



Monday, December 1, 2025
City of Sterling Council Meeting at 6:30 PM

CITY OF STERLING COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue

1. Meeting Opening

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance

2. Communication from Visitors

- A. Public Comment

3. Consent Agenda

- A. Approval of Minutes
- B. Approval of Bills and Payroll

4. Items Removed from the Consent Agenda

5. Recommended Personnel Action

6. Presentations and Awards

- A. Housing Study Presentation

7. Unfinished Business

8. Business Items

- A. Public Hearing for the CGH Bonds
- B. Authorize the City Manager to enter into an Agreement with Solar on Earth, Inc. for an Illinois Community Solar Subscription

- C. Approve the Purchase and Installation of a "Sterling" monument for the Route 40 and Science Ridge roundabout
- D. Waive the Bid Process for the Purchase of Playground Equipment for Platt Park
- E. Purchase Playground Equipment From NuToys Leisure Products in the Amount of \$100,741
- F. Authorize the Mayor to enter into a Construction Agreement with the Illinois Department of Transportation for Illinois Route 2 from Route 40 to 19th Ave
- G. Ordinance No 2025-12-42 Amending Chapter 18 Article XI by Exempting Single Family Dwellings Occupied by a Member of the Owner's Immediate Family From the Residential Rental Property Registration Requirements.

9. Staff Reports

10. Council Reports

11. Adjourn

The City of Sterling in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of this meeting or facilities, contact the ADA Coordinator at (815) 632-6630 to allow the City of Sterling to make reasonable accommodations for these persons.

Mayor Diana Merdian called the Sterling City Council to order at 6:30 p.m. on Monday, November 17, 2025. Roll call. Present: Alderperson Retha Elston, Aida Baker, Allen Przysucha, Joe Strabala-Bright, Josh Johnson, and Jim Wise. Absent: None.

City Manager Scott Shumard, City Attorney Tim Zollinger, Police Chief E. Pat Bartel, Fire Chief David Northcutt, Superintendent of Public Works Brad Schrader, Superintendent of Building and Zoning Amanda Schmidt (Zoom), Finance Director Cindy Von Holten, Superintendent of Wastewater Cory Bradshaw (Zoom), and City Clerk Teri Sathoff were also present.

The Pledge of Allegiance was recited.

Public Comment

Hannah Goebig addressed the Council with concerns over the Sterling Park district reducing the size of the dog park at Thomas Park to add additional pickleball courts. She has concerns about the removal of trees and flooding in the area.

John Pickens-Green addressed the Council with the same concern. He would like to see the courts placed at Kilgore Park, as it is more centrally located. The parking lot at Thomas is too small to accommodate those at the dog park and the pickleball courts.

Goebig and Pickens-Green were referred to the Sterling Park District. This park is under their control.

Alderperson Elston made a motion to approve the following items on the Consent Agenda:

Approval of Minutes.

Approval of Bills and Payroll.

Small Business Saturday Proclamation.

Seconded by Alderperson Strabala-Bright. Voting: Ayes – Alderperson Elston, Przysucha, Baker, Strabala-Bright, Johnson and Wise. Nays – None.

Presentation

Dr. Cortez from Sauk Valley Community College presented the Council with information on the Impact Program. The program started with a \$1 million donation from a benefactor in Fulton to provide a college education for students in Fulton and Prophetstown. The amount to fund the students from Sterling in perpetuity would be \$2 million. Currently, there are 1,888 students in the program, and they have completed 97,000 hours of community service. This equates to \$1.5

million. The cities of Sterling and Rock Falls have donated \$25,000 each, and the City of Dixon has donated \$90,000.

Aldersperson Johnson made a motion to **accept the April 30, 2025, actuarial reports and place them on file**; Seconded by Aldersperson Przysucha. Lauterbach & Amen have completed the fire pension fund and police pension fund actuarial reports. The fire pension funding ratio increased .11 points to 84.02% and the police pension funding ratio increased 4.89 points to 98.98%.

The report recommends a minimum contribution to the fire pension fund of \$916,141, compared to \$880,695 for the prior year, a \$35,446 or 4.0% increase. This amount represents 62.18% of payroll, up from 56.64% of payroll in the prior year.

The actuary recommends a minimum contribution to the police pension fund of \$520,063 this year versus \$580,095 for the prior year, a \$60,032 or 10.3% decrease. The new amount represents 21.75% of projected payroll, down from 29.48% last year.

These favorable results are due to pension bond proceeds contributions of over \$11 million during fiscal year 2024.

Voting: Ayes – Aldersperson Elston, Baker, Strabala-Bright, Johnson, Przysucha, and Wise. Nays – None.

Aldersperson Strabala-Bright made a motion to **approve the Tax Levy Estimate of \$6,354,947, which is below the requirement for a Truth-in-Taxation hearing**; Seconded by Aldersperson Elston. Voting: Ayes – Aldersperson Elston, Baker, Strabala-Bright, Johnson, Przysucha, and Wise. Nays – None.

At 7:17 p.m., Mayor Merdian opened the Public Hearing pursuant to the requirements of Sections 10 and 20 of the Bond Issuance Notification Act of the State of Illinois, as amended, on the plans to issue Taxable General Obligation Bonds (Alternate Revenue Source), in the amount not to exceed \$41,950,000. There were no questions or comments. At 7:17 p.m., Mayor Merdian closed the Public Hearing

Aldersperson Elston made a motion to **authorize the Mayor to enter into an Intergovernmental Agreement with IDOT for the maintenance of State Routes through June 30, 2032**; Seconded by Aldersperson Baker. Voting: Ayes – Aldersperson Elston, Baker, Strabala-Bright, Johnson, Przysucha, and Wise. Nays – None.

Aldersperson Baker made a motion to **approve Ordinance 2025-11-40 Authorizing the Mayor and City Clerk to Execute a Laydown and Storage Lease Agreement with Scott Hibbard for Property 11-20-352-007**; Seconded by Aldersperson Elston. Voting: Ayes – Aldersperson Elston, Baker, Strabala-Bright, Johnson, Przysucha, and Wise. Nays – None.

Staff Reports

Superintendent of Public Works, Brad Schrader, reported that they have started putting up the Christmas decorations, they are crack sealing, and preparing their equipment for winter.

Chief David Northcutt reported that the garage doors have been installed at Station 1. The hiring of one paid-on-call firefighter is pending the results of his physical. There is a Fire Police Commission meeting on Wednesday night, and they should be approving the hire of one new firefighter. There will be a joint training exercise at the mill with Rock Falls and Dixon fire departments on Wednesday morning.

Chief Pat Bartel reported that the Shop with a Cop program will be held on December 14th at Walmart. The police department hopes to hire three new officers at the Fire Police Commission meeting on Wednesday night. Chief Bartel thanked Public Works for assisting with placing the drone station on the roof at City Hall. Bartel showed the Council the new badges; the design process was started 18 months ago by the retired Chief Chavira.

Finance Director Cindy Von Holten reported that her team has started working on the property liability insurance renewal. The draft budgets will be sent out to staff next month.

Superintendent of Wastewater, Cory Bradshaw, reported that the furnace in the office area needed to be replaced as it had failed.

City Clerk Sathoff reminded everyone of the Sleigh What?! Holiday decoration Showdown. This is a Christmas decorating competition for businesses and residences in the City limits of Sterling.

Attorney Zollinger advised that there is legislation on the Governor's desk relating to cities and State agencies cooperating with federal law enforcement. There are several legal questions that will need to be sorted out.

City Manager Shumard said the paving on 2nd Street started today, and they hope to have it open in early December. The charging station grant opened today, and we will be applying. Alderman Strabala-Bright stated that logistically, it is nice to have the chargers banked together. The environmental cleanup at National continues, and we are planning to discuss the cleanup at the Lawrence building with the USEPA.

Council Reports

Aldersperson Strabala-Bright thanked the City Staff and Department heads for continuing to work hard and move the City in the right direction. Strabala-Bright thanked the concerned citizens for attending the meeting and bringing issues to the City's attention.

Aldersperson Elston thanked the Superintendent of Public Works for the Christmas decorations. They look great. Elston thanked the superintendent of Building and Zoning for the work done on the nuisance property in her ward. She wished everyone a Happy Thanksgiving.

Aldersperson Przysucha thanked Janna Groharing for the invitation to the Illinois Main Street convention and congratulated her on the awards she received.

Mayor Merdian reported there will be an open house for the rental inspection program on December 3rd. The parking subcommittee will begin soon. She stated she attended the Illinois Main Street convention last week, and there were some interesting classes.

The meeting adjourned at 8:04 p.m.

Teri Sathoff

City Clerk



CITY OF
STERLING
ILLINOIS

FINANCE DEPARTMENT

Industrious. Inspired. Innovative.

SCHEDULE OF BILLS PAYABLE AND PAYROLL

December 1, 2025

	12/1/2025	11/26/2025	
	BILLS PAYABLE	PAYROLL FUND	TOTAL
BAND COMMISSION	211.99	0.00	211.99
CAPITAL PROJECT	421,406.30	0.00	421,406.30
CIVIL DEFENSE FUND	442.17	0.00	442.17
COLISEUM BOARD	1,169.68	3,264.31	4,433.99
G.O. SERIES 2020A BONDS	219,000.00	0.00	219,000.00
G.O. SERIES 2020B BONDS	260,100.00	-	260,100.00
GENERAL FUND	122,867.66	281,623.48	404,491.14
HEALTH INSURANCE FUND	48,043.68	0.00	48,043.68
MOTOR FUEL TAX FUND	2,355.96	0.00	2,355.96
SEWER O&M ACCOUNT	1,679.44	28,398.15	30,077.59
SOLID WASTE FUND	2,554.50	3,007.27	5,561.77
	<u>1,079,831.38</u>	<u>316,293.21</u>	<u>1,396,124.59</u>

**Payroll
Department Totals Report
November 26, 2025**

Depart. No.	Description	Gross Amount
1105	City Clerk	4,330.15
1106	Adminis	13,550.27
1107	IT	7,121.99
1111	Fire Admin	8,724.46
1112	Fire Services	82,791.35
1113	Fire Prevention	2,033.35
1121	Police Admin	15,360.37
1122	Police Services - Sworn	68,636.68
1123	Police Investigative - Sworn	15,140.34
1124	Police Support	14,799.00
1131	Public Works Admin	5,639.67
1132	Public Works Street	28,789.27
1135	Code Enforcement	12,981.78
1136	Public Works - Garage	1,724.80
2241	Library	9,606.05
2241	Library - Part-time	3,880.06
2500	Coliseum Custodian	3,264.31
5161	Wastewater	17,391.67
5163	Billing & Collect	11,006.48
5200	Solid Waste	3,007.27
	Total Gross	329,779.32



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 1100 - GENERAL FUND											
Account 12700 - OTHER RECEIVABLES											
1593 - STERLING PARK DISTRICT	2026-Memberships	2026 Corporate Memberships	Paid by Check # 81818		11/21/2025	11/21/2025	11/21/2025		11/21/2025	6,545.00	
									Account 12700 - OTHER RECEIVABLES Totals	Invoice Transactions 1	<u>\$6,545.00</u>
Account 14520 - INVENTORY POSTAGE											
4313 - QUADIENT FINANCE INC.	3239NOV25	PLAN PPLN01; POSTAGE REFILL TO 10/26/25	Paid by Check # 81830		11/21/2025	11/21/2025	11/21/2025		11/24/2025	1,000.00	
									Account 14520 - INVENTORY POSTAGE Totals	Invoice Transactions 1	<u>\$1,000.00</u>
Account 14530 - VEHICLE PARTS & ACCESSORIES											
1318 - MARTIN EQUIPMENT OF IA-IL, INC.	930156	UNIT 73 - SERVICE CALL/SUPPLIES	Paid by Check # 81825		11/21/2025	11/21/2025	11/21/2025		11/24/2025	753.08	
3087 - WHEELHOUSE INC.	13112	ST61 2 SENSORS/MOUNT/DIS MOUNT	Paid by EFT # 478		12/01/2025	12/01/2025	12/01/2025		12/01/2025	140.00	
4155 - AMAZON CAPITAL SERVICES, INC.	1HCM-44VM-73YN	UNIT 28 - Polypropylene Y Strainer, 20 Mesh	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	39.95	
1062 - BONNELL INDUSTRIES INC.	0223792-IN	UNIT 57 - MISC. PIVOT PINS	Paid by EFT # 445		12/01/2025	12/01/2025	12/01/2025		12/01/2025	83.92	
1062 - BONNELL INDUSTRIES INC.	0223655-IN	8 CURB RUNNERS	Paid by EFT # 445		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,063.84	
4542 - DIXON FORD VW	6083775	ST61 - PARTS/LABOR/SUPPLIES	Paid by Check # 81856		12/01/2025	12/01/2025	12/01/2025		12/01/2025	2,645.49	
1225 - GRUMMERTS HARDWARE 366	A557849	8 MISC. NUTS/BOLTS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	85.32	
									Account 14530 - VEHICLE PARTS & ACCESSORIES Totals	Invoice Transactions 7	<u>\$4,811.60</u>
Account 14540 - GASOLINE											
4298 - AL WARREN OIL CO., INC.	W1798097	7,011GALS FUEL	Paid by EFT # 442		12/01/2025	12/01/2025	12/01/2025		12/01/2025	16,378.39	
4298 - AL WARREN OIL CO., INC.	W1798098	1,012GALS DIESEL FUEL	Paid by EFT # 442		12/01/2025	12/01/2025	12/01/2025		12/01/2025	3,194.39	
									Account 14540 - GASOLINE Totals	Invoice Transactions 2	<u>\$19,572.78</u>
Account 27120 - DEPS PYBLE NON-LOCAL BOND											
3234 - LEE COUNTY CIRCUIT CLERK	25-1277	BOND - BRYON HEMMINGER	Paid by Check # 81835		11/24/2025	11/24/2025	11/24/2025		11/24/2025	50.00	
									Account 27120 - DEPS PYBLE NON-LOCAL BOND Totals	Invoice Transactions 1	<u>\$50.00</u>
Department 00 - REVENUE											
Account 38700 - REIMBURSEMENTS											
4589 - DOXO, INC.	210002896431	PAYMENT RECEIVED IN ERROR	Paid by Check # 81804		11/18/2025	11/18/2025	11/18/2025		11/18/2025	30.00	
									Account 38700 - REIMBURSEMENTS Totals	Invoice Transactions 1	<u>\$30.00</u>
									Department 00 - REVENUE Totals	Invoice Transactions 1	<u>\$30.00</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 1100 - GENERAL FUND											
Department 01 - NON-DEPARTMENTAL											
Account 45900 - EMPLOYEE BENEFITS											
1394 - SBM INC	INV644141	INV644141; COLOR COPIES/CUTTING (BANQUET PROGRAMS)	Paid by EFT # 470		12/01/2025	12/01/2025	12/01/2025		12/01/2025	46.00	
									Account 45900 - EMPLOYEE BENEFITS Totals	Invoice Transactions 1	<u>\$46.00</u>
Account 58210 - INSURANCE DEDUCTIBLES											
4566 - HELM ELECTRIC FACILITY SOLUTIONS INC.	58040	INSURANCE CLAIM TRAFFIC SIGN CO PAID LAUTERBACH/CITY PAYS VENDOR	Paid by EFT # 431		11/18/2025	11/18/2025	11/18/2025		11/18/2025	5,626.00	
1527 - MUNICIPAL INSURANCE COOPERATIVE AGENCY	251008	Deductible Invoice	Paid by EFT # 438		11/21/2025	11/21/2025	11/21/2025		11/24/2025	822.65	
									Account 58210 - INSURANCE DEDUCTIBLES Totals	Invoice Transactions 2	<u>\$6,448.65</u>
Account 94900 - MISCELLANEOUS CHARGES											
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	3.74	
									Account 94900 - MISCELLANEOUS CHARGES Totals	Invoice Transactions 1	<u>\$3.74</u>
Account 94970 - IT IMPROVEMENTS											
2879 - COMCAST CABLE	3290178583DE C25	212 3RD AVENUE 11/18/25-12/17/25	Paid by Check # 81853		12/01/2025	12/01/2025	12/01/2025		12/01/2025	36.48	
									Account 94970 - IT IMPROVEMENTS Totals	Invoice Transactions 1	<u>\$36.48</u>
Account 96000 - ACTIVITIES AND EVENTS											
4155 - AMAZON CAPITAL SERVICES, INC.	1CGT-16KL-3VW	ORD#11472820690890 663; IPAD CASE	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	21.79	
4155 - AMAZON CAPITAL SERVICES, INC.	17JM-XJ33-D3M3	ORD114970222859714 64; PORTABLE PHOTO BOOTH	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	549.00	
									Account 96000 - ACTIVITIES AND EVENTS Totals	Invoice Transactions 2	<u>\$570.79</u>
									Department 01 - NON-DEPARTMENTAL Totals	Invoice Transactions 7	<u>\$7,105.66</u>
Department 02 - PLAN COMMISSION											
Account 54900 - OTHER PROFESSIONAL SERVICE											
2845 - MEAD & HUNT INC.	397306	CE- PROFESSIONAL OCTOBER 1-OCTOBER 31	Paid by EFT # 457		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,074.25	
									Account 54900 - OTHER PROFESSIONAL SERVICE Totals	Invoice Transactions 1	<u>\$1,074.25</u>
Account 54910 - SPECIAL PROJECT											
2845 - MEAD & HUNT INC.	397306	CE- PROFESSIONAL OCTOBER 1-OCTOBER 31	Paid by EFT # 457		12/01/2025	12/01/2025	12/01/2025		12/01/2025	4,866.25	
									Account 54910 - SPECIAL PROJECT Totals	Invoice Transactions 1	<u>\$4,866.25</u>



Council GL Distribution Report

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 1100 - GENERAL FUND											
Department 02 - PLAN COMMISSION											
Account 54940 - GIS SUPPORT SERVICES											
1004 - WHITESIDE COUNTY	110325-GIS	CE- QUARTERLY ENTERPRISE GIS	Paid by Check # 81817		11/18/2025	11/18/2025	11/18/2025		11/18/2025	3,000.00	
								Account 54940 - GIS SUPPORT SERVICES Totals		Invoice Transactions 1	<u>\$3,000.00</u>
								Department 02 - PLAN COMMISSION Totals		Invoice Transactions 3	<u>\$8,940.50</u>
Department 03 - POLICE/FIRE COMMISSION											
Account 53300 - MEDICAL SERVICE											
3628 - DIXONIL WELLNOW URGENT CARE	3664	VISIT #8243704, 8243707, 8243710 - INVOICE 3664	Paid by Check # 81857		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,294.00	
								Account 53300 - MEDICAL SERVICE Totals		Invoice Transactions 1	<u>\$1,294.00</u>
Account 54900 - OTHER PROFESSIONAL SERVICE											
3035 - CAMPION, BARROW & ASSOCIATES, INC.	042812	PSYCHOLOGICAL EXAM - FIRE APPLICANT	Paid by Check # 81852		12/01/2025	12/01/2025	12/01/2025		12/01/2025	465.00	
3035 - CAMPION, BARROW & ASSOCIATES, INC.	042778	PSYCHOLOGICAL EXAMS - POLICE APPLICANT	Paid by Check # 81852		12/01/2025	12/01/2025	12/01/2025		12/01/2025	930.00	
4754 - NATIONAL TESTING NETWORK, INC	20396	ANNUAL RENEWAL THRU 8/27/2026	Paid by Check # 81868		12/01/2025	12/01/2025	12/01/2025		12/01/2025	500.00	
4154 - TROTSKY INVESTIGATIVE POLYGRAPH, INC.	STERLING 25-06	POLYGRAPH - POLICE APPLICANT	Paid by Check # 81877		12/01/2025	12/01/2025	12/01/2025		12/01/2025	210.00	
								Account 54900 - OTHER PROFESSIONAL SERVICE Totals		Invoice Transactions 4	<u>\$2,105.00</u>
								Department 03 - POLICE/FIRE COMMISSION Totals		Invoice Transactions 5	<u>\$3,399.00</u>
Department 04 - MAYOR & CITY COUNCIL											
Account 55200 - TELEPHONE/INTERNET											
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	3.74	
								Account 55200 - TELEPHONE/INTERNET Totals		Invoice Transactions 1	<u>\$3.74</u>
Account 94900 - MISCELLANEOUS CHARGES											
4883 - The Industrial Pub and Event Center LLC	2026-00000238	Mayor's Luncheon November 18, 2025	Paid by Check # 81875		12/01/2025	12/01/2025	12/01/2025		12/01/2025	100.00	
								Account 94900 - MISCELLANEOUS CHARGES Totals		Invoice Transactions 1	<u>\$100.00</u>
								Department 04 - MAYOR & CITY COUNCIL Totals		Invoice Transactions 2	<u>\$103.74</u>
Department 05 - CITY CLERK											
Account 51200 - MAINT SERVICES-EQUIPMENT											
3361 - LEAF	19292621	BP70M31 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	64.16	
3361 - LEAF	19292623	BP-70C55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	66.61	
								Account 51200 - MAINT SERVICES-EQUIPMENT Totals		Invoice Transactions 2	<u>\$130.77</u>



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Fund 1100 - GENERAL FUND											
Department 05 - CITY CLERK											
Account 55200 - TELEPHONE/INTERNET											
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	11.22	
									Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1	<u>11.22</u>
Account 56100 - DUES											
1328 - MUNICIPAL CLERKS OF ILLINOIS	110625	2026 MEMBERSHIP DUES - TSATHOFF	Paid by Check # 81812		11/18/2025	11/18/2025	11/18/2025		11/18/2025	65.00	
									Account 56100 - DUES Totals	Invoice Transactions 1	<u>65.00</u>
Account 59900 - OTHER CONTRACTUAL SERVICES											
3943 - CIVIC PLUS, LLC.	354625	INV354625; LEGAL REVIEW THRU SUPPLEMENT 79	Paid by EFT # 430		11/18/2025	11/18/2025	11/18/2025		11/18/2025	10,675.00	
3943 - CIVIC PLUS, LLC.	354621	INV354621; ANNUAL SUBSCRIPTION	Paid by EFT # 430		11/18/2025	11/18/2025	11/18/2025		11/18/2025	9,950.00	
									Account 59900 - OTHER CONTRACTUAL SERVICES Totals	Invoice Transactions 2	<u>\$20,625.00</u>
Account 94900 - MISCELLANEOUS CHARGES											
4287 - HOOTIES DESIGNS	0000630	INV #630; CREWNECKS	Paid by EFT # 437		11/21/2025	11/21/2025	11/21/2025		11/24/2025	40.00	
									Account 94900 - MISCELLANEOUS CHARGES Totals	Invoice Transactions 1	<u>40.00</u>
									Department 05 - CITY CLERK Totals	Invoice Transactions 7	<u>\$20,871.99</u>
Department 06 - ADMINISTRATION											
Account 51200 - MAINT SERVICES-EQUIPMENT											
3361 - LEAF	19292622	BP-70M55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	74.07	
3361 - LEAF	19292623	BP-70C55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	233.13	
									Account 51200 - MAINT SERVICES-EQUIPMENT Totals	Invoice Transactions 2	<u>\$307.20</u>
Account 55100 - POSTAGE & FREIGHT											
3839 - TYLER BUSINESS FORMS	107170	1099 FORMS & ENVELOPES, W2 FORMS & ENVELOPEES	Paid by Check # 81878		12/01/2025	12/01/2025	12/01/2025		12/01/2025	109.43	
									Account 55100 - POSTAGE & FREIGHT Totals	Invoice Transactions 1	<u>\$109.43</u>
Account 55200 - TELEPHONE/INTERNET											
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	39.28	
									Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1	<u>\$39.28</u>
Account 65100 - OFFICE SUPPLIES											
1382 - PINNEY PRINTING	41358	INV 41358; BUSINESS CARDS ELSTON/REGLIN/GUER NSEY	Paid by EFT # 466		12/01/2025	12/01/2025	12/01/2025		12/01/2025	38.61	



