.
Brian Merriam

Chairman, Cass County Board

[Signature] *Shelly Wlesse*

Ex-Officio Clerk, Cass County Board

Chairman Merriman presents for approval the Cass County Trustee Resolution. A motion to approve the Resolution is made by Wessel and seconded by French. The vote is by acclamation and declared carried.

(See Attached Resolution)



WHEREAS, The County of Cass, as Trustee for the Taxing Districts therein, has undertaken a program to collect delinquent taxes and to perfect titles to real property in cases in which the taxes on such real property have not been paid, pursuant to 35ILCS 200/21-90, and

WHEREAS, Pursuant to this program, the County of Cass, as Trustee for the Taxing Districts therein, has acquired an interest in the following described real estate:

CHANDLERVILLE TOWNSHIP

PERMANENT PARCEL NUMBER: 05-035-015-00

As described in certificates(s) : 2021-0097 sold November 2022

and it appearing to the Finance Committee that it is in the best interest of the County to dispose of its interest in said property.

WHEREAS, Village of Chandlerville, has bid \$810.00 for the County's interest, such bid having been presented to the Finance Committee at the same time it having been determined by the Finance Committee and the Agent for the County, that the County shall receive from such bid \$300.00 as a return for its certificate(s) of purchase. The County Clerk shall receive \$0.00 for cancellation of Certificate(s) and to reimburse the revolving account the charges advanced from this account, the auctioneer shall receive \$0.00 for his services and the Recorder of Deeds shall receive \$60.00 for recording. The remainder is the amount due the Agent under his contract for services. The total paid by purchaser is \$810.00.

WHEREAS, your Finance Committee recommends the adoption of the following resolution:

BE IT RESOLVED BY THE COUNTY BOARD OF CASS COUNTY, ILLINOIS, that the Chairman of the Board of Cass County, Illinois, be hereby authorized to execute a deed of conveyance of the County's interest on the above described real estate for the sum of \$300.00 to be paid to the Treasurer of Cass County Illinois, to be disbursed according to law. This resolution to be effective for sixty (60) days from this date and any transaction between the above parties not occurring within this period shall be null and void.

ADOPTED this 8th day of September, 2025

ATTEST:

Shelly Wessel
CLERK

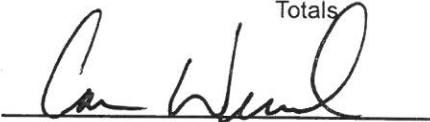
Brett Merriam
COUNTY BOARD CHAIRMAN

SALE TO NEW OWNER

09-25-001

RES#	Account	Type	Account Name	Parcel#	Total Collected	County Clerk	Auctioneer	Recorder/ Sec of State	Agent	Misc/ Overpmt	Treasurer
09-25-001	0625910	SAL	VILLAGE OF CHANDLERVILLE	05-035-015-00	810.00	0.00	0.00	60.00	450.00	0.00	300.00
Totals					\$810.00	\$0.00	\$0.00	\$60.00	\$450.00	\$0.00	\$300.00








Committee Members

Clerk Fees\$0.00
Recorder/Sec of State Fees\$60.00
Total to County\$360.00

Chairman Merriman presents the monthly reports of the County Clerk, Treasurer, Circuit Clerk, Sheriff, and Zoning Officer. A motion to receive the monthly reports is made by French and seconded by Wessel. The vote is by acclamation and declared carried.

The approval of claims is next presented to the board. A motion to approve the claims is made by French and seconded by Hance. The Chairman directs the Clerk to call roll.

The Clerk calls roll.

Roll Call:

Merriman	Yes	Wessel	Yes	Douglass	Yes
French	Yes	Lunsford	Yes	Noe	Yes
Hance	Yes	Schultz	Yes	Brown	Yes
Ruppel	Yes	Snellgrove	Yes		

As a result of the roll call, the Clerk states that all members present have voted in the affirmative. Chairman Merriman declares the motion carried.

At approximately 6:34 p.m. a motion to adjourn and reconvene on the night of October 13, 2025 is made by Douglass and seconded by French. The vote is by acclamation and declared carried.



Shelly Wessel, Clerk