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1100 - GENERAL FUND										
Department 06 - ADMINISTRATION										
Account 65100 - OFFICE SUPPLIES										
3839 - TYLER BUSINESS FORMS	107561	50 - BLANK FORM WITH 1095B & 1095C	Paid by Check # 81878		12/01/2025	12/01/2025	12/01/2025		12/01/2025	25.12
3839 - TYLER BUSINESS FORMS	107170	1099 FORMS & ENVELOPES, W2 FORMS & ENVELOPEES	Paid by Check # 81878		12/01/2025	12/01/2025	12/01/2025		12/01/2025	326.49
							Account 65100 - OFFICE SUPPLIES Totals	Invoice Transactions 3		<u>\$390.22</u>
							Department 06 - ADMINISTRATION Totals	Invoice Transactions 7		<u>\$846.13</u>
Department 07 - IT SERVICES										
Account 59900 - OTHER CONTRACTUAL SERVICES										
1180 - VERIZON WIRELESS	6128081923	CELL PHONES & MDB WIFI	Paid by EFT # 433		11/18/2025	11/18/2025	11/18/2025		11/18/2025	36.01
							Account 59900 - OTHER CONTRACTUAL SERVICES Totals	Invoice Transactions 1		<u>\$36.01</u>
Account 65200 - OPERATING SUPPLIES										
4155 - AMAZON CAPITAL SERVICES, INC.	1CNW-TTPT-3L49	MISC IT SUPPLIES - INV 1CNW-TTPT-3L49	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	76.23
							Account 65200 - OPERATING SUPPLIES Totals	Invoice Transactions 1		<u>\$76.23</u>
Account 83000 - EQUIPMENT										
4014 - KORY FROETER	111525	REIMBURSE MICRO CENTER PURCHASE FROM 11/15/25	Paid by Check # 81805		11/18/2025	11/18/2025	11/18/2025		11/18/2025	2,099.98
							Account 83000 - EQUIPMENT Totals	Invoice Transactions 1		<u>\$2,099.98</u>
							Department 07 - IT SERVICES Totals	Invoice Transactions 3		<u>\$2,212.22</u>
Department 10 - FIRE DEPARTMENT										
Sub Department 11 - FIRE ADMINISTRATION										
Account 54900 - OTHER PROFESSIONAL SERVICE										
4758 - MGT CONSULTING MGT IMPACT SOLUTIONS	MGT37364	Forest Reeder Hours - Week Ending 9/27, 10/4, 10/11, 10/18/25	Paid by EFT # 459		12/01/2025	12/01/2025	12/01/2025		12/01/2025	5,112.00
4758 - MGT CONSULTING MGT IMPACT SOLUTIONS	MGT37452	Forest Reeder Hours Week Ending 10/25/2025	Paid by EFT # 459		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,278.00
							Account 54900 - OTHER PROFESSIONAL SERVICE Totals	Invoice Transactions 2		<u>\$6,390.00</u>
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	56.12
							Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1		<u>\$56.12</u>
Account 56200 - TRAVEL & TRAINING EXPENSE										
4886 - SCOTT MELTON	111925	IFCAERF Training Program Manager	Paid by Check # 81827		11/21/2025	11/21/2025	11/21/2025		11/24/2025	51.26
							Account 56200 - TRAVEL & TRAINING EXPENSE Totals	Invoice Transactions 1		<u>\$51.26</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 1100 - GENERAL FUND											
Department 10 - FIRE DEPARTMENT											
Sub Department 11 - FIRE ADMINISTRATION											
Account 83000 - EQUIPMENT											
1417 - CDW GOVERNMENT INC	AG42Y7H	New Machine	Paid by EFT # 446		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,459.33	
								Account 83000 - EQUIPMENT Totals		Invoice Transactions 1	<u>\$1,459.33</u>
								Sub Department 11 - FIRE ADMINISTRATION Totals		Invoice Transactions 5	<u>\$7,956.71</u>
Sub Department 12 - FIRE SERVICES											
Account 51200 - MAINT SERVICES-EQUIPMENT											
3173 - MUNICIPAL EMERGENCY SERVICES, INC.	IN2374012	SCBA Flow Test & Regulator Repair	Paid by EFT # 463		12/01/2025	12/01/2025	12/01/2025		12/01/2025	119.48	
								Account 51200 - MAINT SERVICES-EQUIPMENT Totals		Invoice Transactions 1	<u>\$119.48</u>
Account 53300 - MEDICAL SERVICE											
3628 - DIXONIL WELLNOW URGENT CARE	1804	3 FF CBA NFPA Physicals	Paid by Check # 81857		12/01/2025	12/01/2025	12/01/2025		12/01/2025	2,264.00	
3628 - DIXONIL WELLNOW URGENT CARE	4480306	14 FF & Admin CBA NFPA Physicals	Paid by Check # 81858		12/01/2025	12/01/2025	12/01/2025		12/01/2025	11,717.00	
								Account 53300 - MEDICAL SERVICE Totals		Invoice Transactions 2	<u>\$13,981.00</u>
Account 56200 - TRAVEL & TRAINING EXPENSE											
3842 - MICHAEL LIEDBERG	110725	Meal Reimbursement for ISO	Paid by Check # 81811		11/18/2025	11/18/2025	11/18/2025		11/18/2025	189.76	
								Account 56200 - TRAVEL & TRAINING EXPENSE Totals		Invoice Transactions 1	<u>\$189.76</u>
Account 57100 - GENERAL UTILITIES											
1075 - CITY OF STERLING	278143-001OCT25	1510 E LYNN BLVD 10/3/25-11/2/25	Paid by EFT # 448		12/01/2025	12/01/2025	12/01/2025		12/01/2025	35.50	
1254 - IL AMERICAN WATER CO	10001381349N OV25	110 W 5TH ST 10/09/25-11/10/25	Paid by Check # 81864		12/01/2025	12/01/2025	12/01/2025		12/01/2025	178.40	
								Account 57100 - GENERAL UTILITIES Totals		Invoice Transactions 2	<u>\$213.90</u>
Account 65200 - OPERATING SUPPLIES											
4155 - AMAZON CAPITAL SERVICES, INC.	1KYD-PQCX-7DNV	C12 Batteries	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	39.96	
4155 - AMAZON CAPITAL SERVICES, INC.	1WYK-PJWW-JC9P	C Batteries for 4 Gas	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	91.41	
1857 - DINGES FIRE COMPANY	79324	20 pails of foam	Paid by EFT # 450		12/01/2025	12/01/2025	12/01/2025		12/01/2025	2,300.00	
								Account 65200 - OPERATING SUPPLIES Totals		Invoice Transactions 3	<u>\$2,431.37</u>
								Sub Department 12 - FIRE SERVICES Totals		Invoice Transactions 9	<u>\$16,935.51</u>
								Department 10 - FIRE DEPARTMENT Totals		Invoice Transactions 14	<u>\$24,892.22</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 1100 - GENERAL FUND										
Department 20 - POLICE DEPARTMENT										
Sub Department 21 - POLICE ADMINISTRATION										
Account 55100 - POSTAGE & FREIGHT										
1357 - PETTY CASH	112425	POSTAGE, LUNCH REIMBURSE, BATTERIES	Paid by Check # 81869		12/01/2025	12/01/2025	12/01/2025		12/01/2025	14.80
							Account 55100 - POSTAGE & FREIGHT Totals		Invoice Transactions 1	<u>\$14.80</u>
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	142.16
							Account 55200 - TELEPHONE/INTERNET Totals		Invoice Transactions 1	<u>\$142.16</u>
Account 59200 - RENTALS-EQUIPMENT										
2840 - WELLS FARGO VENDOR FINANCIAL SERVICES, LLC	5036522340	COPY MACHINE LEASE - PD ADMIN	Paid by Check # 81880		12/01/2025	12/01/2025	12/01/2025		12/01/2025	235.43
							Account 59200 - RENTALS-EQUIPMENT Totals		Invoice Transactions 1	<u>\$235.43</u>
Account 65100 - OFFICE SUPPLIES										
4155 - AMAZON CAPITAL SERVICES, INC.	1K3W-63VH-3XHD	PENDAFLEX EXPANDING FILES - INV 1K3W-63VH-3XHD	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	12.96
4155 - AMAZON CAPITAL SERVICES, INC.	14PF-TKT4-4TXL	AVERY DIVIDER TABS, SIDEWALK CHALK - INV 14PF-TKT4--4TXL	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	58.42
							Account 65100 - OFFICE SUPPLIES Totals		Invoice Transactions 2	<u>\$71.38</u>
Account 65200 - OPERATING SUPPLIES										
4155 - AMAZON CAPITAL SERVICES, INC.	1JD7-C3HJ-3Q41	ENERGIZER AA BATTERIES - INV 1JD7-C3HJ-3Q41	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	33.54
4155 - AMAZON CAPITAL SERVICES, INC.	1XYX-9XNM-N6C4	KLEENEX - INVOICE 1XYX-5XNM-N6C4	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	18.96
1371 - QUILL LLC	46597736	WALL CALENDAR - INV 46597736	Paid by EFT # 467		12/01/2025	12/01/2025	12/01/2025		12/01/2025	15.51
1371 - QUILL LLC	46590397	4 DESK CALENDARS, 2 MONTHLY PLANNERS - INV 46590397	Paid by EFT # 467		12/01/2025	12/01/2025	12/01/2025		12/01/2025	82.72
							Account 65200 - OPERATING SUPPLIES Totals		Invoice Transactions 4	<u>\$150.73</u>
							Sub Department 21 - POLICE ADMINISTRATION Totals		Invoice Transactions 9	<u>\$614.50</u>
Sub Department 22 - POLICE SERVICES										
Account 45700 - UNIFORM ALLOWANCE										
2592 - THE FITTING ROOM	4739	SHIRT PATCHES, BURGER - #4739	Paid by Check # 81814		11/18/2025	11/18/2025	11/18/2025		11/18/2025	12.00
2592 - THE FITTING ROOM	4741	COAT PATCHES, ADAMSON - #4741	Paid by Check # 81814		11/18/2025	11/18/2025	11/18/2025		11/18/2025	24.00
2592 - THE FITTING ROOM	4723	SEWING - COAT STANLEY, #4723	Paid by Check # 81814		11/18/2025	11/18/2025	11/18/2025		11/18/2025	12.00



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Fund 1100 - GENERAL FUND											
Department 20 - POLICE DEPARTMENT											
Sub Department 22 - POLICE SERVICES											
Account 45700 - UNIFORM ALLOWANCE											
1158 - UNIFORM DEN, INC.	119525-01	GROUP ORDER - UNIFORMS, INV#119525-01	Paid by EFT # 476		12/01/2025	12/01/2025	12/01/2025		12/01/2025	468.35	
1158 - UNIFORM DEN, INC.	119382-01	PANTS ORDER	Paid by EFT # 476		12/01/2025	12/01/2025	12/01/2025		12/01/2025	203.00	
									Account 45700 - UNIFORM ALLOWANCE Totals	Invoice Transactions 5	<u>\$719.35</u>
Account 51300 - MAINT SERVICES-VEHICLE											
3537 - SAFELITE FULFILLMENT, INC.	01526-164746	WORK ORDER #342932, ST 67	Paid by Check # 81870		12/01/2025	12/01/2025	12/01/2025		12/01/2025	92.00	
									Account 51300 - MAINT SERVICES-VEHICLE Totals	Invoice Transactions 1	<u>\$92.00</u>
Account 56200 - TRAVEL & TRAINING EXPENSE											
4882 - JONAH VENEMA	111725	LUNCH REIMBURSE - FTO/DOIC TRAINING	Paid by Check # 81815		11/18/2025	11/18/2025	11/18/2025		11/18/2025	98.50	
1357 - PETTY CASH	112425	POSTAGE, LUNCH REIMBURSE, BATTERIES	Paid by Check # 81869		12/01/2025	12/01/2025	12/01/2025		12/01/2025	90.45	
									Account 56200 - TRAVEL & TRAINING EXPENSE Totals	Invoice Transactions 2	<u>\$188.95</u>
Account 59900 - OTHER CONTRACTUAL SERVICES											
1180 - VERIZON WIRELESS	6128081923	CELL PHONES & MDB WIFI	Paid by EFT # 433		11/18/2025	11/18/2025	11/18/2025		11/18/2025	275.21	
									Account 59900 - OTHER CONTRACTUAL SERVICES Totals	Invoice Transactions 1	<u>\$275.21</u>
Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT											
4155 - AMAZON CAPITAL SERVICES, INC.	1P1K-P13D-4PRQ	LB3663 STANDARD ROLL PAPER - INV 1P1K-P13D-4PRQ	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	141.00	
									Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT Totals	Invoice Transactions 1	<u>\$141.00</u>
Account 65200 - OPERATING SUPPLIES											
4155 - AMAZON CAPITAL SERVICES, INC.	1NXH-9G47-41YV	4 SMITH & WESSON KNIFES - INV 1NXH-9G47-41YV	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	73.28	
									Account 65200 - OPERATING SUPPLIES Totals	Invoice Transactions 1	<u>\$73.28</u>
Account 65870 - COMMUNITY PARTNERSHIP											
4155 - AMAZON CAPITAL SERVICES, INC.	1XMW-DTTV-L49L	DOG SANTA HAT & SCARF - INV 1XMW-DTTV-L49L	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	14.99	
4155 - AMAZON CAPITAL SERVICES, INC.	1FJR-HFQN-KMGG	ORAVET DENTAL CHEWS - INV 1FJR-HFQN-KMGG	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	43.11	
									Account 65870 - COMMUNITY PARTNERSHIP Totals	Invoice Transactions 2	<u>\$58.10</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 1100 - GENERAL FUND											
Department 20 - POLICE DEPARTMENT											
Sub Department 22 - POLICE SERVICES											
Account 66400 - SHOOTING RANGE EXPENSE											
4155 - AMAZON CAPITAL SERVICES, INC.	1R3Q-69HN-LDNV	GUN CLEANING SUPPLIES - INV 1R3Q-69HN-LDNV	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	121.44	
1324 - MENARDS	21871	LIGHTBULBS - PD RANGE	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	89.97	
									Account 66400 - SHOOTING RANGE EXPENSE Totals	Invoice Transactions 2	<u>\$211.41</u>
Account 83000 - EQUIPMENT											
3608 - BUSS BOYZ CUSTOMS, INC.	9171	EQUIPMENT INSTALL - BLACK TRAVERSE ST 10	Paid by Check # 81803		11/18/2025	11/18/2025	11/18/2025		11/18/2025	2,818.50	
1324 - MENARDS	22033	DRONE INSTALL SUPPLIES - 11/12/25	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	34.96	
									Account 83000 - EQUIPMENT Totals	Invoice Transactions 2	<u>\$2,853.46</u>
									Sub Department 22 - POLICE SERVICES Totals	Invoice Transactions 17	<u>\$4,612.76</u>
Sub Department 23 - POLICE INVESTIGATIVE											
Account 56200 - TRAVEL & TRAINING EXPENSE											
3797 - CLAY HADLEY	111025	MEAL REIMBURSEMENT - CRISIS NEG TRAINING, PEORIA	Paid by Check # 81806		11/18/2025	11/18/2025	11/18/2025		11/18/2025	77.65	
									Account 56200 - TRAVEL & TRAINING EXPENSE Totals	Invoice Transactions 1	<u>\$77.65</u>
Account 59900 - OTHER CONTRACTUAL SERVICES											
1180 - VERIZON WIRELESS	6128081923	CELL PHONES & MDB WIFI	Paid by EFT # 433		11/18/2025	11/18/2025	11/18/2025		11/18/2025	196.80	
									Account 59900 - OTHER CONTRACTUAL SERVICES Totals	Invoice Transactions 1	<u>\$196.80</u>
Account 65200 - OPERATING SUPPLIES											
1357 - PETTY CASH	112425	POSTAGE, LUNCH REIMBURSE, BATTERIES	Paid by Check # 81869		12/01/2025	12/01/2025	12/01/2025		12/01/2025	22.99	
									Account 65200 - OPERATING SUPPLIES Totals	Invoice Transactions 1	<u>\$22.99</u>
									Sub Department 23 - POLICE INVESTIGATIVE Totals	Invoice Transactions 3	<u>\$297.44</u>
Sub Department 24 - POLICE SUPPORT SERVICES											
Account 51100 - MAINT SERVICES-BUILDING											
4155 - AMAZON CAPITAL SERVICES, INC.	1M7Q-7R3C-LP9R	DEADLATCH DOOR SET - INV 1M7Q-7R3C-LP9R	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	111.99	
									Account 51100 - MAINT SERVICES-BUILDING Totals	Invoice Transactions 1	<u>\$111.99</u>



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Fund 1100 - GENERAL FUND											
Department 20 - POLICE DEPARTMENT											
Sub Department 24 - POLICE SUPPORT SERVICES											
Account 55400 - PRINTING											
1382 - PINNEY PRINTING	41420	BUSINESS CARDS - FOR 7	Paid by EFT # 466		12/01/2025	12/01/2025	12/01/2025		12/01/2025	315.00	
								Account 55400 - PRINTING Totals		Invoice Transactions 1	<u>\$315.00</u>
Account 59900 - OTHER CONTRACTUAL SERVICES											
3361 - LEAF	19292620	BP-70C65 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	489.82	
								Account 59900 - OTHER CONTRACTUAL SERVICES Totals		Invoice Transactions 1	<u>\$489.82</u>
Account 65200 - OPERATING SUPPLIES											
4155 - AMAZON CAPITAL SERVICES, INC.	14PF-TKT4-4TXL	AVERY DIVIDER TABS, SIDEWALK CHALK - INV 14PF-TKT4--4TXL	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	21.48	
4155 - AMAZON CAPITAL SERVICES, INC.	1QHV-JWF1-F6JJ	CREDIT MEMO - 1QHV-JWF1-F6JJ TO INVOICE 14PF-TKT4-4TXL	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	(11.97)	
								Account 65200 - OPERATING SUPPLIES Totals		Invoice Transactions 2	<u>\$9.51</u>
Account 66300 - LEADS SYSTEM											
1180 - VERIZON WIRELESS	6128081923	CELL PHONES & MDB WIFI	Paid by EFT # 433		11/18/2025	11/18/2025	11/18/2025		11/18/2025	360.18	
								Account 66300 - LEADS SYSTEM Totals		Invoice Transactions 1	<u>\$360.18</u>
								Sub Department 24 - POLICE SUPPORT SERVICES Totals		Invoice Transactions 6	<u>\$1,286.50</u>
								Department 20 - POLICE DEPARTMENT Totals		Invoice Transactions 35	<u>\$6,811.20</u>
Department 30 - COMMUNITY SERVICES											
Sub Department 31 - PUBLIC WORKS ADMINISTRATION											
Account 55200 - TELEPHONE/INTERNET											
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	14.98	
								Account 55200 - TELEPHONE/INTERNET Totals		Invoice Transactions 1	<u>\$14.98</u>
Account 56100 - DUES											
1018 - AMERICAN PUBLIC WORKS ASSOCIATION, IPSI	000898621	ANNUAL MEMBERSHIP - SCHAVER	Paid by Check # 81849		12/01/2025	12/01/2025	12/01/2025		12/01/2025	245.00	
								Account 56100 - DUES Totals		Invoice Transactions 1	<u>\$245.00</u>
Account 56200 - TRAVEL & TRAINING EXPENSE											
3655 - MELANIE E FARMER	081825-EXPO	CHICAGO APWA EXPO PARKING	Paid by EFT # 436		11/21/2025	11/21/2025	11/21/2025		11/24/2025	27.00	
3655 - MELANIE E FARMER	081825-LUNCH	LUNCH - CHICAGO EXPO 8/18	Paid by EFT # 436		11/21/2025	11/21/2025	11/21/2025		11/24/2025	16.77	
								Account 56200 - TRAVEL & TRAINING EXPENSE Totals		Invoice Transactions 2	<u>\$43.77</u>



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Fund 1100 - GENERAL FUND											
Department 30 - COMMUNITY SERVICES											
Sub Department 31 - PUBLIC WORKS ADMINISTRATION											
Account 59200 - RENTALS-EQUIPMENT											
3361 - LEAF	19292624	BP-50C26 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	167.41	
								Account 59200 - RENTALS-EQUIPMENT Totals		Invoice Transactions 1	<u>\$167.41</u>
Account 65100 - OFFICE SUPPLIES											
1382 - PINNEY PRINTING	41358	INV 41358; BUSINESS CARDS ELSTON/REGLIN/GUER NSEY	Paid by EFT # 466		12/01/2025	12/01/2025	12/01/2025		12/01/2025	77.24	
								Account 65100 - OFFICE SUPPLIES Totals		Invoice Transactions 1	<u>\$77.24</u>
Account 65400 - JANITORIAL SUPPLIES											
1324 - MENARDS	21606	MISC. JANITORIAL SUPPLIES	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	75.71	
								Account 65400 - JANITORIAL SUPPLIES Totals		Invoice Transactions 1	<u>\$75.71</u>
Sub Department 31 - PUBLIC WORKS ADMINISTRATION Totals										<u>\$624.11</u>	
Sub Department 32 - PUBLIC WORKS STREET MAINTENANCE											
Account 45700 - UNIFORM ALLOWANCE											
4267 - KALEEL'S CLOTHING & PRINTING	111425-UPDIKE	CLOTHING ALLOWANCE - UPDIKE	Paid by Check # 81866		12/01/2025	12/01/2025	12/01/2025		12/01/2025	69.00	
								Account 45700 - UNIFORM ALLOWANCE Totals		Invoice Transactions 1	<u>\$69.00</u>
Account 51700 - MAINT SERVICES - LIGHTING											
4566 - HELM ELECTRIC FACILITY SOLUTIONS INC.	59100	1510 E LYNN /16TH AVE 25-2567	Paid by EFT # 454		12/01/2025	12/01/2025	12/01/2025		12/01/2025	511.00	
4566 - HELM ELECTRIC FACILITY SOLUTIONS INC.	59055	15 W 3RD ST/AVE A 25-2566	Paid by EFT # 454		12/01/2025	12/01/2025	12/01/2025		12/01/2025	511.00	
								Account 51700 - MAINT SERVICES - LIGHTING Totals		Invoice Transactions 2	<u>\$1,022.00</u>
Account 52900 - MAINT SERVICES - OTHER											
4566 - HELM ELECTRIC FACILITY SOLUTIONS INC.	59090	NATIONAL BUILDING WALLACE STREET 25-2565	Paid by EFT # 454		12/01/2025	12/01/2025	12/01/2025		12/01/2025	385.00	
								Account 52900 - MAINT SERVICES - OTHER Totals		Invoice Transactions 1	<u>\$385.00</u>
Account 57100 - GENERAL UTILITIES											
1254 - IL AMERICAN WATER CO	100008926240	1605 AVENUE L CT25	Paid by Check # 81807		11/18/2025	11/18/2025	11/18/2025		11/18/2025	10.77	
1254 - IL AMERICAN WATER CO	100008452910	1211 W LE FEVRE RD CT25	Paid by Check # 81809		11/18/2025	11/18/2025	11/18/2025		11/18/2025	262.02	
								Account 57100 - GENERAL UTILITIES Totals		Invoice Transactions 2	<u>\$272.79</u>



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Fund 1100 - GENERAL FUND										
Department 30 - COMMUNITY SERVICES										
Sub Department 32 - PUBLIC WORKS STREET MAINTENANCE										
Account 57200 - STREET/TRAFFIC LIGHTING										
1078 - COMED	9529033111NO V25	0 4TH AVENUE LITE GROBE RD 150' N R23 10/13/25-11/11/25	Paid by Check # 81854		12/01/2025	12/01/2025	12/01/2025		12/01/2025	863.31
								Account 57200 - STREET/TRAFFIC LIGHTING Totals	Invoice Transactions 1	<u>\$863.31</u>
Account 59200 - RENTALS-EQUIPMENT										
4495 - TOWER EQUIPMENT CORP NORTH	8031	40FT BOOM RENTAL	Paid by Check # 81876		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,437.00
								Account 59200 - RENTALS-EQUIPMENT Totals	Invoice Transactions 1	<u>\$1,437.00</u>
Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT										
1927 - FRARY LUMBER & SUPPLY	2511-090923	5PK PHILPS BIT	Paid by Check # 81860		12/01/2025	12/01/2025	12/01/2025		12/01/2025	7.19
1225 - GRUMMERTS HARDWARE 366	A557942	2- 3 3/4 SNAP RINGS - RETURNED /2-11/16 SNAP RINGS PURCHASED	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	(1.80)
1225 - GRUMMERTS HARDWARE 366	A557936	2 SNAP RINGS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	17.98
1225 - GRUMMERTS HARDWARE 366	A558299	2 TIMED FUSE DELAYS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	53.98
1225 - GRUMMERTS HARDWARE 366	A558247	MISC. NUTS/BOLTS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	5.43
1324 - MENARDS	22077	PLYWOOD SHEATING	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	36.79
1324 - MENARDS	21500	TUBING /CLAMPS/ADAPTER	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	17.97
1324 - MENARDS	21505	PVC COUPLING	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	4.49
1324 - MENARDS	21637	ADAPTER	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	5.99
1324 - MENARDS	22521	STRECTH WRAP/BUBBLE WRAP	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	77.51
1324 - MENARDS	22624	3 TIMED FUSE DELAYS	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	59.94
								Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT Totals	Invoice Transactions 11	<u>\$285.47</u>
Account 65200 - OPERATING SUPPLIES										
1225 - GRUMMERTS HARDWARE 366	A558221	100PC CABLE TIES/RATCHING WRENCH/PLIERS/ROPE CLIPS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	30.58
								Account 65200 - OPERATING SUPPLIES Totals	Invoice Transactions 1	<u>\$30.58</u>



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Fund 1100 - GENERAL FUND											
Department 30 - COMMUNITY SERVICES											
Sub Department 32 - PUBLIC WORKS STREET MAINTENANCE											
Account 65300 - SAFETY SUPPLIES/COMMITTEE											
4267 - KALEEL'S CLOTHING & PRINTING	22472-BS	8 EMBROID SHIRT - SCHRADER	Paid by Check # 81866		12/01/2025	12/01/2025	12/01/2025		12/01/2025	80.00	
4267 - KALEEL'S CLOTHING & PRINTING	22721	EMBROID SHIRT - UPDIKE	Paid by Check # 81866		12/01/2025	12/01/2025	12/01/2025		12/01/2025	10.00	
									Account 65300 - SAFETY SUPPLIES/COMMITTEE Totals	Invoice Transactions 2	<u>90.00</u>
Account 66700 - RECORDING FEES											
1004 - WHITESIDE COUNTY	2025-05100	LIEN RELEASE 1304 E 4TH STREET- JOHNSON, JOSHUA	Paid by Check # 81816		11/18/2025	11/18/2025	11/18/2025		11/18/2025	60.00	
									Account 66700 - RECORDING FEES Totals	Invoice Transactions 1	<u>60.00</u>
									Sub Department 32 - PUBLIC WORKS STREET MAINTENANCE Totals	Invoice Transactions 23	<u>\$4,515.15</u>
Sub Department 33 - PUBLIC WORKS TRAFFIC											
Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT											
1225 - GRUMMERTS HARDWARE 366	A557996	MISC. NUTS/BOLTS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	13.99	
									Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT Totals	Invoice Transactions 1	<u>\$13.99</u>
Account 61600 - MAINT SUPPLIES-TRAFFIC CONTROL											
2447 - HIGH STAR TRAFFIC/TRAFFIC CONTROL & PROTECTION IN.	17245	REFUND 2- 100-3/4 CLIPS/2 - 100BX 3/4 BUCKLES	Paid by Check # 81862		12/01/2025	12/01/2025	12/01/2025		12/01/2025	38.40	
2447 - HIGH STAR TRAFFIC/TRAFFIC CONTROL & PROTECTION IN.	17151	STEEL BANDING/100-3/4 CLIPS	Paid by Check # 81862		12/01/2025	12/01/2025	12/01/2025		12/01/2025	202.85	
2447 - HIGH STAR TRAFFIC/TRAFFIC CONTROL & PROTECTION IN.	17158	TRAFFIC CONTROL SIGNAGE SUPPLIES	Paid by Check # 81862		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,951.10	
2447 - HIGH STAR TRAFFIC/TRAFFIC CONTROL & PROTECTION IN.	17416	2 SIGN HOLDERS/FREIGHT	Paid by Check # 81862		12/01/2025	12/01/2025	12/01/2025		12/01/2025	100.40	
2447 - HIGH STAR TRAFFIC/TRAFFIC CONTROL & PROTECTION IN.	17344	6 SIGN HOLDERS/FRIEGHT	Paid by Check # 81862		12/01/2025	12/01/2025	12/01/2025		12/01/2025	231.20	
									Account 61600 - MAINT SUPPLIES-TRAFFIC CONTROL Totals	Invoice Transactions 5	<u>\$2,523.95</u>
									Sub Department 33 - PUBLIC WORKS TRAFFIC Totals	Invoice Transactions 6	<u>\$2,537.94</u>
Sub Department 34 - PUBLIC WORKS PARK MAINTENANCE											
Account 57100 - GENERAL UTILITIES											
1075 - CITY OF STERLING	242298-003OCT25	304 BRINKS CIRCLE 10/3/25-10/13/25	Paid by EFT # 448		12/01/2025	12/01/2025	12/01/2025		12/01/2025	6.42	
									Account 57100 - GENERAL UTILITIES Totals	Invoice Transactions 1	<u>\$6.42</u>
Account 67200 - CBD BEAUTIFICATION											
4775 - VICTORIA SLOANE WOLFE SULOUFF	112125	20 WINTER ORNAMENTS	Paid by Check # 81832		11/21/2025	11/21/2025	11/21/2025		11/24/2025	3,296.65	
4155 - AMAZON CAPITAL SERVICES, INC.	1LCV-MP7L-KT79	8 STRING LIGHTS - RIVERFRONT	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	329.36	



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Fund 1100 - GENERAL FUND										
Department 30 - COMMUNITY SERVICES										
Sub Department 34 - PUBLIC WORKS PARK MAINTENANCE										
Account 67200 - CBD BEAUTIFICATION										
4155 - AMAZON CAPITAL SERVICES, INC.	1W3F-DR7M-6VDT	CHRISTMAS DISPLAY	Paid by EFT # 444		12/01/2025	12/01/2025	12/01/2025		12/01/2025	139.48
2330 - DISTINCTIVE GARDENS, INC.	000395	6 HOLIDAY POTS - CBD	Paid by Check # 81855		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,662.00
1225 - GRUMMERTS HARDWARE 366	A558221	100PC CABLE TIES/RATCHING WRENCH/PLIERS/ROPE CLIPS	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	19.75
1225 - GRUMMERTS HARDWARE 366	B96133	500' CABLE REEL	Paid by Check # 81861		12/01/2025	12/01/2025	12/01/2025		12/01/2025	179.99
							Account 67200 - CBD BEAUTIFICATION Totals	Invoice Transactions	6	\$5,627.23
							Sub Department 34 - PUBLIC WORKS PARK MAINTENANCE Totals	Invoice Transactions	7	\$5,633.65
Sub Department 35 - CODE ENFORCEMENT										
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	26.19
							Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions	1	\$26.19
Account 59200 - RENTALS-EQUIPMENT										
3361 - LEAF	19292621	BP70M31 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	64.16
3361 - LEAF	19292623	BP-70C55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	33.28
							Account 59200 - RENTALS-EQUIPMENT Totals	Invoice Transactions	2	\$97.44
Account 67100 - EMERGENCY CODE ENFORCEMENT										
2326 - DIRKS LAWN CARE SERVICES	1488	CE- CITY MOWED LOTS 10/01-10/31	Paid by EFT # 434		11/18/2025	11/18/2025	11/18/2025		11/18/2025	1,290.00
							Account 67100 - EMERGENCY CODE ENFORCEMENT Totals	Invoice Transactions	1	\$1,290.00
Account 83000 - EQUIPMENT										
4267 - KALEEL'S CLOTHING & PRINTING	22545	CE- EMPLOYEE WORK WEAR	Paid by Check # 81866		12/01/2025	12/01/2025	12/01/2025		12/01/2025	455.00
							Account 83000 - EQUIPMENT Totals	Invoice Transactions	1	\$455.00
							Sub Department 35 - CODE ENFORCEMENT Totals	Invoice Transactions	5	\$1,868.63
Sub Department 36 - GARAGE										
Account 51200 - MAINT SERVICES-EQUIPMENT										
4663 - SNAP-ON CREDIT LLC	111025	SOFTWARE SUBSCRIPTION	Paid by Check # 81873		12/01/2025	12/01/2025	12/01/2025		12/01/2025	46.75
							Account 51200 - MAINT SERVICES-EQUIPMENT Totals	Invoice Transactions	1	\$46.75



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Fund 1100 - GENERAL FUND										
Department 30 - COMMUNITY SERVICES										
Sub Department 36 - GARAGE										
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	3.74
								Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1	<u>3.74</u>
Account 57100 - GENERAL UTILITIES										
1254 - IL AMERICAN WATER CO	100008925320 CT25	1605 1/2 AVENUE L 10/03/25-11/05/25	Paid by Check # 81808		11/18/2025	11/18/2025	11/18/2025		11/18/2025	346.33
								Account 57100 - GENERAL UTILITIES Totals	Invoice Transactions 1	<u>346.33</u>
Account 59200 - RENTALS-EQUIPMENT										
1009 - AIRGAS USA,LLC	5519921928	HELIUM CYLINDER RENTAL	Paid by EFT # 441		12/01/2025	12/01/2025	12/01/2025		12/01/2025	67.48
								Account 59200 - RENTALS-EQUIPMENT Totals	Invoice Transactions 1	<u>67.48</u>
Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT										
1009 - AIRGAS USA,LLC	9166394688	MAG TLHLDR SUPPORT	Paid by EFT # 441		12/01/2025	12/01/2025	12/01/2025		12/01/2025	31.84
								Account 61200 - MAINTENANCE SUPPLIES-EQUIPMENT Totals	Invoice Transactions 1	<u>31.84</u>
								Sub Department 36 - GARAGE Totals	Invoice Transactions 5	<u>496.14</u>
								Department 30 - COMMUNITY SERVICES Totals	Invoice Transactions 53	<u>15,675.62</u>
								Fund 1100 - GENERAL FUND Totals	Invoice Transactions 149	<u>122,867.66</u>



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Fund 1800 - CAPITAL FUND										
Department 18 - CAPITAL										
Account 54920 - ENGINEERING										
4662 - PARKITECTURE + PLANNING LLCORP.	23	23.049 - STERLING RIVERFRONT PARK - PHASE 2	Paid by EFT # 464		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,050.00
4584 - SEECO CONSULTANTS, INC.	20067	13608QC October Reports 10-1 to10-31-25	Paid by Check # 81872		12/01/2025	12/01/2025	12/01/2025		12/01/2025	3,868.40
1113 - STRAND ASSOCIATES, INC.	0232016	1498.025 Griswold Ave Drainage Improvements 10-1 to 10-31-25	Paid by EFT # 471		12/01/2025	12/01/2025	12/01/2025		12/01/2025	3,010.00
1113 - STRAND ASSOCIATES, INC.	0232017	1498.028 Sterling Riverfront Park Engineering 10-1 to 10-31-25	Paid by EFT # 471		12/01/2025	12/01/2025	12/01/2025		12/01/2025	15,857.00
3154 - STUDIO GWA	23-1685-023	23-1685 Sterling Riverfront Shelter 10-1- to 10-31-25	Paid by Check # 81874		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,005.00
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	40053	2008Z25 - Forcemain JULIE Locate 11-14-25	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	989.35
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	40051	1706Z24 - Professional Services 10-5-25 to 11-1-25	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	4,167.00
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	40022	2208Z24 - E 7th Street Reconstruction 10-5-25 to 11-1-25	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	1,198.30
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	40050	1254Z17 - 2nd Street ITEP Grant Application 10-1 to 10-31-25	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	40,869.30
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	40052	1893Z24 - Multi-Use Path Connections 10-5-25 to 11-1-25	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	24,128.80
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	40123	1214Z23 Sterling Light Street Reconstruction thru Nov. 8, 2025	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	7,102.50
							Account 54920 - ENGINEERING Totals		Invoice Transactions 11	<u>\$103,245.65</u>
Account 82000 - BUILDING										
2661 - RAYNOR DOOR AUTHORITY, INC.	137371	6 Station 1 Bay Doors	Paid by EFT # 468		12/01/2025	12/01/2025	12/01/2025		12/01/2025	72,193.00
							Account 82000 - BUILDING Totals		Invoice Transactions 1	<u>\$72,193.00</u>
Account 89300 - INFRASTRUCTURE										
1322 - MCCORMICK'S NURSERY & LANDSCAPING	80362	6 TREES	Paid by Check # 81826		11/21/2025	11/21/2025	11/21/2025		11/24/2025	1,063.00



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Fund 1800 - CAPITAL FUND										
Department 18 - CAPITAL										
Account 89300 - INFRASTRUCTURE										
1384 - ROCK RIVER READY MIX INC	103125	7YDS CONCRETE	Paid by EFT # 439		11/21/2025	11/21/2025	11/21/2025		11/24/2025	917.00
4849 - SUNBOLT	1392	50% Quote Q3160 - Riverfront Park WorkStation - Velocity LT(4)	Paid by EFT # 472		12/01/2025	12/01/2025	12/01/2025		12/01/2025	18,167.00
1243 - WILLETT HOFMANN & ASSOCIATES, INC.	39929	1214Z23 Sterling Light Street Reconstruction thru Oct 11, 2025	Paid by EFT # 479		12/01/2025	12/01/2025	12/01/2025		12/01/2025	24,962.50
4787 - MRH SOLUTIONS, LLC	1098	Consulting/ Lobbying Services - November 2025	Paid by EFT # 462		12/01/2025	12/01/2025	12/01/2025		12/01/2025	3,000.00
3878 - BELSON OUTDOORS, LLC	381465-1	Quote WQ 381465 - Riverfront Park Fixtures (2nd Shipment)	Paid by Check # 81850		12/01/2025	12/01/2025	12/01/2025		12/01/2025	36,935.65
4832 - CUSTOM ICE INC	9160	30% Due for Shipped Refrigeration Unit at Riverfront Park	Paid by EFT # 449		12/01/2025	12/01/2025	12/01/2025		12/01/2025	125,032.50
2182 - HELM CIVIL	2026-00000225	ASPHALT WORK - AVE F/AVE J/W 23RD ST	Paid by EFT # 453		12/01/2025	12/01/2025	12/01/2025		12/01/2025	9,200.00
2182 - HELM CIVIL	5426	Station 2 Paving	Paid by EFT # 453		12/01/2025	12/01/2025	12/01/2025		12/01/2025	26,690.00
							Account 89300 - INFRASTRUCTURE Totals		Invoice Transactions 9	<u>\$245,967.65</u>
							Department 18 - CAPITAL Totals		Invoice Transactions 21	<u>\$421,406.30</u>
							Fund 1800 - CAPITAL FUND Totals		Invoice Transactions 21	<u>\$421,406.30</u>



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Fund 2100 - MOTOR FUEL TAX										
Department 21 - MOTOR FUEL TAX										
Account 61400 - MAINT SUPPLIES-STREET/GM										
1013 - ALLIANCE MATERIALS, INC.	39967	30.15TN CA6&10	Paid by EFT #		12/01/2025	12/01/2025	12/01/2025		12/01/2025	232.16
			443							
2182 - HELM CIVIL	151094	15.17TN UPM PATCH	Paid by EFT #		12/01/2025	12/01/2025	12/01/2025		12/01/2025	2,123.80
			453							
							Account 61400 - MAINT SUPPLIES-STREET/GM Totals	Invoice Transactions	2	<u>\$2,355.96</u>
							Department 21 - MOTOR FUEL TAX Totals	Invoice Transactions	2	<u>\$2,355.96</u>
							Fund 2100 - MOTOR FUEL TAX Totals	Invoice Transactions	2	<u>\$2,355.96</u>



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Fund 2241 - LIBRARY-GENERAL ACCOUNT											
Department 41 - LIBRARY - GENERAL											
Account 51100 - MAINT SERVICES-BUILDING											
2800 - STERLING ENVIRONMENTAL, LLC - CORPORATION	111225	Carnegie Restrooms UP/Down	Paid by Check # 81833		11/21/2025	11/21/2025	11/21/2025		11/24/2025	485.00	
3796 - ELM USA, INC.	80750	November	Paid by Check # 81859		12/01/2025	12/01/2025	12/01/2025		12/01/2025	25.00	
									Account 51100 - MAINT SERVICES-BUILDING Totals	Invoice Transactions 2	<u>510.00</u>
Account 51200 - MAINT SERVICES-EQUIPMENT											
1410 - ALARM DETECTION SYSTEMS, INC.	67111-1092	Annual Fire Test	Paid by EFT # 435		11/21/2025	11/21/2025	11/21/2025		11/24/2025	951.00	
1396 - SCHUMACHER ELEVATOR CO	90664696	November 90664696	Paid by Check # 81831		11/21/2025	11/21/2025	11/21/2025		11/24/2025	195.70	
3187 - SCHMITT PLUMBING & HEATING, INC.	3982	Boiler Replaced fill valve and fixed clog in fill line	Paid by Check # 81871		12/01/2025	12/01/2025	12/01/2025		12/01/2025	2,035.01	
3187 - SCHMITT PLUMBING & HEATING, INC.	3877	Service Boiler	Paid by Check # 81871		12/01/2025	12/01/2025	12/01/2025		12/01/2025	386.52	
									Account 51200 - MAINT SERVICES-EQUIPMENT Totals	Invoice Transactions 4	<u>\$3,568.23</u>
Account 57100 - GENERAL UTILITIES											
1254 - IL AMERICAN WATER CO	10001421513N OV25	102 W 4TH STREET 10/9/25-11/10/25	Paid by Check # 81863		12/01/2025	12/01/2025	12/01/2025		12/01/2025	34.45	
									Account 57100 - GENERAL UTILITIES Totals	Invoice Transactions 1	<u>\$34.45</u>
Account 59900 - OTHER CONTRACTUAL SERVICES											
3060 - WIPFLI, LLP	3100001	November 310001	Paid by EFT # 480		12/01/2025	12/01/2025	12/01/2025		12/01/2025	943.40	
									Account 59900 - OTHER CONTRACTUAL SERVICES Totals	Invoice Transactions 1	<u>\$943.40</u>
Account 65100 - OFFICE SUPPLIES											
1371 - QUILL LLC	46582517	Coffee	Paid by EFT # 467		12/01/2025	12/01/2025	12/01/2025		12/01/2025	260.44	
1371 - QUILL LLC	46588613	Coffee/Tape/Puffs	Paid by EFT # 467		12/01/2025	12/01/2025	12/01/2025		12/01/2025	147.69	
1394 - SBM INC	INV645354	Upstairs	Paid by EFT # 470		12/01/2025	12/01/2025	12/01/2025		12/01/2025	187.00	
1394 - SBM INC	INV645353	Downstairs	Paid by EFT # 470		12/01/2025	12/01/2025	12/01/2025		12/01/2025	473.03	
									Account 65100 - OFFICE SUPPLIES Totals	Invoice Transactions 4	<u>\$1,068.16</u>
Account 65400 - JANITORIAL SUPPLIES											
1371 - QUILL LLC	46588613	Coffee/Tape/Puffs	Paid by EFT # 467		12/01/2025	12/01/2025	12/01/2025		12/01/2025	113.85	
									Account 65400 - JANITORIAL SUPPLIES Totals	Invoice Transactions 1	<u>\$113.85</u>
Account 67310 - BOOKS											
1272 - INGRAM LIBRARY SERVICES	91800856	Books/91800856	Paid by Check # 81865		12/01/2025	12/01/2025	12/01/2025		12/01/2025	204.13	



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 2241 - LIBRARY-GENERAL ACCOUNT											
Department 41 - LIBRARY - GENERAL											
Account 67310 - BOOKS											
1272 - INGRAM LIBRARY SERVICES	91839266	Books/91839268	Paid by Check # 81865		12/01/2025	12/01/2025	12/01/2025		12/01/2025	388.01	
1272 - INGRAM LIBRARY SERVICES	91758983	Book/91758983	Paid by Check # 81865		12/01/2025	12/01/2025	12/01/2025		12/01/2025	19.95	
1272 - INGRAM LIBRARY SERVICES	92012741	Books	Paid by Check # 81865		12/01/2025	12/01/2025	12/01/2025		12/01/2025	354.27	
									Account 67310 - BOOKS Totals	Invoice Transactions 4	<u>\$966.36</u>
Account 67340 - NON-PRINT BOOKS											
2853 - MIDWEST TAPE	508019236	508019236/CDBOT	Paid by EFT # 460		12/01/2025	12/01/2025	12/01/2025		12/01/2025	138.97	
2853 - MIDWEST TAPE	508046701	CDBOT	Paid by EFT # 460		12/01/2025	12/01/2025	12/01/2025		12/01/2025	132.97	
									Account 67340 - NON-PRINT BOOKS Totals	Invoice Transactions 2	<u>\$271.94</u>
Account 67410 - DONATED FUNDS/EXPENSES											
2982 - LAKESHORE LEARNING MATERIALS	92377779	92344199/Green bins	Paid by EFT # 456		12/01/2025	12/01/2025	12/01/2025		12/01/2025	13.98	
2982 - LAKESHORE LEARNING MATERIALS	92344199	92377779/Blue bins	Paid by EFT # 456		12/01/2025	12/01/2025	12/01/2025		12/01/2025	13.98	
4861 - TECHOPS SPECIALTY VEHICLES LLC	2025410	25% downpayment	Paid by EFT # 473		12/01/2025	12/01/2025	12/01/2025		12/01/2025	4,251.11	
									Account 67410 - DONATED FUNDS/EXPENSES Totals	Invoice Transactions 3	<u>\$4,279.07</u>
Account 82000 - BUILDING											
2183 - PETER D. RUSSELL	112425	Painting north wall Juvenile depart	Paid by Check # 81836		11/24/2025	11/24/2025	11/24/2025		11/24/2025	850.00	
									Account 82000 - BUILDING Totals	Invoice Transactions 1	<u>\$850.00</u>
Account 83000 - EQUIPMENT											
4861 - TECHOPS SPECIALTY VEHICLES LLC	2025410	25% downpayment	Paid by EFT # 473		12/01/2025	12/01/2025	12/01/2025		12/01/2025	56,123.34	
									Account 83000 - EQUIPMENT Totals	Invoice Transactions 1	<u>\$56,123.34</u>
									Department 41 - LIBRARY - GENERAL Totals	Invoice Transactions 24	<u>\$68,728.80</u>
									Fund 2241 - LIBRARY-GENERAL ACCOUNT Totals	Invoice Transactions 24	<u>\$68,728.80</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 2243 - LIBRARY-PER CAPITA GRANT ACCOUNT											
Department 43 - LIBRARY - PER CAPITA											
Account 94900 - MISCELLANEOUS CHARGES											
3130 - CHILDREN'S PLUS INC.	268368	Books			12/01/2025	12/01/2025	12/01/2025		12/01/2025	29.05	
			Paid by EFT #								
			447								
			Account 94900 - MISCELLANEOUS CHARGES Totals					Invoice Transactions	1		<u>\$29.05</u>
			Department 43 - LIBRARY - PER CAPITA Totals					Invoice Transactions	1		<u>\$29.05</u>
			Fund 2243 - LIBRARY-PER CAPITA GRANT ACCOUNT Totals					Invoice Transactions	1		<u>\$29.05</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2300 - BAND COMMISSION										
Department 23 - BAND										
Account 65200 - OPERATING SUPPLIES										
3411 - JW PEPPER & SONS, INC.	367922376	WINTER CONCERT - RIPTIDES SCORE	Paid by EFT # 455		12/01/2025	12/01/2025	12/01/2025		12/01/2025	124.99
3411 - JW PEPPER & SONS, INC.	367993457	WINTER CONCERT ELLINGTON	Paid by EFT # 455		12/01/2025	12/01/2025	12/01/2025		12/01/2025	87.00
							Account 65200 - OPERATING SUPPLIES Totals	Invoice Transactions 2		<u>\$211.99</u>
							Department 23 - BAND Totals	Invoice Transactions 2		<u>\$211.99</u>
							Fund 2300 - BAND COMMISSION Totals	Invoice Transactions 2		<u>\$211.99</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2451 - SIDC-INCUBATOR										
Department 51 - SBTC										
Account 57120 - WATER SERVICE										
1254 - IL AMERICAN WATER CO	10000177349N OV25	SIDC 1741 INDUSTRIAL DR 10/09/25-11/10/25	Paid by Check # 81821		11/21/2025	11/21/2025	11/21/2025		11/24/2025	109.95
							Account 57120 - WATER SERVICE Totals	Invoice Transactions	1	\$109.95
							Department 51 - SBTC Totals	Invoice Transactions	1	\$109.95
							Fund 2451 - SIDC-INCUBATOR Totals	Invoice Transactions	1	\$109.95



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2500 - COLISEUM BOARD										
Department 25 - COLISEUM										
Account 51100 - MAINT SERVICES-BUILDING										
2330 - DISTINCTIVE GARDENS, INC.	000395-2	2 - COLISEUM - HOLIDAY EARTH PLANTERS	Paid by Check # 81855		12/01/2025	12/01/2025	12/01/2025		12/01/2025	594.00
3390 - SAUK VALLEY PEST CONTROL, INC.	19847	TREATMENT OUTSIDE OF BAND SHELTER & BATHROOM BLD AT GRANDON	Paid by EFT # 469		12/01/2025	12/01/2025	12/01/2025		12/01/2025	90.00
							Account 51100 - MAINT SERVICES-BUILDING Totals	Invoice Transactions 2		<u>\$684.00</u>
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	18.71
							Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1		<u>\$18.71</u>
Account 57100 - GENERAL UTILITIES										
1075 - CITY OF STERLING	279811-001OCT25	212 3RD AVENUE 10/3/25-11/2/25	Paid by EFT # 448		12/01/2025	12/01/2025	12/01/2025		12/01/2025	184.83
							Account 57100 - GENERAL UTILITIES Totals	Invoice Transactions 1		<u>\$184.83</u>
Account 61100 - MAINT SUPPLIES-BUILDING										
4291 - PHELPS UNIFORM SPECIALISTS, INC.	2156554	COLISEUM- MATS	Paid by EFT # 465		12/01/2025	12/01/2025	12/01/2025		12/01/2025	132.14
							Account 61100 - MAINT SUPPLIES-BUILDING Totals	Invoice Transactions 1		<u>\$132.14</u>
Account 65400 - JANITORIAL SUPPLIES										
4267 - KALEEL'S CLOTHING & PRINTING	22545	CE- EMPLOYEE WORK WEAR	Paid by Check # 81866		12/01/2025	12/01/2025	12/01/2025		12/01/2025	150.00
							Account 65400 - JANITORIAL SUPPLIES Totals	Invoice Transactions 1		<u>\$150.00</u>
							Department 25 - COLISEUM Totals	Invoice Transactions 6		<u>\$1,169.68</u>
							Fund 2500 - COLISEUM BOARD Totals	Invoice Transactions 6		<u>\$1,169.68</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 2800 - CIVIL DEFENSE FUND										
Department 28 - CIVIL DEFENSE										
Account 55200 - TELEPHONE/INTERNET										
1180 - VERIZON WIRELESS	6128113283	110 W 5TH ST 10/10/25-9/9/25	Paid by EFT # 477		12/01/2025	12/01/2025	12/01/2025		12/01/2025	442.17
							Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions	1	<u>\$442.17</u>
							Department 28 - CIVIL DEFENSE Totals	Invoice Transactions	1	<u>\$442.17</u>
							Fund 2800 - CIVIL DEFENSE FUND Totals	Invoice Transactions	1	<u>\$442.17</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 3500 - COLISEUM BOND FUND											
Department 33 - COLISEUM BOND FUND											
Account 71000 - PRINCIPAL PAYMENT/DEBT											
2205 - UMB BANK, NA	SRS2022A-110425	2020A IL GO RFDG BDS (ARS) SRS	Paid by EFT # 474		12/01/2025	12/01/2025	12/01/2025		12/01/2025	175,000.00	
								Account 71000 - PRINCIPAL PAYMENT/DEBT Totals		Invoice Transactions 1	<u>\$175,000.00</u>
Account 72000 - INTEREST EXPENSE											
2205 - UMB BANK, NA	SRS2022A-110425	2020A IL GO RFDG BDS (ARS) SRS	Paid by EFT # 474		12/01/2025	12/01/2025	12/01/2025		12/01/2025	44,000.00	
								Account 72000 - INTEREST EXPENSE Totals		Invoice Transactions 1	<u>\$44,000.00</u>
								Department 33 - COLISEUM BOND FUND Totals		Invoice Transactions 2	<u>\$219,000.00</u>
								Fund 3500 - COLISEUM BOND FUND Totals		Invoice Transactions 2	<u>\$219,000.00</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 3900 - G.O. SERIES 2020B BOND FUND										
Department 39 - G.O. SERIES 2020B BOND FUND										
Account 71000 - PRINCIPAL PAYMENT/DEBT										
2205 - UMB BANK, NA	SRS2020B-110425	2020B GO BDS (ARS) SRS	Paid by EFT # 475		12/01/2025	12/01/2025	12/01/2025		12/01/2025	230,000.00
								Account 71000 - PRINCIPAL PAYMENT/DEBT Totals	Invoice Transactions 1	<u>\$230,000.00</u>
Account 72000 - INTEREST EXPENSE										
2205 - UMB BANK, NA	SRS2020B-110425	2020B GO BDS (ARS) SRS	Paid by EFT # 475		12/01/2025	12/01/2025	12/01/2025		12/01/2025	30,100.00
								Account 72000 - INTEREST EXPENSE Totals	Invoice Transactions 1	<u>\$30,100.00</u>
								Department 39 - G.O. SERIES 2020B BOND FUND Totals	Invoice Transactions 2	<u>\$260,100.00</u>
								Fund 3900 - G.O. SERIES 2020B BOND FUND Totals	Invoice Transactions 2	<u>\$260,100.00</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 5160 - SEWER-OPERATION & MAINTENANCE										
Account 27130 - COUNTY REIMB/WAL-MART SSA #2										
1004 - WHITESIDE COUNTY	10125-103125	WALMART DISTRIBUTION CENTER BILLING OCTOBER 2025	Paid by Check # 81881		12/01/2025	12/01/2025	12/01/2025		12/01/2025	278.20
								Account 27130 - COUNTY REIMB/WAL-MART SSA #2 Totals	Invoice Transactions 1	<u>\$278.20</u>
Department 61 - SEWER - WWT										
Account 51300 - MAINT SERVICES-VEHICLE										
1298 - KEN NELSON AUTO PLAZA INC	G418829	WARRANTY AND SERVICE TO TRUCK	Paid by Check # 81867		12/01/2025	12/01/2025	12/01/2025		12/01/2025	138.10
								Account 51300 - MAINT SERVICES-VEHICLE Totals	Invoice Transactions 1	<u>\$138.10</u>
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	22.45
								Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1	<u>\$22.45</u>
Account 57100 - GENERAL UTILITIES										
1254 - IL AMERICAN WATER CO	10001480215N	802 WALLACE STREET	Paid by Check # 81822		11/21/2025	11/21/2025	11/21/2025		11/24/2025	5.22
1254 - IL AMERICAN WATER CO	10000177837N	2400 W LYNN BLVD	Paid by Check # 81823		11/21/2025	11/21/2025	11/21/2025		11/24/2025	217.29
								Account 57100 - GENERAL UTILITIES Totals	Invoice Transactions 2	<u>\$222.51</u>
Account 61100 - MAINT SUPPLIES-BUILDING										
1324 - MENARDS	22415	UPRIGHT FREEZER	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	222.47
4291 - PHELPS UNIFORM SPECIALISTS, INC.	2162515	11/13/25 JANITORIAL SERVICE	Paid by EFT # 465		12/01/2025	12/01/2025	12/01/2025		12/01/2025	77.86
								Account 61100 - MAINT SUPPLIES-BUILDING Totals	Invoice Transactions 2	<u>\$300.33</u>
Account 65300 - SAFETY SUPPLIES/COMMITTEE										
1324 - MENARDS	21994	HEATER, CARBON MONOXIDE DETECTOR	Paid by EFT # 458		12/01/2025	12/01/2025	12/01/2025		12/01/2025	127.86
								Account 65300 - SAFETY SUPPLIES/COMMITTEE Totals	Invoice Transactions 1	<u>\$127.86</u>
Account 65610 - CHEMS-TREATMENT PROCESS										
3820 - HAWKINS, INC.	7257793	CHLORINE CYLINDER RENTAL	Paid by EFT # 451		12/01/2025	12/01/2025	12/01/2025		12/01/2025	50.00
								Account 65610 - CHEMS-TREATMENT PROCESS Totals	Invoice Transactions 1	<u>\$50.00</u>
								Department 61 - SEWER - WWT Totals	Invoice Transactions 8	<u>\$861.25</u>
Department 63 - SEWER - BILLING & COLLECTION										
Account 51200 - MAINT SERVICES-EQUIPMENT										
3361 - LEAF	19292622	BP-70M55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	260.47



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 5160 - SEWER-OPERATION & MAINTENANCE										
Department 63 - SEWER - BILLING & COLLECTION										
Account 51200 - MAINT SERVICES-EQUIPMENT										
3361 - LEAF	19292623	BP-70C55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	266.43
								Account 51200 - MAINT SERVICES-EQUIPMENT Totals	Invoice Transactions 2	<u>\$526.90</u>
Account 55200 - TELEPHONE/INTERNET										
1393 - AT&T	820317395-0925	LONG DISTANCE - 9/9/25-10/2/25	Paid by Check # 81802		11/18/2025	11/18/2025	11/18/2025		11/18/2025	13.09
								Account 55200 - TELEPHONE/INTERNET Totals	Invoice Transactions 1	<u>\$13.09</u>
								Department 63 - SEWER - BILLING & COLLECTION Totals	Invoice Transactions 3	<u>\$539.99</u>
								Fund 5160 - SEWER-OPERATION & MAINTENANCE Totals	Invoice Transactions 12	<u>\$1,679.44</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 5200 - SOLID WASTE FUND											
Department 91 - SOLID WASTE											
Account 51200 - MAINT SERVICES-EQUIPMENT											
3361 - LEAF	19292622	BP-70M55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	37.30	
3361 - LEAF	19292621	BP70M31 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	64.15	
3361 - LEAF	19292623	BP-70C55 LEASE AGREEMENT	Paid by EFT # 432		11/18/2025	11/18/2025	11/18/2025		11/18/2025	66.61	
									Account 51200 - MAINT SERVICES-EQUIPMENT Totals	Invoice Transactions 3	<u>\$168.06</u>
Account 57400 - LANDFILL CHARGES											
1366 - PRAIRIE HILL RDF/WASTE MNG. CORP SERVICES	0025126-2173-7	81.58TNS WASTE END MONTH	Paid by Check # 81813		11/18/2025	11/18/2025	11/18/2025		11/18/2025	2,386.44	
									Account 57400 - LANDFILL CHARGES Totals	Invoice Transactions 1	<u>\$2,386.44</u>
									Department 91 - SOLID WASTE Totals	Invoice Transactions 4	<u>\$2,554.50</u>
									Fund 5200 - SOLID WASTE FUND Totals	Invoice Transactions 4	<u>\$2,554.50</u>



Council GL Distribution Report

Payment Date Range 11/18/25 - 12/01/25

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 7200 - HEALTH INSURANCE FUND										
Department 72 - HEALTH INS										
Account 45120 - HEALTH INSURANCE-ADMIN										
4438 - EMPLOYEE BENEFITS CORPORATION	5156797	EMPLOYEE BENEFITS	Paid by Check # 81820		11/21/2025	11/21/2025	11/21/2025		11/24/2025	555.00
4309 - KCL GROUP BENEFITS	DECEMBER 2025	KCL Invoice	Paid by Check # 81824		11/21/2025	11/21/2025	11/21/2025		11/24/2025	674.76
4314 - UMR	DECEMBER 2025	UMR MEDICAL & DENTAL	Paid by Check # 81879		12/01/2025	12/01/2025	12/01/2025		12/01/2025	34,995.76
							Account 45120 - HEALTH INSURANCE-ADMIN Totals	Invoice Transactions	3	<u>\$36,225.52</u>
Account 45200 - LIFE INSURANCE										
4309 - KCL GROUP BENEFITS	DECEMBER 2025	KCL Invoice	Paid by Check # 81824		11/21/2025	11/21/2025	11/21/2025		11/24/2025	1,012.14
							Account 45200 - LIFE INSURANCE Totals	Invoice Transactions	1	<u>\$1,012.14</u>
Account 53500 - ADMINISTRATIVE SERVICE										
3815 - HEALTHCHECK 360	HC51971	HC360 WELLNESS SCREENING	Paid by EFT # 452		12/01/2025	12/01/2025	12/01/2025		12/01/2025	10,806.02
							Account 53500 - ADMINISTRATIVE SERVICE Totals	Invoice Transactions	1	<u>\$10,806.02</u>
							Department 72 - HEALTH INS Totals	Invoice Transactions	5	<u>\$48,043.68</u>
							Fund 7200 - HEALTH INSURANCE FUND Totals	Invoice Transactions	5	<u>\$48,043.68</u>
							Grand Totals	Invoice Transactions	232	<u>\$1,148,699.18</u>

HOUSING STUDY

CITY OF STERLING, ILLINOIS



ACKNOWLEDGEMENTS

CITY COUNCIL

Diana Merdian, Mayor
Retha Elston, Ward 1 Alderwoman
Joe Strabala-Bright, Ward 2 Alderman
Josh Johnson, Ward 3 Alderman
Aida Baker, Ward 4 Alderwoman
Allen Przysucha Alderman at-Large
Jim Wise, Alderman at-Large

CITY STAFF

Scott Shumard, City Manager



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INTRODUCTION

This study was commissioned to examine the City of Sterling’s housing market and identify needs that might be addressed through actions, policy, and programming. The analysis was conducted by Place Dynamics LLC in the summer of 2025.

Housing shortages and the need for innovative solutions are not only a recent occurrence. The rapid growth of Northwestern Steel & Wire Company in the late 1940’s and early 1950’s led it to establish “Silver City”, an assemblage of about 100 railroad boxcars used as housing for families of workers at the mill, most of whom had relocated from neighboring states or the deep south. This practice was not entirely uncommon. Silver City was given its name when silver paint left over from the Second World War was used to paint the boxcars.

Sterling is now feeling the effects of a national housing crisis. Few new homes have been added since 2008 and people are staying longer in existing homes, so there is an undersupply of homes on the market. This is causing home prices to rise faster than wages, making ownership unattainable for many households at the same time as increasing rents stressing renters financially. Shifting demographics are also impacting the kinds of preferred by households, particularly as the last of the Baby Boomers moves into retirement. Sterling will need to add new housing while adapting older homes and apartments to meet the needs of its future residents.

How the document is organized

This report begins with a gap analysis summarizing key observations from the data, and recommending actions the City may consider to direct development of its housing market. The following sections of the report offer a detailed analysis of housing and neighborhood conditions, population and the economy, housing supply and demand, and forecasts for the next decade.

Prior planning

Sterling has not conducted prior research into its housing conditions or market. These issues have been addressed in other plans, most notably the City’s 2021 Comprehensive Plan, which establishes three housing goals.

- H-1 Sterling will have a diversification of housing types and opportunities.
- H-2 Sterling will have code compliance and preservation of existing housing stock.
- H-3 Sterling will have new partnerships furthering housing quality, supply, and diversity.

This document describes the City’s housing stock as a majority of single-family detached homes with two or three bedrooms, with an increasing number of single-family attached and multifamily structures. It notes that older housing stock comes with increased needs for maintenance, and a quarter of homes were built prior to 1939, with a half from 1950 to 1979. Affordability was seen to be a challenge, particularly for renters. Finding desired for-sale housing has been a challenge for young families and young professionals, while workforce housing is a concern for area industries. Many households are looking outside of the city for more options.

The plan makes several recommendations, including:

- Develop objectives and policies for widening awareness of funding opportunities available to homeowners and owners of rental properties for upkeep and rehabilitation

- Support diversification of housing types to allow for a wide array of options for all current and future Sterling residents (young families, workforce housing, young professionals)
- Support infill and redevelopment practices to encourage housing development within existing city limits and particularly in strategic areas to help diversify the community’s housing supply
- Continue to move forward with encouraging mixed-use development with a range of residential options in the Downtown area and along Rock River
- To develop objectives and policies for the establishment of pre-annexation agreements when new housing development occurs directly adjacent to the municipal boundary

GAP ANALYSIS AND RECOMMENDATIONS

Looking forward over the next decade, the City of Sterling can expect to maintain its position as a preferred location for home buyers and renters in the region. Challenges for its housing will remain, including pockets of disinvestment in older housing, and a growing mismatch between the housing preferences of both older and younger households, and the housing that is available. New housing initiatives can address these concerns while leading to improved affordability, but the lack of builders will make new construction and rehabilitation more difficult to achieve.

Gap analysis

Sterling is a very competitive community within its housing market, offering attractive housing and neighborhoods with superior services and access to employment and shopping. Nevertheless, it does have pockets of obsolete or poorly-maintained housing, and places where infrastructure needs improvement. Many of these sites could be targeted for redevelopment to provide needed housing.

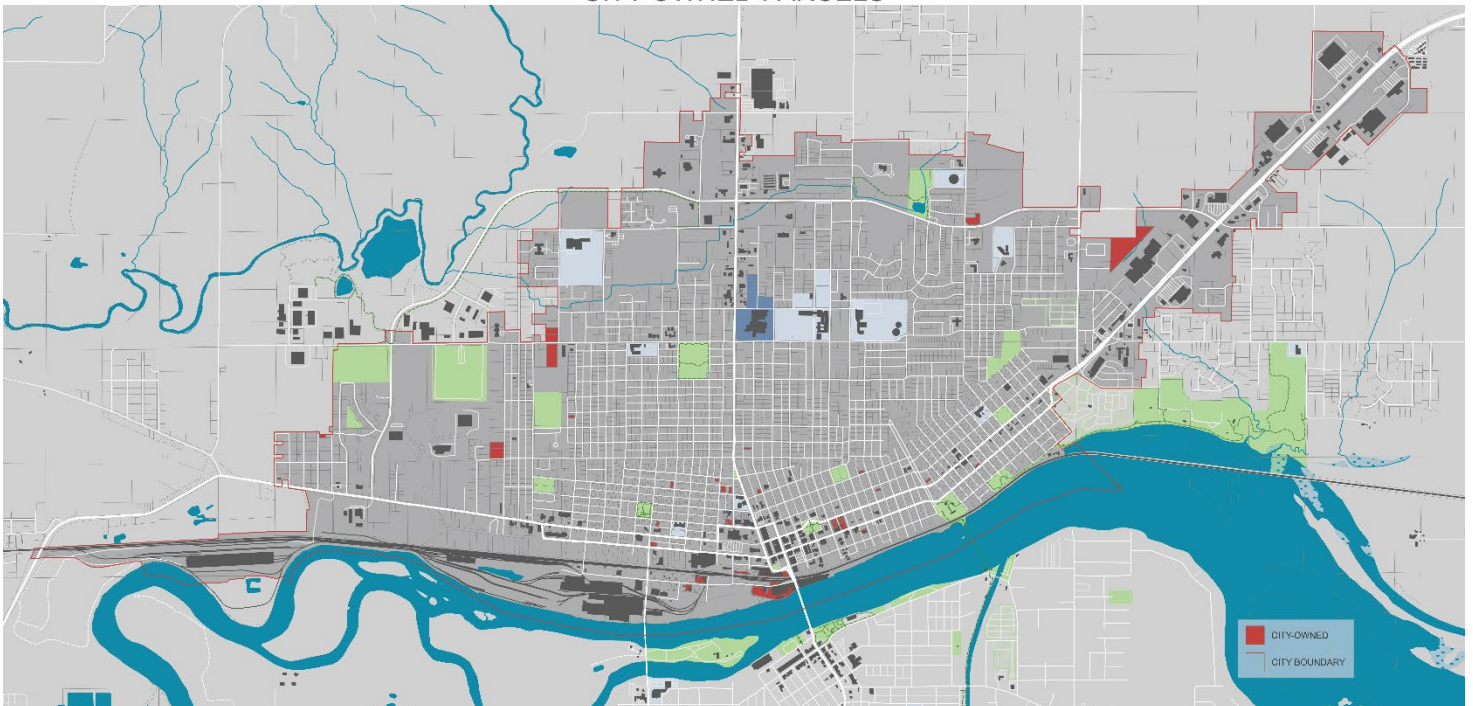
The number of households in the city is not projected to change significantly over the next decade. Superficially, this might suggest that there is little demand for new housing. Digging deeper, it is apparent that many existing homes and apartments are not aligned to the needs and desires of current and future households. This is a result of both changes in household composition and the type and condition of housing in the city.

- Older households are the fastest-growing segment of the market. Accessibility and ease of maintenance are among their primary housing considerations. As buyers and renters, they want homes (including condominiums) and apartments all on a single level, with elevator access if the unit is on an upper level.
 - Owners wanting to remain in their existing homes will need to make improvements to accessibility and home infrastructure (such as medical alert systems) that helps them age in place.
 - Older buyers will need to consider existing homes that can be modified to meet their needs. New homes and condominiums will be needed, designed for accessibility and aging.
 - The rental market is dominated by single family homes and apartment buildings that are a poor fit to the needs of older renters. Whether or not they may be age-restricted to seniors, new apartment buildings are needed with design that supports older residents.
 - There will be increasing needs for assisted living units, either through the expansion of existing providers, or new ones.
- While the number of working age households will decline, existing housing will be increasingly mis-aligned to the preferences of these buyers and renters.
 - Each successive generation places a growing emphasis on the ability of housing to support smart home and connected technology. Homes and apartments built prior to the 1980's may require major upgrades to electrical wiring and other infrastructure to make this possible.
 - A growing share of middle-aged households are continuing to rent. These households tend to have higher earnings, and along with other high-earners, prefer to have amenities more common in owned housing. Examples include quality interior finishes, appliances such as dishwashers and in-

unit laundry, attached garages, and features like fireplaces. Aside from some single family homes, there are few rental units in the city with these features.

- Nearly half of the city’s renters have housing costs that exceed 30 percent of their income. This includes a significant number of seniors who may own their homes or have other accumulated assets to defray housing costs. Income-based senior apartments (funded with federal low-income housing tax credits) are often encouraged to help to meet this need, while single family rentals and older apartments are a source of naturally-occurring affordable housing.
- The condition of some of the city’s housing remains a concern. Disinterested ownership is contributing to the problem. This is brought on by economic conditions, when the costs of maintenance or modernization have little effect on the return that owners can expect. Cities generally approach this issue with some combination of approaches.
 - Incentives to encourage renovation.
 - Code enforcement and other regulations to enforce a minimum standard.
 - Acquisition, demolition, and redevelopment of blighted property.
- If new housing is to be built, the City will need to find a way to replace the builders it lost over the past 15 years. Although especially true for speculative home builders, there may also be a need to encourage more businesses (and employees) in specialty construction trades.
- Sterling is in an advantageous position in that there are available subdivision lots on which new housing could be constructed. City-owned parcels can also be used for housing, including those acquired as it clears blighted property. The upper levels of downtown buildings should also be encouraged, and the City can look to places such as La Salle and Ottawa for examples. Building owners in these places have created

CITY-OWNED PARCELS



high-end units with exposed brick, wood floors, tall ceilings, and large windows and skylights to let in light, which command some of the highest rents in their market.

Recommendations

The City of Sterling has taken recent actions to address its housing issues. It has been acquiring and demolishing blighted properties in the core area. It has assembled sites such as the 4th Avenue block, which will be made available for redevelopment. It is currently creating a rental inspection program aimed at ensuring the quality of older rental units. These laudable efforts can be a base on which to build a more comprehensive housing program.

1. **Create programs for home renovation and modernization.** The age of the city’s housing stock contributes to issues of deferred maintenance, accessibility and age-appropriateness, and obsolescence.
 - a. The State of Illinois has programs such as the Homeowner Assistance Fund Home Repair Program (HAFHR), Home Repair and Accessibility Program (HRAP), Strong Communities Program (which also funds demolition), and Community Development Block Grants (CDBG) which provide funds to establish local housing renovation programs. These can target general renovation needs, accessibility improvements, and uses such as neighborhood infrastructure. Tax increment financing (TIF) may also be used to fund housing programs.

In addition to pursuing grant opportunities that would make it possible for the City establish its own programs, there are existing programs for which city residents may qualify. The U.S. Department of Agriculture (USDA), Single-Family Housing Repair Loans and Grants provide loans up to \$40,000 for very low income households, and grants up to \$10,000 for very low income seniors (62 or older). The Illinois Home Weatherization Assistance Program (IHWAP) assists low-income owners and renters with HVAC, insulation, water heater, and related energy-efficient repairs.

Examples of housing repair, rehabilitation, or renovation programs instituted in other Illinois communities include:

- **Carbondale.** Under the Curb Appeal Assistance Program the City will offer a matching grant to homeowners renovating their home’s exterior. Siding, windows and doors, roofing, driveways, sidewalks, and similar improvements are covered. There is a \$3,000 maximum grant. Owners earning up to 180 percent of median area income are eligible.
- **DeKalb.** The Owner-Occupied Housing Rehabilitation Program uses CDBG funds to offer grants up to \$5,000 and forgivable loans to households meeting income limits, with homes valued up to \$150,000. Improvements needed to meet building codes and accessibility enhancements are eligible for funding.
- **Moline.** The City uses HRAP funds to assist income-eligible homeowners with small repairs such as electrical, plumbing, and foundation repairs, insulation, and roof replacement.
- **Oak Park.** The Climate Ready Energy Grant Program provided grants for energy efficient improvements such as insulation and weatherization, mold abatement, energy efficient lighting, electrical panel upgrades, and other improvements. Federal funding used for this program was eliminated in 2025. The City works with North West Housing Partnership to provide seniors (age 60+) low-cost home repair services. Senior homeowners pay an hourly rate based on income, and capped at \$40, for a handyman to make minor repairs.

- **Peoria.** Property owners in the East Village TIF may be eligible for a grant up to \$30,000 to help with improvements to the exterior of their residence. Owner-occupants may be required to match 25 percent of the grant if they are under 55 and their income is above a minimum threshold. Owners of rental property must provide a 50 percent match. A separate program will pay for the removal of dilapidated detached garages.
- **Rock Island.** The City has established two CDBG- and HRAP-funded housing programs for income-qualified homeowners. The general program offers five-year forgivable loans for targeted repairs to bring homes into compliance with building codes. The emergency program is targeted for immediate needs such as replacing a furnace or sewer laterals, or making accessibility improvements for people with disabilities.

b. Through its emergency services, the City can consider working with home security / medical alert services to create a program that will help retrofit these technologies into the homes of seniors and others with health concerns. By bundling multiple sites, the City may negotiate lower costs per unit, and would have the option of dedicating funds to further lower costs.

2. **Assemble and market redevelopment sites for new housing.** This is a continuation of efforts already under way, but calls for a more planned approach to target sites and plan strategically for redevelopment.

a. Use data from code enforcement and rental inspections to identify nuisance properties and target sites for acquisition. Consideration should be given to locations where multiple parcels can be combined to create a larger redevelopment site.

b. Consider collaborations with manufactured or modular home builders serving the market, to pre-approve designs for detached and attached homes that can be built on permanent foundations on small sites. This can reduce costs, streamline permitting, and help to overcome builder shortages. Potential collaborators may be identified through the Illinois Manufactured Housing Association.



One of the modular homes replacing blighted housing on lots in Elkhart, Indiana. (Photo: Google)

As an example, the State of Indiana created a pilot program to encourage manufactured or modular housing as a strategy to create affordable, owned worker housing. Lacasa was the recipient of a grant to help develop three lots in Elkhart, where blighted housing had been demolished. Proceeds from the sale of the homes will be used to create additional units. Homes are 1,400 square feet with three bedrooms. A similar development has been completed by InnovalaB in Grand Rapids, Michigan, where the cost of development was estimated at 70 percent of stick-built costs. Habitat



Modular homes constructed in Chicago (Photo: Block Club of Chicago)

for Humanity developed a ten-lot subdivision of modular homes in Hillsboro, Wisconsin.

In Illinois, the Cook County Bureau of Economic Development and the Cook County Land Bank Authority have partnered with Inherent Homes to ultimately construct 120 homes, with both single-family and duplex models. The average size is 1,450 square feet, with three bedrooms and two bathrooms, and sells at \$350,000. They are built on sites owned by the land bank.

The City of Chicago has notable programs including the City Lots for Working Families program, offering vacant City-owned lots to developers of affordable single-family homes and two flats for one dollar. The program subsidizes the cost of lots with a maximum appraised value of \$224,000. Homes must be made available to qualified buyers with incomes up to 150 percent of area median income. Buyers must use the homes as their primary residences for a minimum five-year occupancy period. The City's Multi-Family TIF Purchase-Rehab Program reimburses 30 to 50 percent of the costs to rehabilitate aging rental properties with more than five units. This program is in place in targeted areas, to improve units for low-income households.



Example of condominiums buildings appropriate for Sterling's core neighborhoods.

- c. Approach larger sites as the City has done with the 4th Avenue block, identifying the preferred housing types and soliciting the market for proposals.

- 3. **Work with developers to build new for-sale housing.** This should include a combination of detached single family homes, attached housing, and condominiums. Attached units offer greater affordability, and condominiums meet strong demand from seniors and others wanting fewer maintenance responsibilities.

Any of these products might be constructed on redevelopment sites in neighborhoods, ranging from a single parcel to a full block. Larger sites will favor multifamily buildings. There is also the option to build on greenfield sites. The City can consider the mix of unit types proposed when offering incentives, with condominiums being the most difficult to build, and the type with the most unmet demand.

Examples of developer incentives offered elsewhere in Illinois include:

- **Bloomington.** Bloomington has established a standardized incentive policy for many types of residential developments including new construction and adaptive reuse projects. These include a 50 percent reduction in City permitting fees, utilization of TIF (up to 75 percent of the increment), density bonuses for projects that allocate at least 20 percent of units for affordable housing, and a five-year abatement of the City's portion of the property tax.
- **Rock Island.** The City of Rock Island has property tax rebate programs to incentivize the purchase of newly-constructed housing. A city-wide program rebates up to \$2,000 per year for up to five years. Programs in two TIF districts rebate 100 percent of taxes in the first years, 90 percent in the second year, and so on, to a maximum of \$1,500 per year.

For many small builders, the cost of subdividing and providing infrastructure is an insurmountable barrier. Many cities will sell lots they acquire for new home construction. A small number have taken further steps

to develop subdivisions and sell individual lots to speculative builders or to people wanting a built-to-suit home. Examples of this include Whitewater, Wisconsin, Humboldt and Iowa City in Iowa, and Chamberlain, South Dakota.

4. **Encourage new apartment development.** Adding new apartment housing will create additional pressure on older rental properties that have not been maintained, or may be obsolete. People “move to quality” so that the least desirable units will have more frequent vacancies, encouraging owners to renovate or sell the property. New apartment development should prioritize three types. Notably, this analysis does not recommend building subsidized affordable units, with the exception of senior housing. Instead, demand for affordable rentals can be met with naturally-occurring affordable housing in the city’s single family rentals and older apartment buildings.

a. High-end units might include apartment communities, attached units such as townhomes, or newly-created apartments in the upper floors of downtown buildings. Each of these has advantages. Larger apartment developments may support group amenities like a pool, fitness center, or clubhouse. Attached housing can fit on smaller sites within existing neighborhoods. Upper-level units create unique spaces and help to revitalize the downtown. The City should pursue all three approaches.



Example of a downtown apartment listed for rent in Morrison
(Photo: Zillow)

b. Market rate apartments, renting in a range from \$800 to \$1,500 per month, are needed to offer better housing options to renters who prefer not to rent a single family home. At the higher end of the scale, they should feature amenities like garage parking.

c. Senior housing needs will increase dramatically over time, and can be met through a combination of conventional rentals that are accessible, and age-restricted apartment communities.

The Illinois Housing Development Authority offers multifamily housing financing that may be applicable to some projects.

- **Carbondale.** The Downtown Upper-Story Conversion Program uses TIF funds to offer \$2,500 per dwelling unit, up to \$5,000, to downtown commercial property owners converting upper stories into dwelling units. The Down Payment Assistance Program grants first-time home buyers up to \$3,000 upon closing.
- **Effingham.** The city/county enterprise zone now provides a five-year property tax abatement on newly-constructed single-family homes, and a three-year abatement on new multifamily buildings. Residential construction and rehabilitation projects with a total cost of \$50,000 or more will be eligible for a sales tax exemption on all permanently affixed building materials.
- **Galesburg.** The City’s Downtown Residential Fire Sprinkler Grant reimburses property owners for the cost of installing fire alarm and suppression systems when renovating downtown space to create residential units.

- **Ottawa.** A recently-completed study examined the common regulatory and financial barriers preventing downtown property owners from converting vacant upper levels to residential units. The study recommended ordinance changes along with targeted incentives to reduce barriers such as those related to egress, fire separation, and the substantial costs to replace electrical, mechanical, and plumbing systems.
5. **Encourage home ownership to reduce the housing cost burden of renter households.** In the long term, home ownership is more affordable than renting within Sterling’s market. This scenario is the result of low home prices and the economics of a mortgage, where principal and interest remain constant over time, and only taxes, insurance, maintenance, and utilities increase. The Illinois Housing Development Authority offers programs for homeowners to assist in making a down payment. In addition to promoting these programs, the City can explore funding that would enable it to create its own programs, such as down payment assistance or rent-to-own initiatives. As an example, Carbondale’s Single-Family Home Conversion Program offers a grant up to \$5,000 buyers intending to be owner-occupants of a home that has been listed in the City’s Rental Housing Inspection Program for at least two years.
 6. **Work with economic development partners to start and grow construction businesses.** The lack of builders and skilled trades will be among the greatest challenges for new home construction, or even renovation programs. Despite the close ties between housing and the workforce concerns of local employers, few economic development organizations have identified the need to start and grow these businesses. An entrepreneurial and small business development program for builders and specialty construction trades would best be organized at the regional level, including technical colleges along with economic development professionals to provide training, counseling, and financial support.



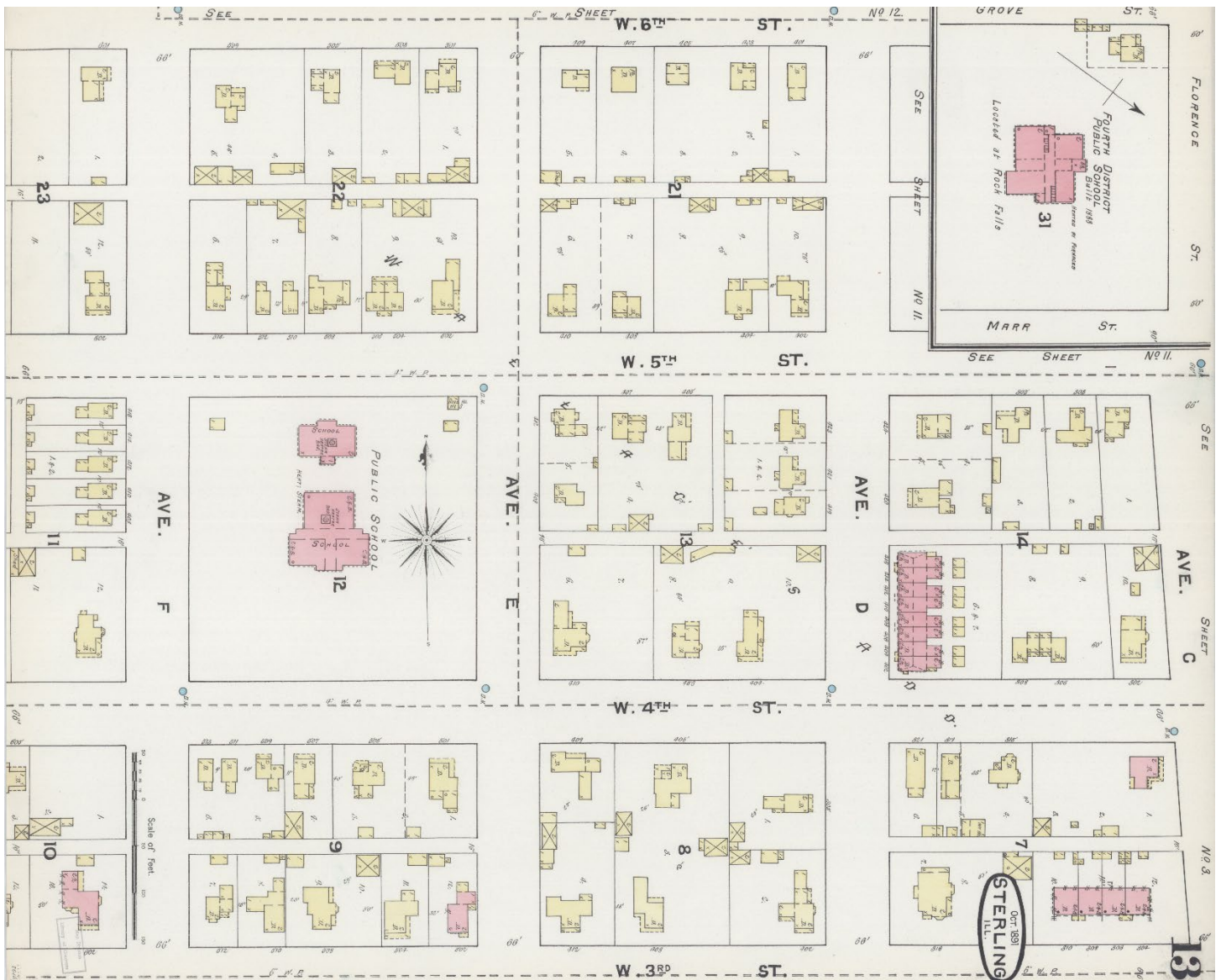
BACKGROUND CONDITIONS

Sterling’s community character, population, industry, and employment help to set conditions for its housing market. Both observations and data portray a community typical of others its size and age, within the Midwestern region. Notably, the City is usually in a better competitive position than Rock Falls and smaller communities within the region.

Setting and history

Sterling is located in Whiteside County in northwestern Illinois, equally distant from Rockford and the Quad Cities metropolitan areas. The county is classified as the Sterling Micropolitan Statistical Area. Sterling is the largest of the county’s several communities, followed by Rock Falls, which lies on the opposite bank of the Rock River. Although it is not the county seat, Sterling serves as the county’s primary commercial center. Much of this activity has shifted from the historic downtown to the Lincoln Highway corridor on the city’s east side, though the downtown retains significant office uses, restaurants, and specialty retail stores.

The City’s history is similar to that of many small Midwestern cities. Settlement began in the early 1800’s. The Town of Sterling was formed in 1838 and incorporated as a city in 1857. Industries were able to harness the Rock River for power, and could ship products by the railroad that arrived in 1856. The city soon came to be known as the “Hardware Capital of the World”. Northwestern Steel & Wire Company was the largest of the city’s businesses,



employing more than 4,000 people at its peak. It closed its doors in 2001, although a successor now operates the site. Many of the industrial businesses that once lined the river corridor have closed over time, allowing redevelopment with recreational and planned commercial and residential uses in both Sterling and Rock Falls. Industrial parks at the periphery of both communities continue to support a significant industrial base.

Older neighborhoods are laid out in a typical grid pattern extending several blocks from the downtown, with mostly square blocks bisected by an alley. Typical lots have 60 feet of frontage, though lots were frequently combined or lot lines redrawn so that there is some variation in the pattern. Single-family homes dominate even in older parts of the city, though it is not uncommon to find duplex (two-flat) homes or small apartment buildings. Newer neighborhoods follow a suburban development pattern. These are mostly found on the north side of the city or in adjacent towns. Larger apartment buildings can be found in these neighborhoods or along primary road corridors.

Some of the city's more challenged neighborhoods are found close to downtown. These have the city's oldest housing and were often adjacent to factories. Proximity had its advantages in the 1800's and many owners and executives built stately homes in the area, but noise, congestion, and pollution made the area undesirable as



commuting became easier. Disinvestment followed, and these areas have been targeted for blight removal. Some of these sites can now be marketed for infill development.

Contrary to common belief, the upper levels of 19th and early 20th Century, downtown commercial buildings were usually used for storage or business purposes rather than housing. Hotels and apartment buildings found in the downtown area often met the need for more affordable housing. Much of this space is currently vacant and offers an opportunity to create unique apartments or owned units that both help to meet the need for housing and spur revitalization of the downtown district.

Neighborhood conditions

Mixed conditions in some neighborhoods have been a concern for residents and City leaders, extending across both private property and public infrastructure.

- **Private Property.** While most properties are well-maintained, there are others in poor condition. The City has been acquiring and demolishing nuisance properties as the opportunity arises, though there is no established policy for targeting acquisitions, or for redeveloping the cleared land.
- **Roads.** Road surfaces are in generally good condition. Given their age, many are showing signs of deterioration, but they have been maintained. A few streets in older areas appear to need complete replacement.
- **Curb, gutter, and sidewalks.** The City's current standards require curb and gutter, and sidewalks. These conditions exist within most residential areas; however, there are pockets within older areas that may not have curb and gutter, and more commonly, lack sidewalks. These tend to be found within the southwestern part of the city. Notably, some large apartment complexes on arterial streets do not have sidewalks that

would connect them to neighborhoods and commercial areas. The commercial area on the east side of the city is also lacking sidewalks.

- **Recreation.** Small parks are found in most neighborhoods, some of which may also access recreation facilities at schools. The neighborhood parks tend to have a playground and some other recreational assets such as a basketball court, but are too small for any type of ball field. These activities are limited to larger parks on the city's edge.
- **Shopping and services.** Few neighborhoods have walkable access to shopping and services, though a downtown grocery store (Country Market) helps in this regard. Still, all basic shopping and service needs can be met within Sterling.
- **Health care.** CGH Medical Center is a significant asset ensuring access to primary health and urgent care. This is especially important for older households.

Some regional context is needed when considering occasional negative observations about Sterling's neighborhoods. The issues identified in Sterling are not unique, and other communities within Whiteside County or a broader region in Northwestern Illinois are dealing with the same concerns. Sterling's conditions are generally less concerning relative to Rock Falls or the smaller communities in the county. For example, it is more common to find under-designed streets and missing sidewalks in other places. Sterling can recognize its need for improvements while also enjoying a competitive advantage over the places with which it competes to retain existing households or attract new residents.

People and households

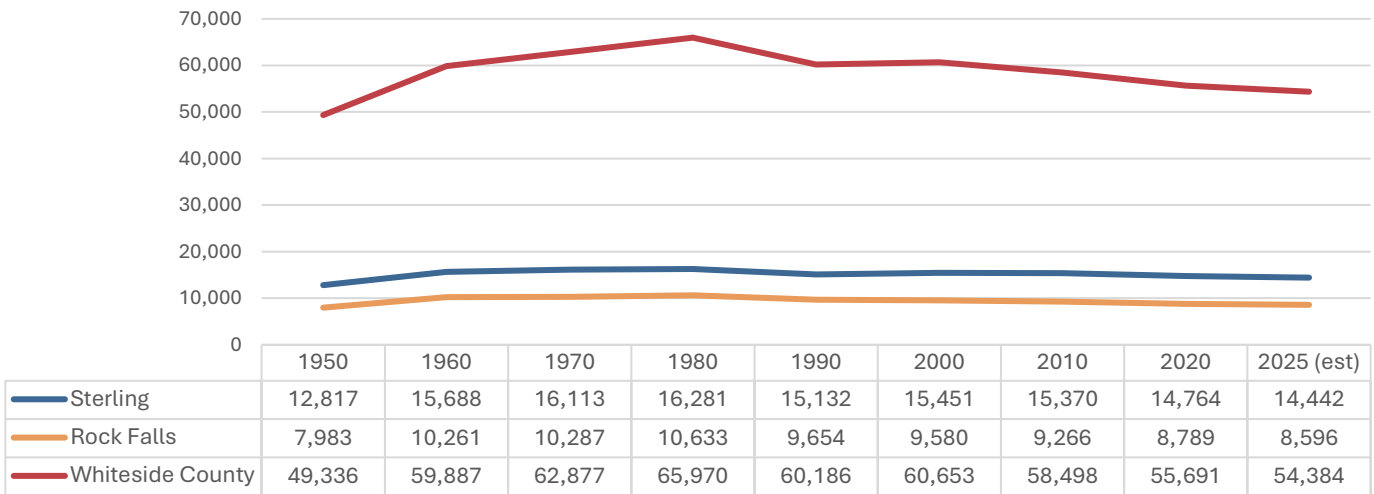
A place's demographic composition and trends are closely related to its needs for housing. Those needs are shaped not only by an increasing population, but also by changes in the composition of households, even within places losing population. Aside from characteristics like household composition, income, and age, there are also generational preferences that influence the preferences for housing.

Population. Regional population trends are consistent with much of non-metropolitan Illinois, which is witnessing a prolonged decline in population, while older residents make up an increasing share of those remaining. Increased longevity and an outflow of younger persons to metropolitan areas are significant contributors to this trend. Migration is also seen at a more local scale as people leave smaller communities to move to larger cities like Sterling, which may offer more conveniences, better employment, or access to housing, particularly for seniors. This will help to explain why Sterling has lost population at a slower rate than elsewhere in the county.

Households. Even while the City's population declined, the number of people per household dropped as well, from 2.41 persons per household in 2000 to 2.15 persons per household in 2023. As a result, the total number of households has actually increased from 6,234 in 2000 to 6,659 in 2023. The percentage of one-person households has grown from 31.4 percent to 37.5 percent in the same period, with the percentage of persons 65 or older, living alone, growing from 14.0 percent to 17.2 percent.

Age. The population has also grown older since 2000, with the median age increasing from 36.3 years to 42.6 years. In that time, the population aged 18 or younger decreased from 25.1 percent to 19.7 percent of the total. The percentage of the population aged 65 or older increased from 16.9 percent to 22.2 percent of the total. There are now more people over 65 living in the city (3,251) than there are people under 18 years of age (2,891).

POPULATION TREND



Race and Hispanic origin. The City of Sterling has a racially homogenous population, with 79.4 percent reporting only “white” as their race. The actual figure is probably higher as many people consider “Hispanic” to be a race rather than an ethnicity, using Census definitions. More than a quarter of the City’s population (25.8 percent) identifies as Hispanic.

Income. The City had a median income of \$52,647, according to the 2023 American Community Survey. This compares to \$80,306 for the State of Illinois, and \$80,610 for the United States. While the area does enjoy a lower cost of living that can include the cost of existing housing, new housing will still be unattainable for many.

Generational housing preferences

Each generation has its own set of preferred housing features influenced by age and health, household composition, and their own experiences. This must be compared to the area’s housing stock to assess whether the desires of each group can be met with the homes and apartments available. Sterling is like most of America in that its housing may not be well-aligned to what is wanted by several generations of buyers and renters.

Silent Generation. Now in their 80’s or older, this generation is rapidly declining. They continue to own nine percent of U.S. homes, but in many cases were able to downsize to more age-appropriate housing. They are often now found in age-restricted apartments and assisted living communities.

Baby Boomers. The last of the Boomers will reach retirement age in 2026, while the oldest are nearing their 80’s. They own the largest share of U.S. homes (41 percent) and are remaining in those homes longer than expected. That is mostly due to a lack of the kinds of homes to which they might relocate. Most current owners do not want to rent, but may prefer to move to detached housing that is all on one level and designed to allow them to age in place. Others may look for the simplicity and flexibility of a condominium. Neither of these products are being built in any significant number, and built-to-suit construction may be the only option in many markets.

Generation X. The smallest generation owns 30 percent of all homes. They have older children or may already be empty nesters, and are beginning to retire. Like the Boomers, some are starting to consider options such as downsizing. Though also interested in accessibility and easy maintenance, they are less likely than their parents to consider age-restricted communities. Like younger generations, they want homes with modern technology.

HOUSEHOLD COMPOSITION

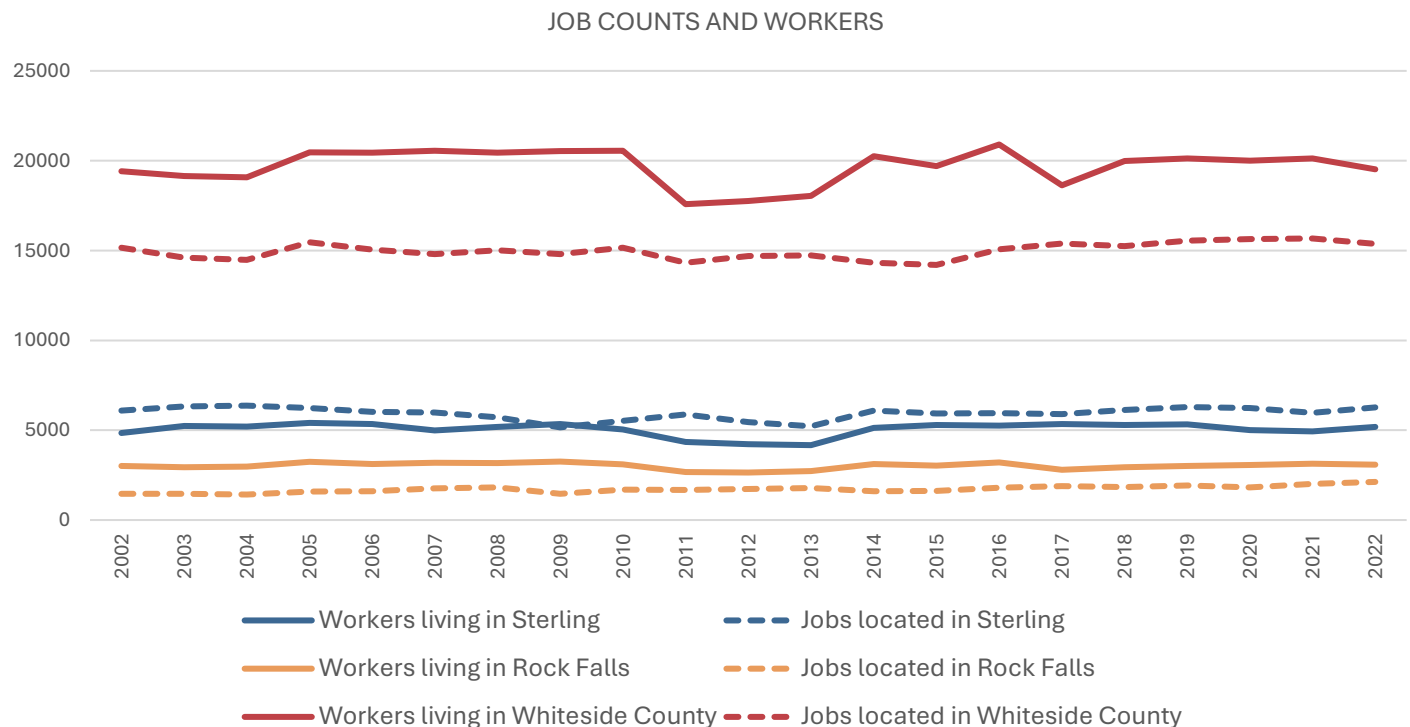
	Sterling	Rock Falls	Whiteside County	Illinois
Households	6,659	3,913	23,215	5,001,904
Owner occupied	4,112	2,568	17,519	3,343,034
Family households	2,737	1,369	11,719	2,397,099
Married-couple family	1,945	981	9,367	1,944,297
Householder 15 to 34 years	181	171	924	187,517
Householder 35 to 64 years	1,137	564	5,496	1,256,282
Householder 65 years and over	627	246	2,947	500,498
Other family:	792	388	2,352	452,802
Male householder, no spouse	192	127	771	145,985
Householder 15 to 34 years	63	20	175	25,967
Householder 35 to 64 years	103	75	455	93,116
Householder 65 years and over	26	32	141	26,902
Female householder, no spouse	600	261	1,581	306,817
Householder 15 to 34 years	210	23	334	31,724
Householder 35 to 64 years	192	170	727	190,752
Householder 65 years and over	198	68	520	84,341
Nonfamily households	1,375	1,199	5,800	945,935
Householder living alone	1,233	1,007	5,017	806,472
Householder 15 to 34 years	132	102	409	70,605
Householder 35 to 64 years	436	482	1,881	327,944
Householder 65 years and over	665	423	2,727	407,923
Householder not living alone	142	192	783	139,463
Householder 15 to 34 years	69	64	227	43,403
Householder 35 to 64 years	46	83	383	69,632
Householder 65 years and over	27	45	173	26,428
Renter occupied	2,547	1,345	5,696	1,658,870
Family households	731	695	2,424	735,153
Married-couple family	199	221	871	344,329
Householder 15 to 34 years	67	26	223	100,158
Householder 35 to 64 years	72	144	420	200,750
Householder 65 years and over	60	51	228	43,421
Other family	532	474	1,553	390,824
Male householder, no spouse	141	50	360	97,423
Householder 15 to 34 years	100	41	180	35,594
Householder 35 to 64 years	18	9	157	55,265
Householder 65 years and over	23	0	23	6,564
Female householder, no spouse	391	424	1,193	293,401
Householder 15 to 34 years	24	117	249	98,728
Householder 35 to 64 years	356	278	864	171,701
Householder 65 years and over	11	29	80	22,972
Nonfamily households	1,816	650	3,272	923,717
Householder living alone	1,565	563	2,787	733,877
Householder 15 to 34 years	312	110	583	224,487
Householder 35 to 64 years	650	252	1,223	304,425
Householder 65 years and over	603	201	981	204,965
Householder not living alone	251	87	485	189,840
Householder 15 to 34 years	152	59	303	135,317
Householder 35 to 64 years	86	24	160	46,382
Householder 65 years and over	13	4	22	8,141

Millennials. Only 21 percent of housing is owned by Millennials. In comparison, Baby Boomers owned 34 percent of homes at the same age. Faced with fewer high-wage job opportunities, college debt, delays in household formation, rising housing costs, and other factors, they have not been able to accumulate the savings or achieve the income needed to buy in great numbers. When they do buy or rent, they are interested in the latest home technology – something the wiring of older homes will often not support. Most grew up in large homes, and at least initially, they had the highest floor area and bedroom preference of any generation. Those preferences may be tempering in the current market. Renters in this generation are increasingly stating that they expect to remain renters throughout their lives. As renters, they do want an apartment (or home) that has the amenities more often enjoyed by owners, and have the ability to pay higher rents.

Generation Z. The youngest generation always has a high share of renters, but Gen Z is continuing to rent in higher numbers, or even to continue to live with their parents to a later age than past generations. Having experienced the Housing Crisis as children, they are cautious about buying, and many are not in a financial position to buy. Renting also provides flexibility while many are in unstable careers, frequently switching jobs and locations. As buyers or renters, they have the greatest interest of any generation in the ability of the home to support modern connected technology. They appear to be less interested in large homes, and have a greater interest in space that can be transformed to reflect their personality and lifestyle.

Employment and workforce

Sterling has the largest concentration of Whiteside County’s employment, even before considering the jobs located adjacent in Rock Falls or the unincorporated areas surrounding the two cities. Both the total number of jobs, and Sterling’s share of Whiteside County’s total, have remained relatively consistent over the past two decades. Sterling has generally had more jobs than there are workers living in the community.



Employment by industry. Employment within manufacturing, health care and social assistance, information, and real estate has fallen within Sterling and throughout Whiteside County. Employment within other industries grew, led by professional, scientific, and technical services, followed by retail trade, accommodation and food services, construction, and educational services. Some geographic reorganization is apparent from a look at county figures. Construction, and especially retail trade, saw employment losses at the county level, suggesting that these activities are becoming more concentrated in Sterling, while smaller communities have not been able to sustain them. The same is true of other services, which saw a small decline in Sterling, and greater losses throughout the remainder of the county.

Occupations and commuting. Sterling’s residents do not necessarily work within the same industries in which the city offers the most jobs. Far more residents are employed in manufacturing than there are manufacturing jobs in the city. The city has far fewer residents employed in retail trade, professional, scientific, and technical services, health care and social assistance, and accommodation and food services than there are jobs in those sectors. A little over a quarter of the workers living in Sterling (26.4 percent) also work within the city, making up 21.8 percent of the workforce. These figures have dropped over time. In 2002, 36.7 percent of workers living in Sterling worked within the city, and made up 29.2 percent of the city’s workforce.

The greatest change has been in the number of people commuting more than 50 miles to work. Nearly a quarter of Sterling’s workforce (23.9 percent) now commute more than 50 miles, up from 10.3 percent in 2002. A greater percentage of Sterling residents (25.7 percent) commute more than 50 miles to a job, up from 14.2 percent two decades ago. For those workers living in Sterling, the most common work destinations are Dixon, Rock Falls, Chicago, Dubuque, and Freeport. Sterling is drawing the most workers from Rock Falls, Dixon, Chicago, Morrison, and Rockford. Temporary assignments, remote work, and the location of jobs for other members of a household are some of the factors that contribute to longer commuting distances.

Worker demographics. Two significant changes in Sterling’s workforce composition can be observed over the past twenty years. These same trends are seen within Whiteside County as a whole.

A growing share of workers are aged 55 or over, with the share increasing from 14.0 percent in 2002 to 24.9 percent in 2022. There has only been a small decline in the percentage of workers under 30 years, while the middle segment, from 30 to 54 years, decreased from 55.6 percent to 46.9 percent of the total. Generational demographics (a small Generation X with larger cohorts preceding and following) will explain some of the trend, but the impending retirement of a quarter of the workforce, without significant population growth to replace these lost workers, will raise concerns for area employers.

The percentage of Sterling’s workforce identifying as Hispanic or Latino has increased from 8.6 percent to 13.2 percent, or about one out of every eight workers. An even greater share of Sterling’s residents are Hispanic or Latino, growing to 23.1 percent in 2002. This is significantly higher than elsewhere in the county. This growth is fueled in part by immigration (legal and otherwise), and current federal policies may curtail that flow of new workers and residents.

Educational attainment. More than a third of the jobs in Sterling (35.6 percent) and Whiteside County (36.9 percent) are held by workers with a high school degree or less education. This is significantly higher than the figure for Illinois (30.5 percent). Meanwhile, only 12.7 percent of the jobs in the county, and 13.4 percent of jobs in Sterling are held by a worker with a bachelor’s degree or higher level of education. This compares to 23.0 percent of jobs in Illinois. About 29 percent of graduating Sterling High School students enroll in a four-year college program,

while 38 percent enroll at a two-year college. The implication is that many will not be able to find suitable employment in the area once they complete their education.

Implications for housing. Good jobs and stable employment will attract people to live in a community. Sterling and the broader region do offer many good jobs, but primarily for those with less than a bachelor's degree. This will make it hard to retain younger residents who continue to college and find jobs elsewhere. Employers will need to recruit from elsewhere to meet their needs, which may increase as a large part of the workforce nears retirement. Competitive housing and quality neighborhoods play a critical role in recruitment, and may also appeal to workers looking to shorten their commute. While Sterling has available housing, there is a general perception among employers and others that existing housing often falls short of the needs of the workers they are trying to attract. Professional and executive workers are not finding the high-end housing they want, while inexpensive housing that may be more aligned to entry-level workers is seen as old and poorly maintained. There are several large areas of attractive housing in the city, but the cost may not be aligned with the modest incomes of many working households.

HOUSING CONDITIONS

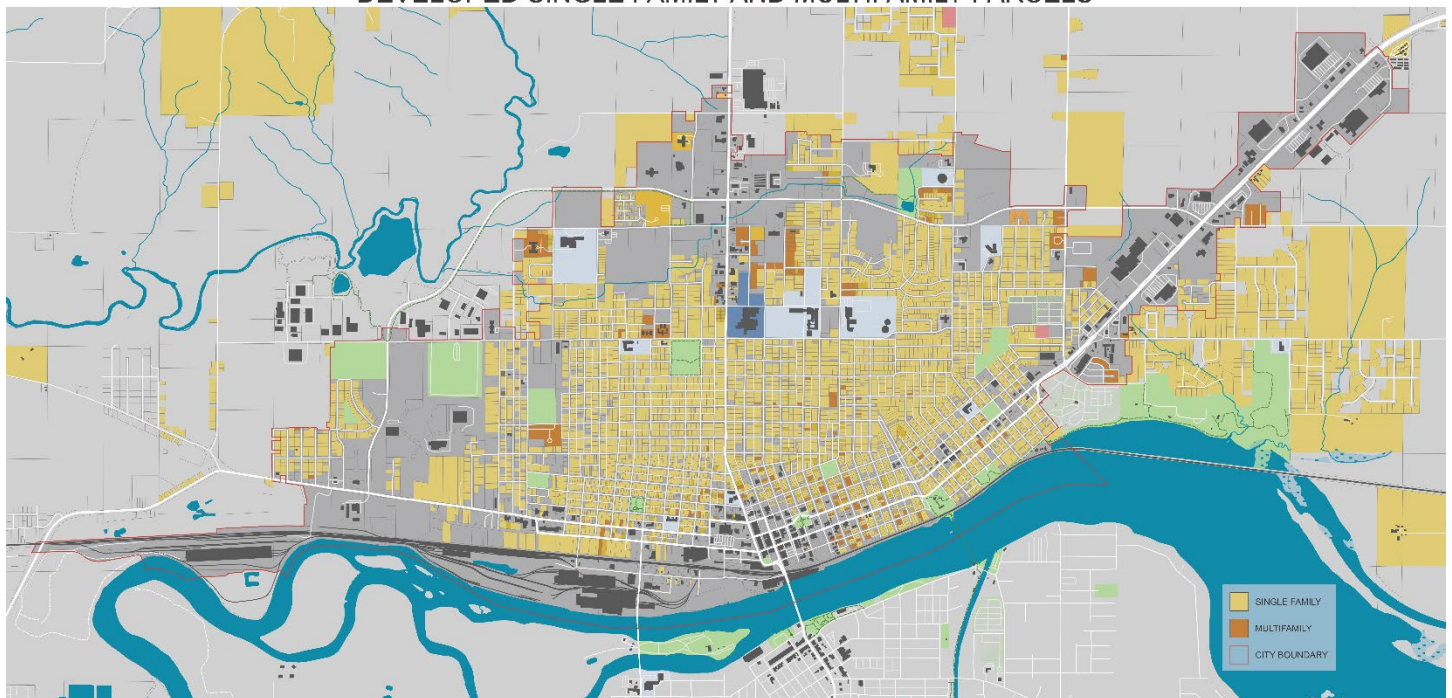
Sterling’s housing is built around its historic core, with much of the city’s edge lined by commercial and industrial uses. Future residential development will need to leap these uses rather than simply link to existing neighborhoods. There are a couple large areas of residential development outside of the city, contiguous with its eastern border, and further to the north.

RESIDENTIAL VACANCY

	ILLINOIS		WHITESIDE COUNTY		ROCK FALLS		STERLING	
	2013	2023	2013	2023	2013	2023	2013	2023
Total housing units	5,291,704	5,443,501	25,711	25,850	4,311	4,471	6,826	7,385
Total vacant:	518,981	441,597	2,341	2,635	392	558	755	726
For rent	117,666	90,930	430	506	63	248	234	152
Rented, not occupied	16,865	14,440	36	92	0	0	0	56
For sale only	74,926	38,531	425	375	59	60	83	120
Sold, not occupied	28,174	24,917	57	96	0	45	34	0
Homeowner vacancy rate	2.3%	1.1%	2.3%	2.1%	2.2%	2.2%	2.1%	2.8%
Rental vacancy rate	7.0%	5.2%	7.0%	8.0%	4.7%	15.6%	9.6%	5.5%

Vacant property. At 9.8 percent, the vacancy rate in Sterling is greater than Illinois overall, but still less than Rock Falls (12.5 percent) or Whiteside County (10.2 percent). It dropped from 11.2 percent a decade ago, mostly as a result of there being fewer properties vacant and available to rent. Both Rock Falls and Whiteside County saw an increase in this number. At 5.5 percent, Sterling’s rental vacancy rate is at what most analysts would consider a healthy rate, offering a good inventory of available units without having too many vacancies.

DEVELOPED SINGLE FAMILY AND MULTIFAMILY PARCELS



Home type. A majority of the city’s housing (69.1 percent) is made up of detached single family homes. Attached homes and small apartment buildings are found throughout the city, but are concentrated in older neighborhoods and in the downtown. Larger apartment buildings are found on arterial corridors and adjacent to commercial uses.

UNITS IN STRUCTURE

	Illinois		Whiteside County		Rock Falls		Sterling	
	2013	2023	2013	2023	2013	2023	2013	2023
Total housing units	5,291,704	5,443,501	25,711	25,850	4,311	4,471	6,826	7,385
1-unit, detached	3,098,539	3,172,251	20,626	20,984	3,237	3,368	4,704	5,100
1-unit, attached	312,474	326,773	588	471	74	66	254	104
2 units	303,069	293,462	784	1,102	238	135	274	829
3 or 4 units	360,789	348,940	1,039	903	278	374	484	301
5 to 9 units	327,603	344,690	724	704	139	195	381	347
10 to 19 units	212,395	212,430	276	292	17	69	126	122
20 or more units	536,822	617,562	744	775	170	202	455	521
Mobile home / other	138,638	125,189	930	619	158	62	148	61

Aging housing. Two-thirds of the City’s housing (67.7 percent) was built prior to 1970. This raises several issues.

- Older homes have increasing maintenance needs as materials age. Time offers more opportunities for settling, leaks, pest damage, and other issues that lead to costly repairs.
- Old HVAC, electrical, and plumbing systems often do not meet current standards or support modern technology. Many smart home systems, for example, require a positive, neutral, and ground which were not standard until the 1970’s or 80’s. Electrical systems may be inadequately sized for the demands of a modern household. HVAC systems, combined with poor insulation, can be highly inefficient.
- Older homes may contain hazards that will need to be addressed. Asbestos was used in flooring and insulation until the 1980’s. Lead pipes are common in many older homes. There can also be concerns related to spills in homes that used fuel oil for heating.

Even with the potential for age-related issues with the housing stock, Census data do not identify more than a handful of homes with the lack of plumbing or kitchen facilities. Only 1.1 percent of households exceed the threshold of 1.5 persons per room, which is an indicator of overcrowding. This is the same as ten years prior.

OCCUPANTS PER ROOM

	ILLINOIS		WHITESIDE COUNTY		ROCK FALLS		STERLING	
	2013	2023	2013	2023	2013	2023	2013	2023
1.00 or less	4,646,984	4,878,888	23,028	22,943	3,824	3,866	5,888	6,529
1.01 to 1.50	92,648	81,661	245	160	93	40	101	55
1.51 or more	33,091	41,355	97	112	2	7	82	75

Only 8.6 percent of the city’s housing was built in the most recent quarter-century, since 2000. This period includes the housing crisis from roughly 2008 to 2012. That crisis has arguably continued, shifting from one of finance to one based on limited supply and affordability. Nationwide, the pace of new home construction has decreased

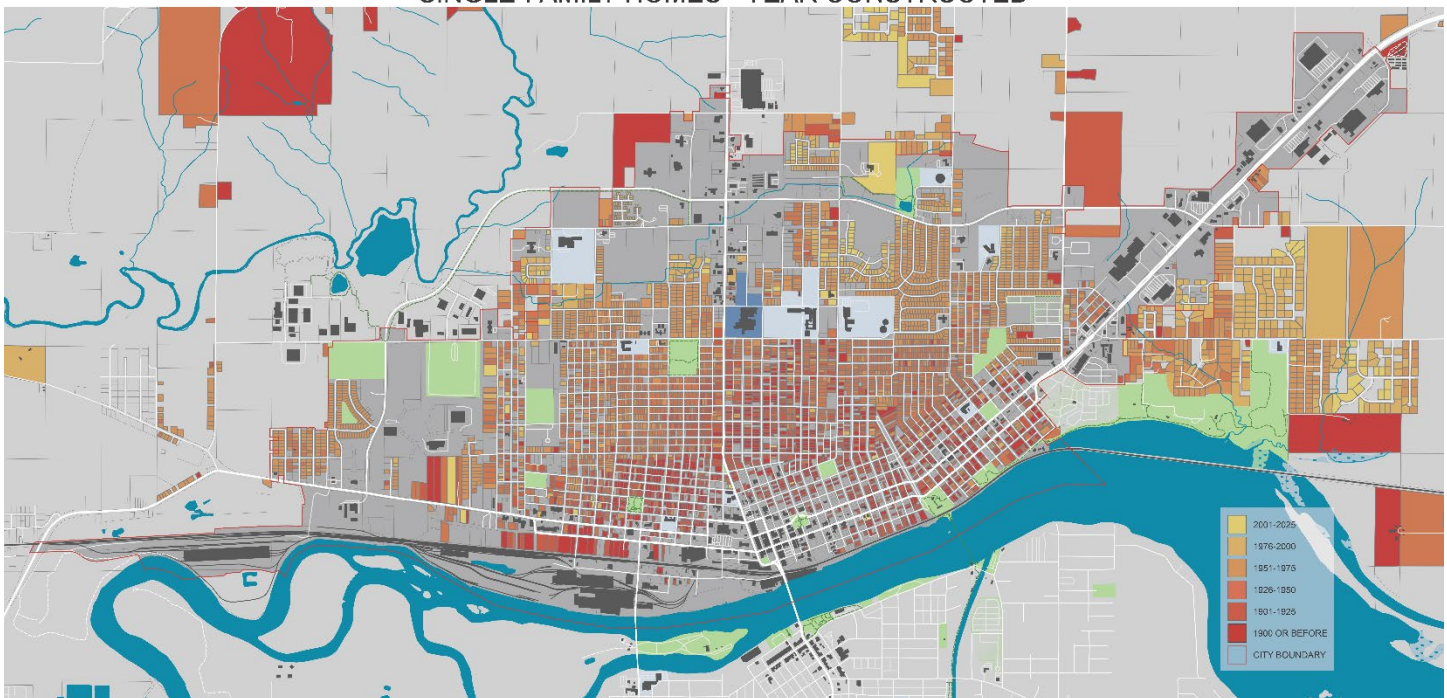
dramatically. One overlooked reason for this is that the nation lost many of its home builders during the housing crisis, and they have not been replaced.

Builders. Places like Whiteside County often had a small number of speculative home builders who might construct a few homes every year, or even put up a small subdivision. These “new housing for-sale builders” were especially affected, with losses in every Illinois county between 2007 and 2022, so that they can now only be found in 15 of the state’s 102 counties. There are none in northwestern Illinois. Establishments in new single-family housing construction (built-to-suit) and new multifamily housing construction also declined dramatically. The number of residential remodelers increased, in part as former builders switched their market focus in order to survive. The problem remains: even if there is demand for new housing, there are no builders left to construct it.

YEAR STRUCTURE BUILT – SINGLE FAMILY HOMES

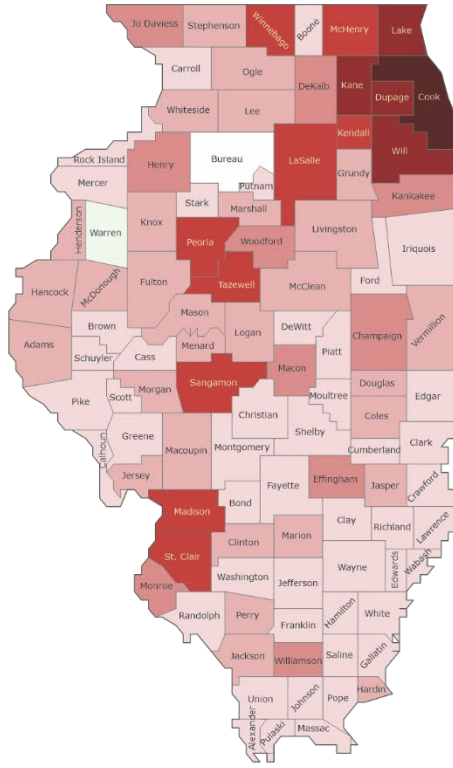
	ILLINOIS		WHITESIDE COUNTY		ROCK FALLS		STERLING	
	2013	2023	2013	2023	2013	2023	2013	2023
Total housing units	5,291,704	5,443,501	25,711	25,850	4,311	4,471	6,826	7,385
Built 2020 or later		22,557		49		0		0
Built 2010 to 2019	15,718	251,912	34	793	5	63	0	239
Built 2000 to 2009	599,062	598,875	1,541	1,684	145	108	467	402
Built 1990 to 1999	567,641	580,226	2,022	1,761	221	284	369	541
Built 1980 to 1989	467,366	498,175	1,302	1,482	130	203	202	301
Built 1970 to 1979	758,088	780,355	4,437	4,252	803	949	992	909
Built 1960 to 1969	628,624	628,236	3,603	3,016	706	551	1,015	816
Built 1950 to 1959	702,169	660,333	4,065	4,293	859	882	1,461	1,607
Built 1940 to 1949	347,104	311,713	2,214	1,867	565	338	607	596
Built 1939 or earlier	1,205,932	1,111,119	6,493	6,653	877	1,093	1,713	1,974

SINGLE-FAMILY HOMES - YEAR CONSTRUCTED



ESTABLISHMENTS: NEW SINGLE-FAMILY HOUSING CONSTRUCTION

CHANGE FROM 2007 TO 2022



ESTABLISHMENTS IN 2022

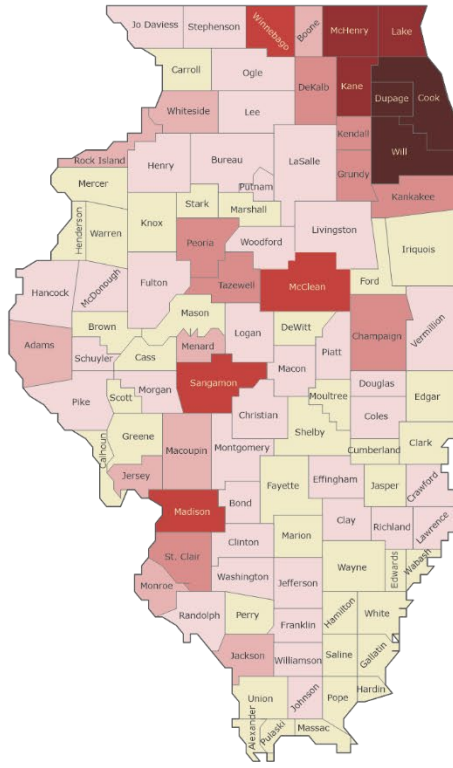


ESTABLISHMENTS

- LOSS / 100 OR MORE
- LOSS / 50 TO 99
- LOSS / 20 TO 49
- LOSS / 10 TO 19
- LOSS / 5 TO 9
- LOSS / 1 TO 4
- NO CHANGE / NONE
- NONE IN EITHER YEAR
- GAIN / 1 TO 4
- GAIN / 5 TO 9
- GAIN / 10 TO 19
- GAIN / 20 TO 49
- GAIN / 50 TO 99
- GAIN / 100 OR MORE

ESTABLISHMENTS: NEW HOUSING FOR-SALE BUILDERS

CHANGE FROM 2007 TO 2022



ESTABLISHMENTS IN 2022



ESTABLISHMENTS: NEW MULTIFAMILY HOUSING CONSTRUCTION

CHANGE FROM 2007 TO 2022



ESTABLISHMENTS IN 2022

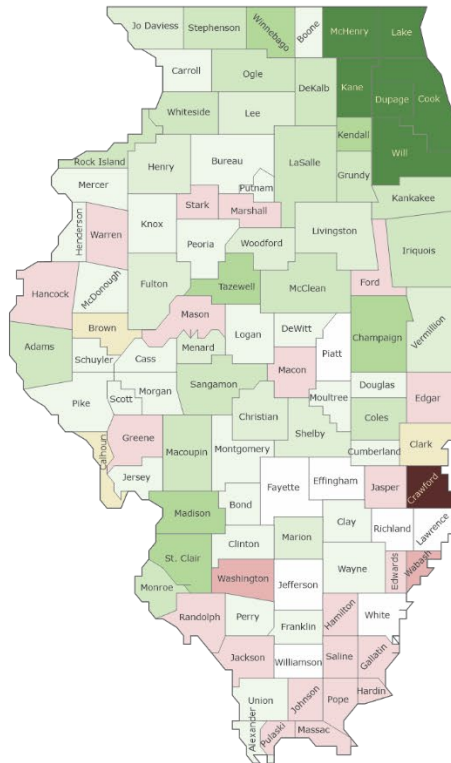


ESTABLISHMENTS

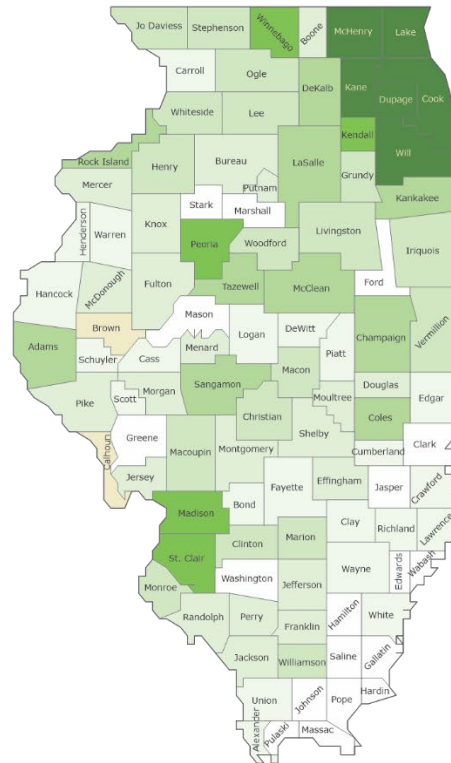
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- NONE IN EITHER YEAR
- GAIN / 1 TO 4
- GAIN / 5 TO 9
- GAIN / 10 TO 19
- GAIN / 20 TO 49
- GAIN / 50 TO 99
- GAIN / 100 OR MORE

ESTABLISHMENTS: RESIDENTIAL REMODELERS

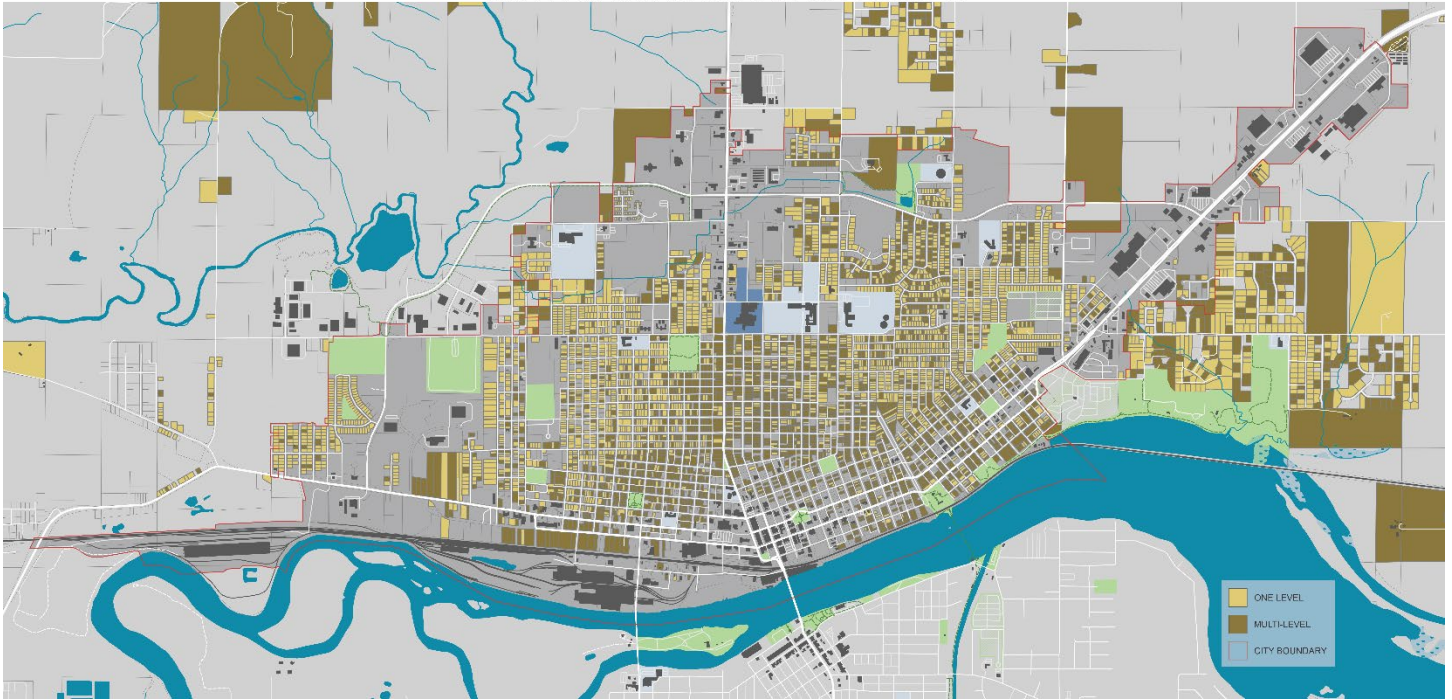
CHANGE FROM 2007 TO 2022



ESTABLISHMENTS IN 2022



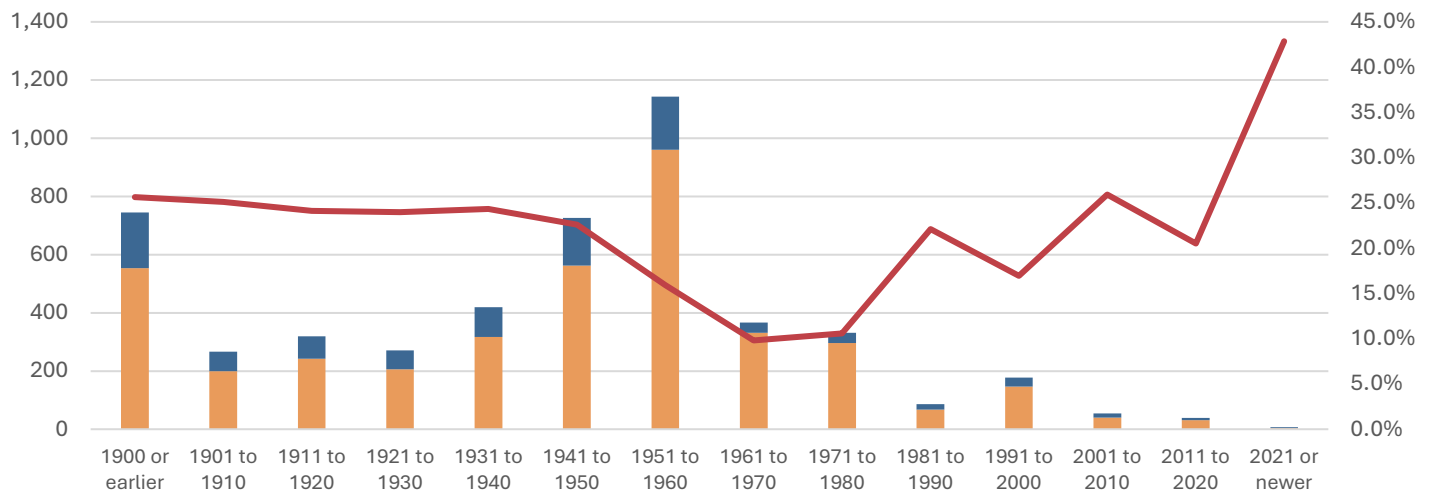
ONE LEVEL AND MULTILEVEL HOMES



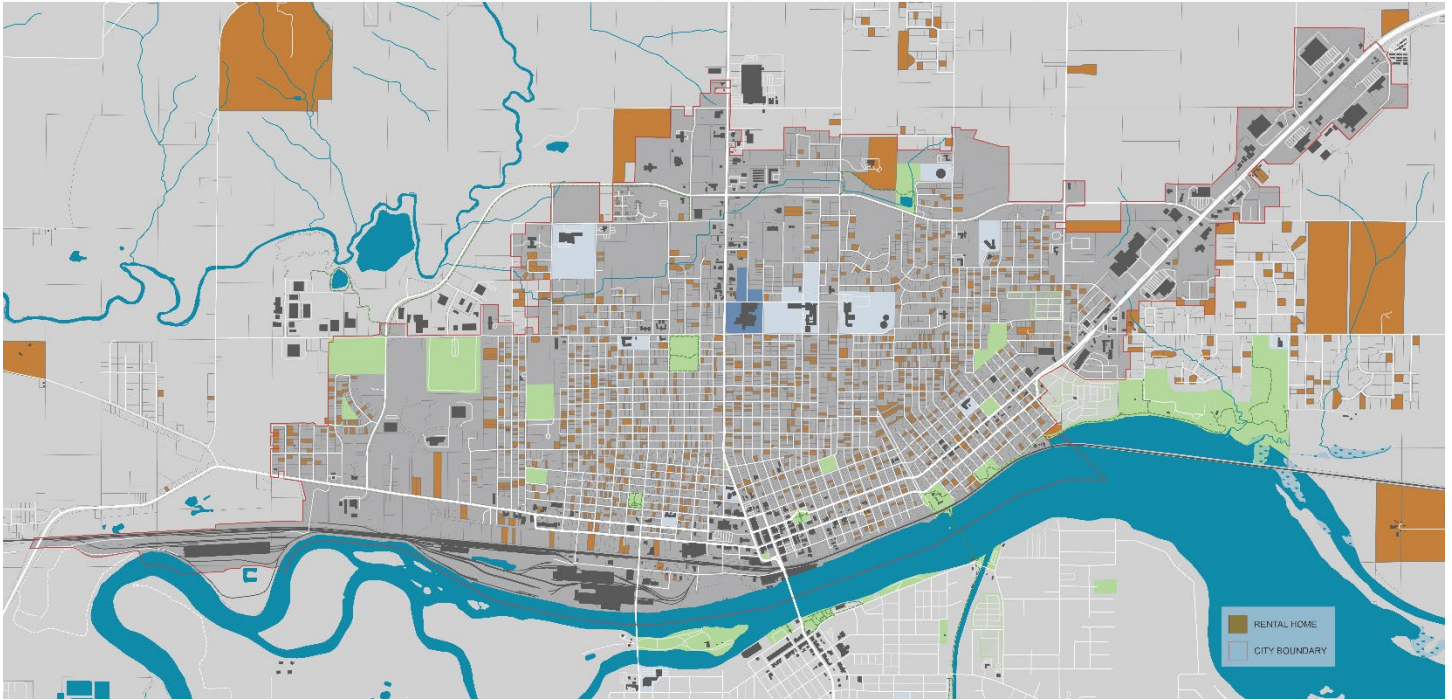
One-level homes. Nationally, about three out of five home buyers would prefer a home on one level. This number increases with age. Although Sterling’s older housing tends to have two or more levels, a significant share of mid-century housing is made up of ranch style homes, so that 57.7 percent of all single family homes in the city are built on one level. Mid-century ranches are highly adaptable, so that they can be reconfigured and upgraded to be accessible and support modern technology.

Single family rentals. About 20 percent of the city’s single family homes are used as rental properties, which is similar to the national percentage. The 994 properties identified as probable rentals make up 39 percent of the 2,547 rental units available in Sterling. This figure is higher than the more typical rate of 33 percent, suggesting that the city has an undersupply of larger apartment buildings.

SHARE OF OWNED AND RENTED SINGLE FAMILY HOMES BY YEAR BUILT



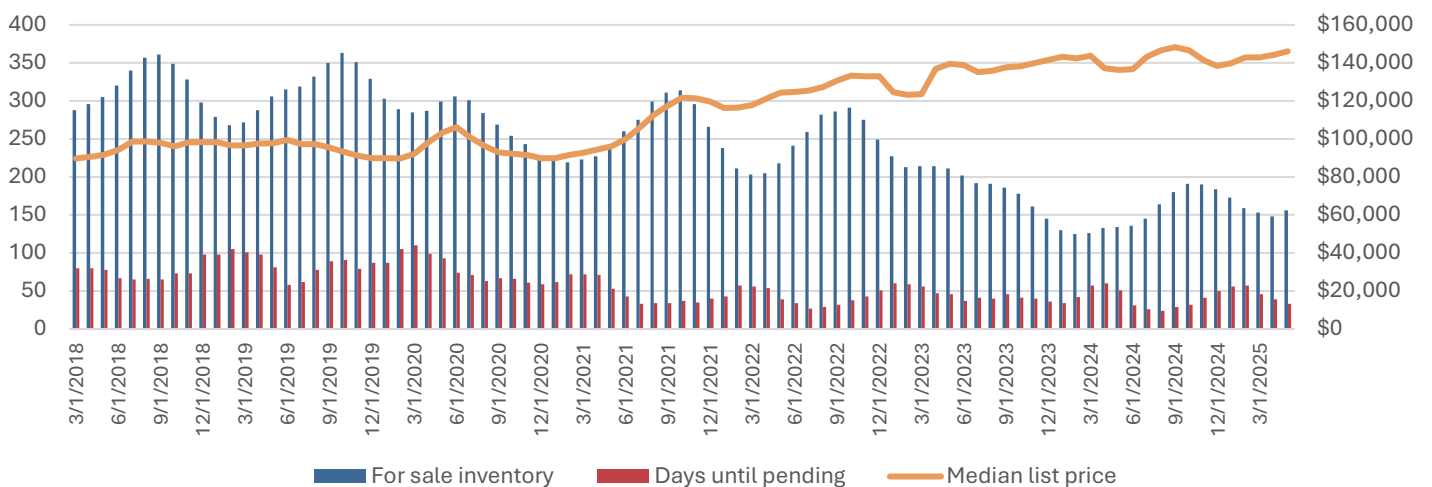
SINGLE FAMILY HOMES THOUGHT TO BE RENTALS



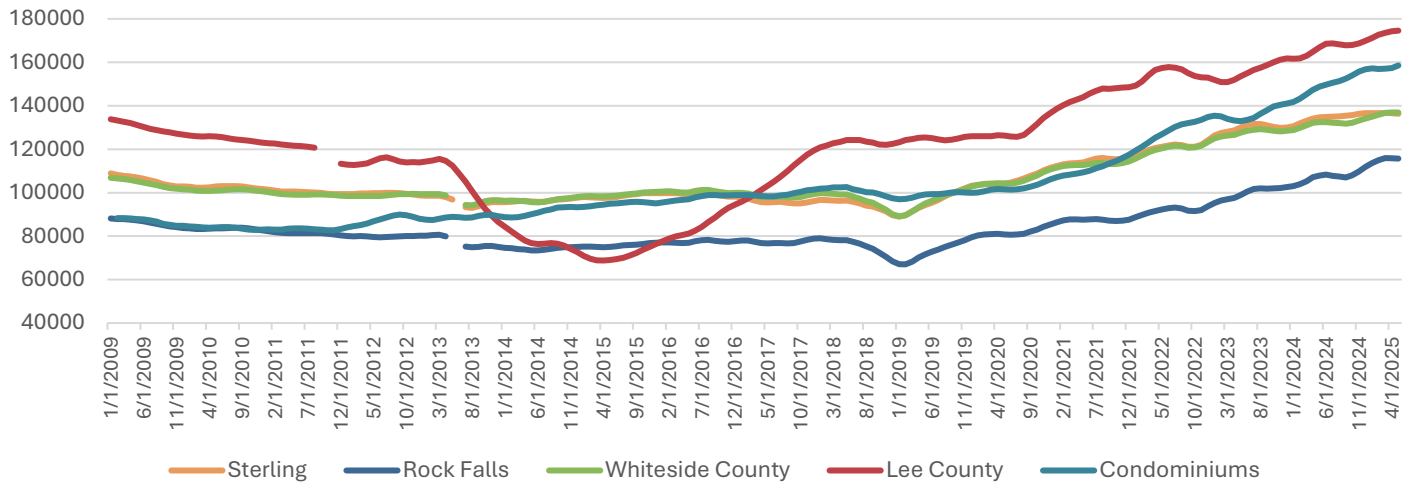
Rented single family homes can be found distributed throughout the community, and not only limited to older parts of the city. The age of the housing stock appears to only have a slight influence on whether a property is used as a rental. Between 20 and 25 percent of housing built within most decades is used as a rental. That figure drops for housing built from the 1950's through the 1980's. The highest rate of rentals is among the newest homes, which may be mirroring a national trend for more new single family housing purpose-built for the rental market.

Home sales trends. Home sales trends in Whiteside County have closely followed national trends. This has been led by a drop in supply (for sale inventory) due to a fall-off in new construction and fewer existing home owners moving from their homes. With fewer homes available, it is taking less time for them to sell, and prices have been escalating. The median sales price in May of 2018 was \$91,750. By May of 2025 it had risen to \$147,067, and 59.2 percent increase in just seven years. Nationally, the median price was considerably higher, at \$422,800.

HOME SALES METRICS



ZILLOW HOME VALUE INDEX



Zillow’s home value index offers a longer-term perspective on local home values. The index is a measure of the typical home value, based on the 35th to 65th percentile range. Excluding higher- and lower-priced outliers will give a more accurate view of the market. From May of 2009 through May of 2025, home values rose from \$108,210 to \$136,262. Most of the increase has been recorded in the last four years. Lee County has experienced a faster rate of price growth. The data does break out condominiums as a class, and shows that their value has risen by 78.1 percent; much faster than the pace of single family homes.

Rental trends. Data for the rental market is difficult to obtain, as there are few large properties or online listings that are tracked. The small sample size makes rent estimates unreliable. Estimates from the American Community Survey are the best reliable source. They provide a \$780 median monthly rent in 2023, compared to \$645 in 2016. This is a 20.9 percent increase over seven years. The Census data also show fewer active rentals on the market. At 5.5 percent, the overall vacancy rate is considered to be balanced – a 6.0 percent rate is usually targeted.

Affordability

The U.S. Department of Housing and Urban Development defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

Who needs affordable housing? There is a tendency to associate the idea of *affordable* housing with *low-income* or *subsidized* housing. Instead, this analysis asks whether a typical person in the city can afford decent housing that is appropriate for their circumstances. That might mean any of a number of situations such as a young single person just beginning their working life, a family with children, or a retired couple living on Social Security. They each may have differing needs for housing – a one-bedroom apartment, a three-bedroom home, or a two-bedroom condominium – that falls within the limits of their income. Many households may require two or more incomes to afford suitable housing.

In 2023, the median monthly housing cost for renters was \$784. Homeowners with a mortgage had a median monthly housing cost of \$1,113, while those without a mortgage paid a median \$505 per month. These are median costs, meaning that half of households will pay more than the median. This is particularly true of recent homeowners who will be financing significantly more due to higher purchase prices, compared to longtime homeowners. The figures also do not reflect recent increases in insurance and utility costs.

The following tables break out Whiteside County wages for selected occupations. They indicate whether wages have kept pace with inflation, and the total monthly housing cost a person working full-time in that occupation could afford if allocating 30 percent of their income toward housing costs.

2024 AND 2014 WAGES AND AFFORDABLE MONTHLY HOUSING COST – TOP TEN OCCUPATIONS

OCCUPATION TITLE	2024 MEDIAN WAGE		2014 MEDIAN WAGE		CHANGE vs INFLATION	HOUSING COST / MO
	HOURLY	ANNUAL	HOURLY	ANNUAL		
Cashiers	\$14.22	\$29,570	\$9.22	\$19,180	↑	\$739
Laborers and freight, stock, material movers, hand	\$19.54	\$40,640	\$11.56	\$24,050	↓	\$1,016
General and operations managers	\$38.35	\$79,760	\$33.06	\$68,760	↓	\$1,994
Fast food and counter workers	\$14.29	\$29,720	\$8.87	\$18,460	↑	\$743
Stockers and order fillers	\$17.60	\$36,600	\$11.23	\$23,350	↑	\$915
Heavy and tractor-trailer truck drivers	\$24.79	\$51,570	\$19.33	\$40,200	↓	\$1,289
Miscellaneous assemblers and fabricators	\$20.71	\$43,080	\$11.77	\$24,470	↑	\$1,077
Retail salespersons	\$15.23	\$31,670	\$10.83	\$22,520	↓	\$792
Registered nurses	\$38.24	\$79,540	\$25.12	\$52,240	↑	\$1,989
Maintenance and repair workers, general	\$25.38	\$52,790	\$16.83	\$35,010	↓	\$1,320

Bureau of Labor Statistics, Occupational Employment and Wage Statistics, 2014/2024

2024 AND 2014 WAGES AND AFFORDABLE MONTHLY HOUSING COST – SELECTED OCCUPATIONS

OCCUPATION TITLE	2024 MEDIAN WAGE		2014 MEDIAN WAGE		CHANGE vs INFLATION	HOUSING COST / MO
	HOURLY	ANNUAL	HOURLY	ANNUAL		
Waiters and waitresses	14.00	29,120	8.97	18,650	↑	\$728
Nursing assistants	18.51	38,500	10.75	22,370	↑	\$963
Elementary school teachers, excl. special education		59,820		49,720	↓	\$1,496
Home health and personal care aides	17.22	35,820	11.63	24,200	↑	\$896
Construction laborers	27.71	57,630	17.85	37,120	↑	\$1,441
Automotive service technicians and mechanics	22.50	46,800	17.24	35,850	↓	\$1,170
Machinists	22.53	46,860	16.73	34,800	↓	\$1,172
Police and sheriff's patrol officers	32.06	66,690	25.06	52,120	↓	\$1,667
Computer numerically controlled tool operators	21.93	45,610	21.19	44,070	↓	\$1,140
Lawyers	39.37	81,880	37.33	77,650	↓	\$2,047
Retired on Social Security		22,300		15,590	↑	\$558

Bureau of Labor Statistics, Occupational Employment and Wage Statistics, 2014/2024

Social Security Administration, Monthly Statistical Snapshot, May 2014/2024

Many working households will be burdened by high housing costs. The American Community Survey estimates that 11.5 percent of homeowners with a mortgage, 12.8 percent of homeowners without a mortgage, and 48.7 percent of renters are allocating more than 30 percent of their monthly income toward housing costs. The figures for homeowners compare favorably to national averages, where 23.7 percent of homeowners are cost-burdened. Relatively inexpensive homes are creating favorable local conditions for homeowners. The percentage of cost-burdened renters is similar to the national average. Struggling to meet their current housing needs, they are often unable to save to afford a home purchase.

OWNER / RENTER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

	ILLINOIS		WHITESIDE COUNTY		ROCK FALLS		STERLING	
	2013	2023	2013	2023	2013	2023	2013	2023
Housing units with mortgage	2,181,302	2,046,175	10,283	9,576	1,537	1,675	2,445	2,214
Less than 20.0 percent	755,405	985,951	4,816	5,712	514	653	1,268	1,491
20.0 to 24.9 percent	353,586	314,821	1,845	1,747	313	542	413	318
25.0 to 29.9 percent	267,837	207,386	1,189	632	239	169	278	149
30.0 to 34.9 percent	191,913	131,780	794	361	146	23	185	38
35.0 percent or more	612,561	406,237	1,639	1,124	325	288	301	218
Housing unit w/o a mortgage	1,017,732	1,269,725	7,329	7,764	1,097	885	1,434	1,827
Less than 10.0 percent	352,592	506,098	2,516	3,374	212	325	521	769
10.0 to 14.9 percent	219,362	263,737	1,933	1,344	210	196	403	294
15.0 to 19.9 percent	134,424	155,877	1,039	1,142	209	82	171	335
20.0 to 24.9 percent	84,644	91,030	615	499	132	70	100	98
25.0 to 29.9 percent	55,940	57,617	301	413	47	56	97	98
30.0 to 34.9 percent	38,987	38,294	308	334	84	88	67	114
35.0 percent or more	131,783	157,072	617	658	203	68	75	119
Occupied units paying rent	1,439,203	1,539,353	5,199	5,042	1,198	1,281	2,115	2,355
Less than 15.0 percent	175,988	227,030	615	775	140	148	134	342
15.0 to 19.9 percent	182,580	208,770	740	850	124	214	327	447
20.0 to 24.9 percent	179,502	202,953	784	380	101	89	418	145
25.0 to 29.9 percent	161,098	173,546	490	585	98	164	238	275
30.0 to 34.9 percent	126,776	134,972	482	514	140	124	177	230
35.0 percent or more	613,259	592,082	2,088	1,938	595	542	821	916

HOUSING DEMAND

Sterling’s housing market is defined by Whiteside and Lee Counties. This area closely corresponds to the city’s laborshed and its commercial market area. Households looking for housing in this area are likely to consider available homes or apartments in Sterling.

Population change. Over the next decade, the market area is expected to lose 1,787 residents. This figure is somewhat more optimistic than projections prepared Illinois Department of Public Health, which projects a loss of 2,985 residents. The State’s figures show nearly all of the loss occurring within Whiteside County.

PROJECTED POPULATION CHANGE BY AGE COHORT

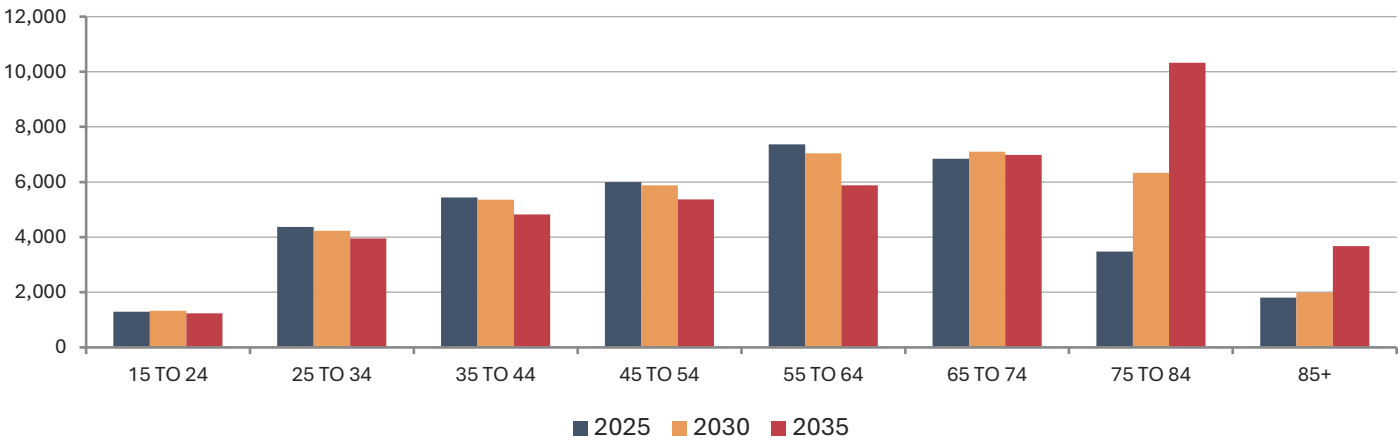
AGE GROUP	2023		2025		2030		2035	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
0 to 4	2,415	2,196	2,332	2,158	2,213	2,093	2,157	2,056
5 to 9	2,778	2,354	2,609	2,264	2,325	2,115	2,176	2,033
10 to 14	2,879	2,897	2,801	2,674	2,523	2,308	2,289	2,110
15 to 19	2,570	2,567	2,650	2,640	2,612	2,484	2,425	2,251
20 to 24	2,536	2,214	2,530	2,323	2,546	2,431	2,482	2,335
25 to 29	2,826	2,378	2,687	2,301	2,510	2,296	2,461	2,311
30 to 34	2,819	2,434	2,769	2,375	2,558	2,240	2,445	2,234
35 to 39	2,908	2,335	2,833	2,333	2,629	2,229	2,471	2,173
40 to 44	2,767	2,591	2,788	2,483	2,698	2,300	2,559	2,197
45 to 49	2,862	2,432	2,806	2,459	2,713	2,359	2,616	2,248
50 to 54	2,964	2,694	2,894	2,581	2,749	2,414	2,653	2,296
55 to 59	3,099	3,136	3,012	2,940	2,819	2,582	2,689	2,385
60 to 64	3,393	3,326	3,231	3,201	2,945	2,824	2,747	2,526
65 to 69	2,815	2,930	2,961	3,027	2,977	2,954	2,823	2,700
70 to 74	2,532	2,580	2,590	2,681	2,777	2,838	2,779	2,767
75 to 79	1,468	1,734	1,810	2,018	2,350	2,470	2,595	2,649
80 to 84	964	1,289	1,143	1,458	1,739	1,965	2,196	2,348
85+	1,044	1,524	1,217	1,612	1,817	2,021	2,644	2,576
SUBTOTAL	45,639	43,611	45,664	43,527	45,500	42,923	45,208	42,196
TOTAL	89,250		89,191		88,423		87,404	

The population is expected to grow older, with contributing factors including the aging of the Baby Boom Generation, lower rates of fertility among a shrinking number of people in child-bearing age ranges, and little in-migration of younger households. The greatest losses are expected to be among persons between 40 and 60 years of age, and under 20 years.

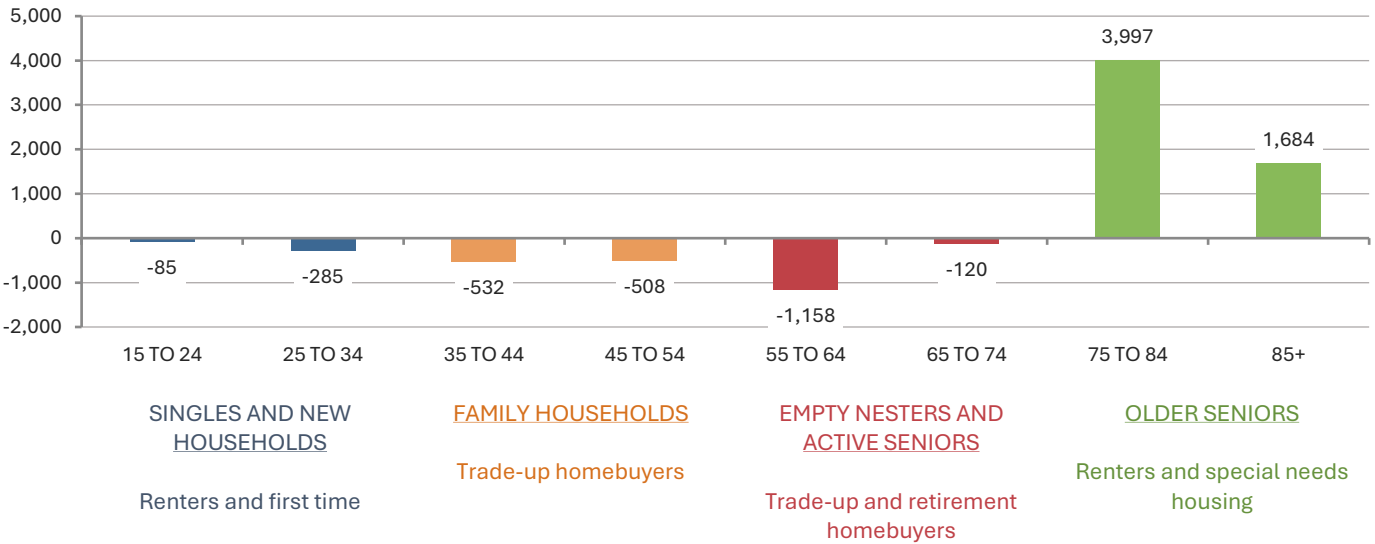
The shift in population by age has implications for the kinds of housing that will be in demand. Households headed by persons under the age of 35 make up the largest share of renters and first-time homebuyers, while those between 35 and 64 years are buyers of “trade-up” housing. Older renters are more likely to seek higher-quality units or single family homes. The significant loss of households in these age cohorts can be expected to impact

demand for larger homes as well as single family rental properties. Meanwhile, the oldest households will see their numbers increase, creating demand for owned and rented retirement homes, and ultimately, assisted living arrangements.

PROJECTED HOUSEHOLDS BY AGE OF HOUSEHOLDER



PROJECTED CHANGE IN HOUSEHOLDS BY STAGE



Home purchase market. Most buyers will continue to prefer a detached single family home, but there is a significant unmet demand for rowhouse and condominium units. Rowhouses are typically purchased by younger households as a first home, as they are usually more affordable than a detached home. Condominiums are preferred by older households and singles or childless couples who do not want the maintenance responsibilities of a detached home. Nationally, condominium development has dropped off sharply since the housing crisis, and most communities do not have new units to assess market interest. Sterling is unique in that there has been recent condominium development, and the units have been selling very well.

ESTIMATED ANNUAL HOMEBUYERS BY AGE

AGE OF HHOLDER	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
15 TO 24	80	81	76	75	79	78	77	76	75	74	73
25 TO 34	563	569	535	528	551	545	539	532	525	517	509
35 TO 44	268	271	255	252	262	260	256	253	250	246	243
45 TO 54	215	217	204	201	210	208	205	203	200	197	194
55 TO 64	134	136	127	126	131	130	128	127	125	123	121
65 TO 74	80	81	76	75	79	78	77	76	75	74	73
75+	27	27	25	25	26	26	26	25	25	25	24
TOTAL	1,368	1,382	1,300	1,283	1,338	1,324	1,308	1,291	1,274	1,256	1,237

ESTIMATED ANNUAL HOME BUYERS BY PROPERTY TYPE

TYPE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
DETACHED	1,135	1,147	1,079	1,065	1,110	1,099	1,086	1,072	1,057	1,042	1,027
ROWHOUSE	82	83	78	77	80	79	78	77	76	75	74
CONDO (5+)	14	14	13	13	13	13	13	13	13	13	12
CONDO (2-4)	55	55	52	51	54	53	52	52	51	50	49
OTHER	82	83	78	77	80	79	78	77	76	75	74

ESTIMATED ANNUAL HOMEBUYERS BY HOME PURCHASE PRICE

PRICE RANGE: LOW/HIGH	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
UNDER \$100,000	246	248	233	230	240	238	235	232	229	226	222
\$100,000 TO \$149,999	124	126	118	117	122	120	119	118	116	114	113
\$150,000 TO \$199,999	156	158	149	147	153	151	149	148	146	144	141
\$200,000 TO \$249,000	116	118	111	109	114	113	111	110	108	107	105
\$250,000 TO \$299,999	145	147	138	136	142	140	139	137	135	133	131
\$300,000 TO \$349,000	102	103	97	95	99	98	97	96	95	93	92
\$350,000 TO \$399,999	102	103	97	96	100	99	98	97	95	94	93
\$400,000 TO \$449,999	61	61	58	57	59	59	58	57	57	56	55
\$450,000 TO \$499,999	66	66	62	62	64	64	63	62	61	60	59
\$500,000 OR MORE	249	252	237	234	244	241	238	235	232	229	225

At around \$150,000, the median selling price of homes in Sterling’s market is still very affordable. Nearly three-quarters of anticipated annual homebuyers (72.9 percent) could afford at least the median-priced home. Half of the households in the market could afford to spend up to \$250,000. These numbers reflect the expected number of buyers in the market, including existing residents moving between homes or apartments. Factors such as a lack of inventory, prices and affordability, or mortgage costs may affect the actual number of buyers.

Rental market. Renters are more financially stressed than are owners, but this does not necessarily mean that more low-cost apartments are needed. In fact, nearly a quarter of expected renters (24.0 percent) can afford at least \$1,750 per month – the same percentage as can afford no more than \$600 per month. Half of renters can afford \$1,100 per month, while the median rent in the city is \$780. The picture becomes more complex when the age of the renter is factored in.

ESTIMATED ANNUAL RENTERS BY AGE

AGE OF HHOLDER	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
15 TO 24	298	297	292	289	288	285	281	276	272	267	263
25 TO 34	484	481	469	465	471	470	470	469	468	466	464
35 TO 44	467	463	450	442	443	438	434	430	426	423	420
45 TO 54	356	354	346	342	343	340	337	334	331	328	325
55 TO 64	371	365	355	348	344	338	334	329	325	321	317
65 TO 74	344	346	345	344	342	339	335	331	326	322	317
75 TO 84	250	265	278	290	301	310	318	325	330	335	338
85+	266	283	303	324	347	371	396	421	447	472	498
TOTAL	2,836	2,854	2,839	2,844	2,879	2,892	2,904	2,916	2,926	2,934	2,942

ESTIMATED ANNUAL RENTERS BY MONTHLY RENT

MONTHLY RENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
UNDER \$600	685	689	686	687	695	698	701	704	707	709	711
\$600 TO \$699	201	203	201	202	204	205	206	207	208	208	209
\$700 TO \$799	149	150	149	150	151	152	153	153	154	154	155
\$800 TO \$899	128	129	128	128	130	130	131	132	132	132	133
\$900 TO \$999	165	166	165	165	167	168	169	169	170	170	171
\$1,000 TO \$1,099	73	73	73	73	74	74	75	75	75	75	76
\$1,100 TO \$1,199	49	49	49	49	50	50	50	50	50	51	51
\$1,200 TO \$1,299	86	87	86	87	88	88	88	89	89	89	90
\$1,300 TO \$1,399	124	125	124	124	126	126	127	127	128	128	129
\$1,400 TO \$1,499	104	104	104	104	105	106	106	106	107	107	107
\$1,500 TO \$1,749	188	189	188	188	190	191	192	193	194	194	195
\$1,750 TO \$1,999	203	205	204	204	206	207	208	209	210	210	211
\$2,000 OR MORE	682	686	682	684	692	695	698	701	703	705	707

Demand for apartments or other rentals will increase over the next decade. That will be driven by increased demand from households headed by someone 75 or older. All other age cohorts are expected to see a decline in demand. These older renters will be looking for units that are accessible, and many will prefer buildings designed for seniors. There will be growing demand for assisted living. Many of the city’s single family rentals and older apartment buildings will not be suitable for these renters.

Renters 64 or younger make up 69.7 percent of the total in 2025. By 2035, their share of the market will decrease to 60.8 percent. That is a drop of nearly 200 households, or apartments suited to working age renters. An equal number of units will be needed, that are appropriate for older households. This means there will be an oversupply of single family rentals and apartments in older buildings, and an undersupply of units designed for seniors (whether or not they may be in an age-restricted building).



Agenda Item Background

Item: Public Hearing for the CGH Bonds

Meeting Date: December 1, 2025

Public Content:

"Public Hearing pursuant to the requirements of Sections 10 and 20 of the Bond Issuance Notification Act of the State of Illinois, as amended on the plans to issue Taxable General Obligation Bonds (Alternate Revenue Source), in the amount not to exceed \$41,950.00

Recommended Action:

Attachments:

None



Agenda Item Background

Item: Authorize the City Manager to enter into an Agreement with Solar on Earth, Inc. for an Illinois Community Solar Subscription

Meeting Date: December 1, 2025

Public Content:

Illinois passed the Future Energy Jobs Act in 2016 and the Climate and Equitable Jobs Act, also known as Illinois Shines in 2021. The goal is to push Illinois to all renewable energy by 2050.

Included was the creation of community solar projects. Within that, credits are available for utilizing solar projects.

End users can contract with community solar providers to ensure the tax credits are used. The end user can typically get anywhere from a net 10% to 20% discount for entering into a contract with a community solar provider.

The City was approached with an offer to get 20% discount on its metered accounts. The same provider, Solar on Earth, has also entered into agreements with communities such as LaSalle, Canton, Kewanee, Pekin and Pontiac. The agreement provided provides a 20% discount for 10 years with optional 5 year renewals. The initial estimate is a savings of \$46,000 per year.

For additional information on Illinois Shines, please visit:

Recommended Action:

Attachments:

1. NathanM_SOE_SterlingIL_v.112625 (1)
2. Sample ComEd Disclosure
3. City of Sterling IL SunCentral IL Shines Anchor Subscription Agreement ComEd 20_ - Copy
4. City of Sterling IL SC IL Shines Anchor Subscription Agreement (1)

Solar for Everyone, Everywhere

COMMUNITY SOLAR POWER



STERLING
ILLINOIS

Scott Shumard
City Manager

Cindy Von Holten
Finance Director

SOLAR ON EARTH

Solar Farms - Community Solar Power

844-SOLCLUB www.solaronearth.com

Nathan McCarthy

CEO

978-727-4482 | nathan@solaronearth.com

www.solaronearth.com | 844-765-2582

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Executive Summary

About Solar On Earth

Solar On Earth is a specialized Community Solar enrollment service provider and customer service specialist established in 2015, with offices in Chadwick, Illinois and Acton, Massachusetts. We maintain an A+ rating with the Better Business Bureau and have successfully facilitated Community Solar program enrollment across 12 states. Our sole focus is simplifying access to Community Solar programs for energy consumers, allowing solar developers to concentrate on project development and operations. As a registered Designee with Illinois Shines, Solar On Earth meets all the requirements of the Equity Standards set forth by Illinois Shines (Designee ID: D3160).

Our Service Model

Solar On Earth serves as the bridge between Illinois Shines-approved Community Solar projects and energy consumers seeking budget relief and environmental stewardship. We provide comprehensive enrollment services that eliminate the complexity typically associated with renewable energy procurement, delivering a straightforward path to immediate savings with zero capital investment.

What We Deliver

Financial Benefits Without Capital Outlay

- Guaranteed savings on allocated solar energy credits
- No upfront costs, equipment purchases, or infrastructure modifications required
- Credits applied directly to existing utility bills with no disruption to current service
- Predictable, long-term cost reduction that supports budget planning

Administrative Simplicity

- Single-point coordination for entities with multiple accounts and service locations
- Comprehensive enrollment support from initial consultation through ongoing subscription management
- Dedicated account management for multi-facility organizations

Regulatory Compliance

- All projects operate under Illinois Shines program approval through the Illinois Power Agency
- Full transparency in subscription terms and credit allocation methodology
- Compliance with all state disclosure requirements and consumer protection regulations

Executive Summary (cont)

Why Solar on Earth

Our specialized expertise in enrollment management and customer service means we handle every detail of the subscription process. For public entities navigating procurement requirements, budget cycles, and accountability to constituents, we provide:

- **Transparency** with clear, documented savings projections
- **Experienced guidance** through evaluation and approval processes
- **Responsive support** that respects the time constraints of public sector decision-makers
- **Long-term partnership** focused on your success and satisfaction

Solar On Earth actively seeks out opportunities to provide additional support within the communities we serve:

- **Event Sponsorship** City of LaSalle, IL, Frosty on 1st, November 8-9, 2025 - Snowmazing Maze attraction

Experience Serving Public Entities

Solar On Earth has extensive experience working with the unique requirements of public sector organizations. We understand the procurement processes, approval workflows, and accountability standards that govern municipal and educational institutions. Our portfolio of public sector clients in Illinois is listed later in this document and includes:

- 31+ School Districts** ranging from small community unit districts to large urban systems
- 15+ Municipalities** including cities, villages, and county governments
- Healthcare Facilities** serving public health missions

We are experienced in managing the complexities that public entities face, including multiple service accounts, varied rate structures, board approval processes, and public transparency requirements.

References

City of LaSalle, IL

Community Solar subscription for 25 municipal accounts totaling over 5,700,000 kWh. Ameren

John Duncan, j.duncan@lasalle-il.gov

Bear Larkin, Inc.

Community Solar subscription for 35 franchise accounts totaling over 13,500,000 kWh. Ameren/ComEd

David Bear, davidbear@bfrmcd.com

City of Marion, IL

Community Solar subscription for 47 municipal accounts totaling over 21,500,000 kWh. Ameren

Cody Moake, cmoake@cityofmarionil.gov

Executive Summary (Partner)

Solar On Earth Development Partner

Solar On Earth represents Community Solar projects developed by Pivot Energy, Inc., a Certified B Corporation; projects are managed through SunCentral, LLC, Pivot's software solution. Pivot is a leader in responsible solar development with 15 years of experience delivering benefits at the community level. They have been recognized with numerous industry awards and in 2024 announced a 5-year agreement with Microsoft Corporation to develop substantial community-scale projects in 20 states, including Illinois (see article on page 6 of this document).

In alignment with Solar On Earth's commitment to equitable clean energy transition and in partnership with Pivot, we are dedicated to providing local economic benefit through project management and operations. Pivot Energy is committed to initiatives that develop workforce pathways into the solar industry, ensuring local residents have the training and opportunity for jobs during project construction and the 20-year Operations & Maintenance phase. We prioritize engaging with local stakeholders to identify and support programs that strengthen the regional workforce and promote education related to the clean energy sector.

Summary of Terms

- **Upfront Cost:** \$0
- **On-Site Installation:** None
- **Discount on Community Solar Credits:** 20%
- **Term:** 10 Years, Auto Renew 5 Years
- **Cancellation:** 180 Day Notice, No Fee
- **Service Classification:** ComEd Commercial

Additional Resources

- **Exhibit A** - Illinois Shines Disclosure
- **Exhibit B** - SunCentral Community Solar Subscription Agreement

Solar On Earth transforms Community Solar from a complex renewable energy transaction into a budget solution that aligns with the fiscal and environmental responsibilities of public service.

Fiscal Sustainability

Pivot Energy Collaborates with Microsoft to Develop Up to 500 MWac of Community-Scale Solar Projects that Will Deliver Significant Benefits to Local Communities

August 8, 2024 - PRNewswire

DENVER -- Leading national renewable energy provider Pivot Energy, announced today a 5-year framework agreement with Microsoft to develop up to 500 megawatts (MWac) of community-scale solar energy projects across the United States between 2025 and 2029. This significant, impact-driven collaboration supports both Pivot's and Microsoft's commitment to maximize the environmental and social benefits of the renewable energy transition at the local level.

The agreement represents Pivot's largest Renewable Energy Credit (REC) agreement and most significant community impact collaboration. This also marks Microsoft's first major distributed generation portfolio and, by matching customer electricity usage with new renewable electricity generation, supports the company's goal of reducing its Scope 3 emissions by more than half by 2030.

The agreement will enable Pivot to develop approximately 150 U.S. solar projects in roughly 100 communities across 20 states, including Colorado, Maryland, Illinois, Delaware, Pennsylvania, and Ohio. Microsoft will purchase the project RECs for a 20-year term. The first projects are expected to come online before the end of 2024.

This collaboration takes Pivot's community impact commitment to a new level, with each solar project including significant community benefits. The agreement outlines four overarching community-centric initiatives that Pivot will prioritize: 1) increasing the diversity of its subcontractors, 2) partnering with workforce development organizations and subcontractors to train and hire local diverse talent, 3) partnering with Sustain Our Future Foundation to invest in equitable community initiatives, and, 4) increasing the energy bill savings of the community solar projects directed to low-income subscribers.



"An economy fueled by clean, distributed energy can do more than provide power at low cost; it drives growth and success in communities across the nation. This collaboration between Pivot Energy and Microsoft exemplifies the power and impact that distributed generation can have," said Tom Hunt, CEO of Pivot Energy. "Pivot Energy is proud of our industry-leading role in developing solar projects that benefit local communities. We are honored to collaborate with Microsoft to provide purpose-driven solar energy"

"We believe the clean energy transition can and should benefit communities across the United States that have been historically excluded from economic opportunity," said Adrian Anderson, GM, Renewables, Carbon Free Energy, CDR, Microsoft. "Through our work with Pivot Energy and with its commitments to driving community impact, this collaboration helps to build more inclusive, local economic growth across 100 communities while addressing the sustainability needs and opportunities within those communities."

Over 20 years, the 500 MWac will produce more than 1 billion kilowatt hours of electricity annually, which is enough energy to power approximately 90,000 homes a year. This is equivalent to removing approximately 165,000 gas-powered passenger vehicles off the road each year.

source: prnewswire.com

Corporate Responsibility

Our Mission: To promote clean energy alternatives through education, accessibility, and a positive customer experience focused on community engagement and investment for all.

Solar On Earth is a specialized service provider dedicated to simplifying and enhancing enrollment in Community Solar projects. With over a decade of experience, we bridge the gap between solar developers and energy consumers, offering streamlined solutions that make sustainable energy accessible and practical.

Established in 2015 and with offices in Massachusetts and Illinois, Solar On Earth has successfully navigated Community Solar initiatives across 12 states, from Maine to Hawaii. Our experience includes an extensive range of client profiles, from sophisticated investment-grade operations requiring meticulous handling of financial data to residential clients in low- to moderate-income households. Our dedicated staff is experienced in the intricacies of municipalities, franchises, public schools, and other entities with complex energy needs, while maintaining consistent, personal attention for every client.

Beyond our professional mission, Solar On Earth is pledged to give back to the communities we serve. Contributing time and resources to our communities is a core value for Solar On Earth. We have monthly commitments for volunteerism and routinely seek out ways to support organizations making a difference and helping those less fortunate.



ACCREDITED BUSINESS

A+ Rating

Business Incorporated:
11/9/2015

BBB File Opened:
7/29/2021



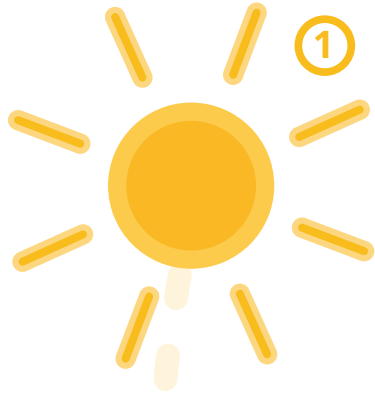
Chadwick, IL - 4.6 ★★★★★

Acton, MA - 4.7 ★★★★★

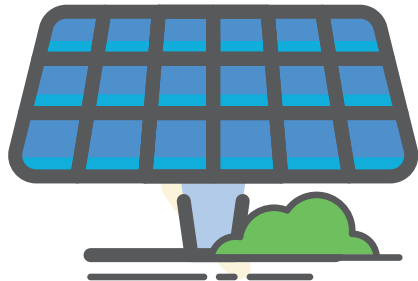
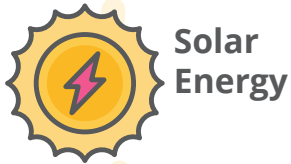


Community Solar

How It Works



1 The Sun
Clean solar energy is available every day, even when it's cloudy.



2 Solar Farms
Capture sunlight and convert it into lowcost, renewable electricity



Renewable Energy



3 Utility Company
Transfers electricity from solar farms into the power grid

4 Homes and Local Businesses
Receive financial savings and reduce carbon emissions



Energy Credits
Subscriber's utility bills are credited with the electricity created by their share of the solar farm



Page 2 of 3 Issued 8/23/24 Account # 000000000

Payment Deducted on 9/9/24 **\$456.51**

For Questions, Support, and Outages visit ComEd.com

English
Español
Hearing/Speech Impaired

1.877.4COMEDI (1.877.426.6331)
1.800.95.LUCES (1.800.955.8237)
1.800.572.5789 (TTY)

1 SERVICE ADDRESS 123 W Sun St Chicago Heights, IL 60411
Electric Choice ID: 000000000 **\$1,475.50**
Electric Choice ID: 000000000

METER INFORMATION

Read Dates	Meter Number	Load Type	Reading Type	Previous	Present	Difference	Multiplier	Usage
7/10-8/8	000000000	General Service	Off Pk kW	0.00	0.46	0.46	x 120	54.72
7/10-8/8	000000000	General Service	On Pk kW	0.00	0.46	0.46	x 120	55.25
7/10-8/8	000000000	General Service	Total kWh	17367	17586	219	x 120	26280

RENEWABLE COMMUNITY SUPPLY DETAILS

Generation Period	Project Name	Phone Number	Generation kWh	Total Credit
05/14 - 06/13	DG Pontiac 2 LLC	844.765.2582	2276.63450	-\$156.34
06/13 - 07/15	DG Pontiac 2 LLC	844.765.2582	2502.51030	-\$167.94
06/10 - 07/10	DG Pontiac 1 LLC	844.765.2582	4909.78900	-\$329.50
05/09 - 06/10	DG Pontiac 1 LLC	844.765.2582	5318.30490	-\$365.21

CHARGE DETAILS

Retail Delivery Service - 0 to 100 kW 7/10/24 - 8/8/24 (28 Days)



DELIVERY - ComEd

Customer Charge \$19.00
Standard Metering Charge \$6.55
Distribution Facility Charge \$647.53
IL Electricity Distribution Charge \$32.32

TAXES & FEES

Environmental Cost Recovery Adj 26,280 kWh X 0.00025 \$6.57
Renewable Portfolio Standard 26,280 kWh X 0.00502 \$131.93
Zero Emission Standard 26,280 kWh X 0.00195 \$51.25
Carbon-Free Energy Resource Adj 26,280 kWh X 0.00606 \$159.26

Energy Efficiency Programs
Energy Transition Assistance
Franchise Cost
State Tax
Municipal Tax

MISCELLANEOUS

Charges/Credits from previous bill \$984.48
Community Solar Credit -\$365.21
Community Solar Credit -\$156.34
Community Solar Credit -\$329.50
Community Solar Credit -\$167.94

Your remaining excess credit is \$34.51

Total Amount Due \$0.00

Sample ComEd Bill

Total Cost Breakdown:

Total before Community Solar	\$1,475.50
Total Community Solar credits	\$1,018.99
Total cost due to utility after Community Solar credits	\$456.51
Total due Solar Farm	\$917.09
Total with Community Solar	\$1,373.60
Community Solar Savings	\$101.90

Your Community Solar Farm
701 Calvert Ave
Chadwick, IL 6101490

September 2024



Community Solar Statement

Total Charges Due

\$ 917.09

SUNSHINE MARKET
123 W Sun St
Chicago Heights, IL 60411
Account Number: 0000000000



Community Solar Bill Summary

Credits show up as deductions on your electric bill. Your solar farm developer charges you for those credits at a discount.* Thank you for supporting the development of clean energy projects**

Previous Balance	\$ 1,284.93
Payments & Adjustments	(\$ 1,284.93)
New Monthly Charges	\$ 917.09
Account Balance	\$ 917.09

Total Charges Due \$ 917.09

How your community solar charges are calculated

Utility Credit Amount	\$ 1,018.99
Your Solar Savings	\$ 101.90
New Monthly Charges	\$ 917.09

Sample Community Solar Bill

Total Cost Breakdown:

Total before Community Solar	\$1,475.50
Total Community Solar credits	\$1,018.99
Total cost due to utility after Community Solar credits	\$456.51
Total due Solar Farm	\$917.09
Total with Community Solar	\$1,373.60
Community Solar Savings	\$101.90

What Community Solar can do...

Customer Annual Usage		2,203,914
Solar Offset Percentage	93%	2,049,640
Output Yield (kWh/kW)		1,350
Current ABC Value (\$/kWh)		\$0.114
Annual Utility Rate Escalator - Low Case		0.5%
Annual Utility Rate Escalator - High Case		4.0%
Annual Output Degradation		0.50%
ABC Rate Discount		20.0%
Customer System Size		1518.25


# of Accounts	21
All-in-Rate	0.114
Est. Annual Spend	\$250,554



STERLING
ILLINOIS

Estimated Savings
(Based on Eligible Accounts*)

Operating Year	Annual System Output (kWh)	Utility ABC Value Low (\$/kWh)	Utility ABC Value High (\$/kWh)	Solar ABC Purchase Rate Low (\$/kWh)	Solar ABC Purchase Rate High (\$/kWh)	Total Estimated Savings Low (\$)	Total Estimated Savings High (\$)	Cumulative Savings Low (\$)	Cumulative Savings High (\$)
1	2,049,640	\$0.114	\$0.114	\$0.091	\$0.091	\$46,603	\$46,603	\$46,603	\$46,603
2	2,039,392	\$0.114	\$0.118	\$0.091	\$0.095	\$46,602	\$48,225	\$93,205	\$94,828
3	2,029,195	\$0.115	\$0.123	\$0.092	\$0.098	\$46,601	\$49,903	\$139,806	\$144,731
4	2,019,049	\$0.115	\$0.128	\$0.092	\$0.102	\$46,600	\$51,640	\$186,405	\$196,371
5	2,008,954	\$0.116	\$0.133	\$0.093	\$0.106	\$46,598	\$53,437	\$233,004	\$249,808
6	1,998,909	\$0.117	\$0.138	\$0.093	\$0.111	\$46,597	\$55,296	\$279,601	\$305,104
7	1,988,914	\$0.117	\$0.144	\$0.094	\$0.115	\$46,596	\$57,221	\$326,197	\$362,325
8	1,978,970	\$0.118	\$0.150	\$0.094	\$0.120	\$46,595	\$59,212	\$372,792	\$421,537
9	1,969,075	\$0.118	\$0.156	\$0.095	\$0.124	\$46,594	\$61,273	\$419,386	\$482,809
10	1,959,230	\$0.119	\$0.162	\$0.095	\$0.129	\$46,593	\$63,405	\$465,978	\$546,214
11	1,949,433	\$0.119	\$0.168	\$0.096	\$0.135	\$46,591	\$65,611	\$512,570	\$611,825
12	1,939,686	\$0.120	\$0.175	\$0.096	\$0.140	\$46,590	\$67,895	\$559,160	\$679,720
13	1,929,988	\$0.121	\$0.182	\$0.097	\$0.146	\$46,589	\$70,257	\$605,749	\$749,977
14	1,920,338	\$0.121	\$0.189	\$0.097	\$0.151	\$46,588	\$72,702	\$652,337	\$822,680
15	1,910,736	\$0.122	\$0.197	\$0.098	\$0.157	\$46,587	\$75,232	\$698,924	\$897,912
16	1,901,182	\$0.123	\$0.205	\$0.098	\$0.164	\$46,586	\$77,850	\$745,510	\$975,763
17	1,891,677	\$0.123	\$0.213	\$0.099	\$0.170	\$46,584	\$80,560	\$792,094	\$1,056,322
18	1,882,218	\$0.124	\$0.221	\$0.099	\$0.177	\$46,583	\$83,363	\$838,677	\$1,139,685
19	1,872,807	\$0.124	\$0.230	\$0.099	\$0.184	\$46,582	\$86,264	\$885,260	\$1,225,949
20	1,863,443	\$0.125	\$0.240	\$0.100	\$0.192	\$46,581	\$89,266	\$931,841	\$1,315,216
20 Year Total	39,102,835					\$931,841	\$1,315,216		

 **28,379**
Metric Tons of
CO₂ Reduced¹

 **9,067**
Equivalent
Acres of Forest²

 **6,169**
Cars Off
the Road³

*Does not include 5 accounts under 1,000 kWh/year and 2 accounts for unmetered lighting.

¹Every kWh of solar energy reduces CO₂ emissions by 1.6 lbs. 1 metric ton = 2204.6 lbs. ²One tree reduces CO₂ emissions by 46 lbs. A managed forest in North America has between 100-200 trees per acre. ³A typical gas-powered passenger vehicle emits about 4.6 metric tons of CO₂ per year.

First Year Savings Estimate

Below is a list of your eligible accounts* and their estimated savings in year one.



STERLING
ILLINOIS

Account #	Annual kWh	Estimated Solar Project Output	Estimated Annual Credits Applied	Estimated Annual Subscription	Community Solar Savings
2003538000	42,996	39,986	\$4,546	\$3,637	\$909
8046384000	5,308	4,936	\$561	\$449	\$112
9139567000	25,017	23,266	\$2,645	\$2,116	\$529
6834721222	1,284	1,194	\$136	\$109	\$27
3937821222	2,048	1,905	\$217	\$173	\$43
0781731222	1,387	1,290	\$147	\$117	\$29
4629818000	7,447	6,926	\$787	\$630	\$157
3036906000	5,783	5,378	\$611	\$489	\$122
2442623000	75,760	70,457	\$8,010	\$6,408	\$1,602
6311652000	6,364	5,919	\$673	\$538	\$135
2864106000	9,308	8,656	\$984	\$787	\$197
5401752000	13,890	12,918	\$1,469	\$1,175	\$294
2082729000	16,516	15,360	\$1,746	\$1,397	\$349
1376823333	2,071	1,926	\$219	\$175	\$44
9417713111	7,408	6,889	\$783	\$627	\$157
0844697000	2,662	2,476	\$281	\$225	\$56
6658873000	33,839	31,470	\$3,578	\$2,862	\$716
8945272000	4,173	3,881	\$441	\$353	\$88
0729571222	13,438	12,497	\$1,421	\$1,137	\$284
1928551222	4,937	4,591	\$522	\$418	\$104
8028897000	1,922,278	1,787,719	\$203,239	\$162,591	\$40,648
Annual Total	2,203,914	2,049,640	\$233,015	\$186,412	\$46,603

*Does not include 5 accounts under 1,000 kWh/year and 2 accounts for unmetered lighting.

Who Does Community Solar?

In Illinois, Solar on Earth has helped thousands of electricity customers join a Community Solar project, save money, and reduce CO₂ emissions. This includes homeowners, renters, businesses, farms, as well as, the hospitals, municipalities, and schools listed below and shown on the map at right.



Municipalities

- City of Albion
- City of Anna
- City of Cahokia Heights
- City of Canton
- City of Kewanee
- City of LaSalle
- City of Marion
- City of Mattoon
- City of Pekin
- City of Pontiac
- City of Robinson
- Fulton County
- Scott County
- Village of Arthur
- Village of Bartonville
- Village of Cahokia
- Village of Morton
- Village of New Lenox
- Village of Princeville



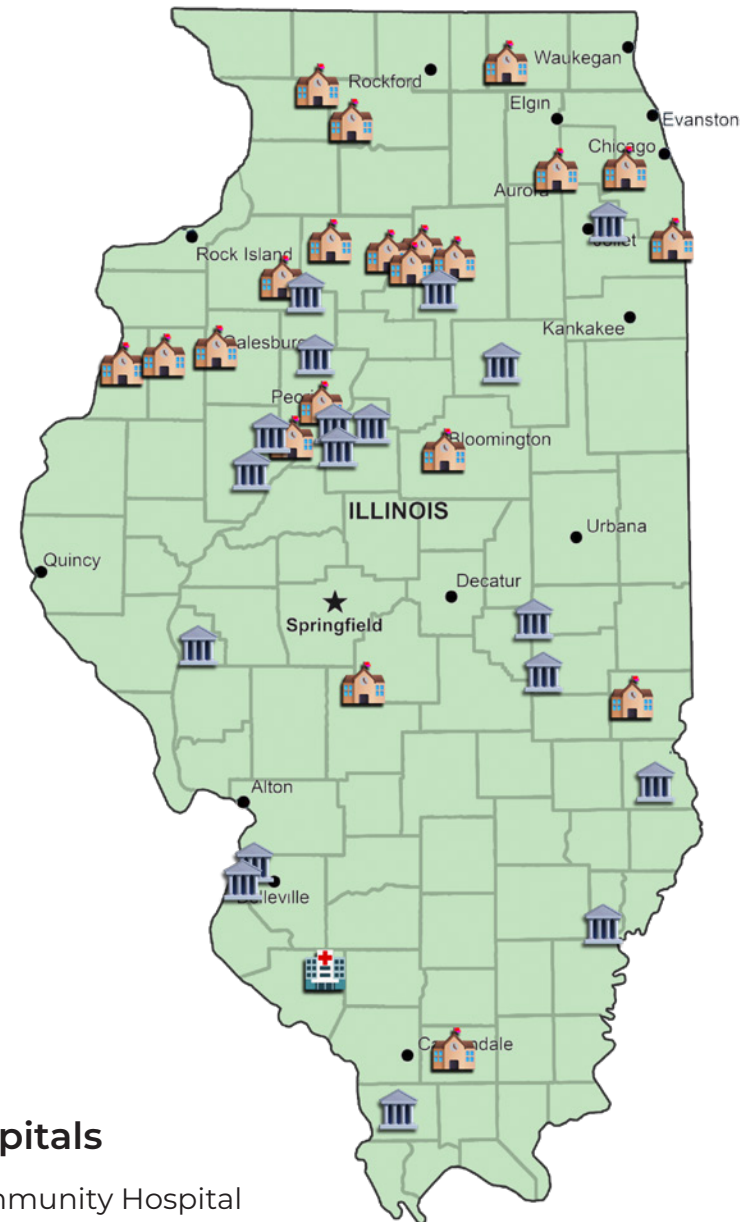
Schools

- Brookfield/LaGrange Park SD 95
- Bureau Valley CUSD 340
- Canton CUSD 66
- Community Consolidated Schools District 168
- Eastland CUSD 308
- Galesburg CUSD 205
- Hall High School
- Kewanee Community School 229
- LaSalle Elementary School District 122
- LaSalle Peru High School and Township
- Marengo Union Elementary CSD 165
- Marion CUSD 2
- Martinsville CUSD 3C
- McLean County USD 5
- Morrisonville CUSD 1
- Norwood School District 63
- Polo CUSD 222
- United CUSD 304
- Waltham CC School District 185
- West Aurora School District 129
- West Central CUSD 235



Hospitals

- Sparta Community Hospital



Plus co-branded marketing . . .



Let people know you support renewable energy!

Over 100,000 metric tons of CO₂ reduced each year since 2021

Make a profound impact on your
financial gains, and the environment



5 million trees

Each year, enough
carbon is saved to equal
the carbon processed
by 5 million trees



25,000 lives

Reducing pollutants can
prevent unnecessary
health care costs and save
more than 25,000 lives



\$275 million

Over the contract term, our
customers will save over
\$275 million

Contact Us

Solar On Earth (SOE) was formed in 2015 by seasoned solar veterans who were on the forefront in recognizing the opportunity community solar offered. In four short years we have expanded our presence to multiple states and have assisted virtually all the top solar developers in acquiring subscribers for their solar farms. Connect with us online, in person, or over the phone. Together, we can transform your access to clean energy.

Social Media

 **solaronearth**
facebook.com/solaronearth

 **solaronearth**
instagram.com/solaronearth

 **solar-on-earth**
www.linkedin.com/company/solar-on-earth

35 Nagog Park, Ste 315, Acton, MA 01720
701 Calvert Ave., Chadwick, IL 61014
www.solaronearth.com

Exhibit A - Illinois Shines Disclosure

Community Solar with Illinois Shines

off-site solar serving multiple subscribers



What Is Illinois Shines?

Illinois Shines is a state-administered incentive program to support the development of new solar projects. Community solar developers receive incentive payments through Illinois Shines, which allows them to offer affordable community solar subscriptions to customers.

What Is Community Solar?

Community solar allows participants, also called subscribers, to benefit from solar energy and support renewable energy development without installing panels on their own property.

When you sign up for community solar, you subscribe to a share of a community solar project. You receive dollar credits on your electric utility bill based on how much electricity your share of the community solar project generates. Then you pay a subscription fee to your community solar provider. You can see savings if that subscription fee is less than the bill credits that you use.

Traditional community solar projects in Illinois Shines offer subscriptions to solar projects located anywhere within a customer's utility territory. A new type of community solar project within Illinois Shines is known as "Community-Driven Community Solar" (CDCS). These are community solar projects that provide direct and tangible benefits to the local community. You can ask your community solar provider whether a community solar project is a Traditional or Community-Driven project.

Community solar is not the same as "green" or "renewable" supply offers from an Alternative Retail Electric Supplier (ARES). Signing up for a community solar subscription is not the same as changing your electric supplier, although some community solar providers may require you to choose a specific electricity supply option as a condition of enrollment.

How Do Community Solar Bill Credits Work?

You will receive monetary credits on your electric utility bill based on how much electricity your share of the community solar project generates. Once you subscribe, and the community solar project is operating, it may take a few months before the credits appear on your bill.



You can view an ADA accessible version of this document at www.illinoisshines.com/accessible.



For customers in **Commonwealth Edison (ComEd) territory**, community solar bill credits are applied to your entire electric bill—that is, they can be used to "buy down" all charges on your electric bill. Bill credits roll over month-to-month and only expire if you move out of ComEd territory.

For customers in **Ameren territory**, until November 2023, community solar bill credits are only applied to the supply charges on your electric bill. After November 2023, bill credits will apply to your entire electric bill. Bill credits roll over month-to-month and only expire if you move out of Ameren territory.

When you subscribe to a community solar project, you are making a financial commitment. If possible, compare offers from different community solar providers. Also, make sure to read and understand your entire subscription contract before signing it.

How Much Will My Community Solar Subscription Cost?

Subscriptions will vary by community solar project and Approved Vendor. You are not guaranteed to save money unless your contract includes an explicit savings guarantee. **Read your contract carefully to make sure you know what you will be paying and when.**



Illinois Shines Program Administrator
admin@illinoisshines.com
(877) 783-1820

Illinois Shines is administered by Energy Solutions on behalf of the Illinois Power Agency, an independent state government agency.

Exhibit A - Illinois Shines Disclosure (cont)

Many community solar subscriptions are priced based on the amount of bill credits that the customer receives. That is, the subscription fee may be a set percentage of the bill credits. For example, your community solar charge might be set at 80% or 90% of the value of the bill credits that you receive. The bill credits (which are based on the amount of electricity generated by your share of the solar project) will vary month-to-month, so the subscription charge will also vary.

If your community solar subscription price is set a different way, make sure that you compare the subscription price and any other fees to the amount of bill credits that you expect to receive.

Carefully review your Disclosure Form and contract to understand other applicable fees, including whether there is a fee for early termination of the subscription.

How Is My Subscription Sized?

Most community solar subscriptions are sized so that the subscription's generation in kilowatt-hours (kWh) roughly matches the customer's electric usage in kWh over the course of the year. Your subscription size will be included on your Disclosure Form. If your subscription size is too large, meaning the subscription size of the project you are subscribed to will produce more kWh of electricity than you use in a year, it is possible that you may pay for more bill credits than you are able to use. Keep in mind that the solar project will generate more electricity in the summer than in the winter.

Other Considerations:

Does your subscription require you to authorize the community solar provider to act as your agent with respect to your electric utility account? If so, the community solar provider may pay your utility bills on your behalf and make changes to your utility account.

Does your subscription require you to sign up to receive electricity from a specific electric supplier or utility default service? If so, what rate will you be charged for electricity under that supply option?

Consumer Protection

Your community solar provider is required to provide you with this informational brochure and a standard Disclosure Form, which you must sign before you sign a subscription contract. The Disclosure Form includes information about the Program and consumer rights, contact information for your community solar provider,

and information about costs and savings. Review this form carefully and use it to compare offers from other community solar providers.

Other Illinois Shines consumer protections include:

- You have the right to keep your subscription if you move to a different home or business location in the same utility service territory.
- You also have rights to assign or sell the subscription to another customer within your original utility service territory without having to pay a fee to the subscription provider. Some restrictions apply.
- Illinois Shines sets out requirements for what information and terms must be included in your subscription contract.
- Only Approved Vendors may submit project applications to Illinois Shines; these companies are vetted by the Program Administrator. Your community solar provider may be an Approved Vendor or they may be a Designee who works with customers on behalf of an Approved Vendor. Designees must be registered with Illinois Shines.
- Dedicated Program Administrator staff answer questions and assist customers in resolving complaints.

Complaint Procedures

If you have a problem related to your solar project or the sales process, first try to resolve it with your installer or the Approved Vendor. If you can't agree about how to solve the problem, you may contact the Illinois Shines Program Administrator by emailing complaints@illinoisshines.com or by calling 877-783-1820.

If you have been subject to fraudulent or deceptive sales practices, the Illinois Attorney General's Consumer Protection Division may be able to help.

CHICAGO: 800-386-5438 | TTY: 800-964-3013

SPRINGFIELD: 800-243-0618 | TTY: 877-844-5461

CARBONDALE: 800-243-0607 | TTY: 877-675-9339

SPANISH LANGUAGE: 866-310-8398

For more information, go to www.illinoisshines.com

Illinois Solar for All, another incentive program, is available for income-eligible customers and includes savings guarantees. Learn more at www.IllinoisSFA.com.



Illinois Shines Program Administrator
admin@illinoisshines.com
(877) 783-1820

Illinois Shines is administered by Energy Solutions on behalf of the Illinois Power Agency, an independent state government agency.

Exhibit A - Illinois Shines Disclosure (cont)



Illinois Shines Community Solar Disclosure Form

Illinois Shines is a state solar incentive program. Your community solar provider is required to provide you with this Disclosure Form so that you have clear information about the community solar subscription. You can contact the Illinois Shines Program Administrator by emailing complaints@illinoisshines.com or by calling (877) 708-3456. More information about Illinois Shines is available at www.illinoisshines.com and a guide to understanding your disclosure form is available at <https://illinoisshines.com/consumer-protection/disclosure-form-resources>

Your subscription entitles you to a share of the electricity generated from the community solar project. You will receive monetary credits for this electricity on your utility bill.

Contact Information

Customer Information		Community Solar Provider*	
Name		Legal Name	
Address		Marketing Name	
Phone		Phone	
Email		Email	
Service utility		Website	
Utility Account#		*may be different than project owner/developer	

Project Information

Your Community Solar Provider has not yet determined to which specific community solar project you will be subscribed, but will send you a notice with the project name, location, size, and Approved Vendor once you are subscribed to a specific project.

Subscription Information

Subscription Size <i>(may vary by the greater of 5kW or 25%)</i>	Estimated first year production <i>(production level will decrease over time)</i>	
	Guaranteed minimum level of production	no guarantee
Term of your subscription	Estimated start date for bill credits	

Rate and Payment Information

Enrollment fee or amount due at contract signing	\$0.00
Subscription structure and rate	
Frequency of payments and start date	Monthly, one month after energization
Format of bill	
Payment details	



Illinois Shines Program Administrator admin@illinoisshines.com • (877) 783-1820

Page 3 of 5

Exhibit A - Illinois Shines Disclosure (cont)

Community Solar Disclosure Form ID# 000000

Other Fees and Costs

Description	When Applicable	Amount
Late Payment Fee	Payment is more than 30 days late	2% per month of the balance past due

Early Termination of Subscription

Your community solar subscription will terminate if you move out of your current electric utility's service territory. Advance notice requirements and/or a penalty or fee may apply.

Additional circumstances under which you may terminate your subscription early	
Advanced notice for early termination	
Penalty or fee for early termination	None

Value of Electricity and Savings Estimates

With your community solar subscription, you will receive monetary credits on your electric utility bill for the electricity generated by your share of the solar project.

Below are estimates of the bill credits your subscription will generate in the first year and over the term of your subscription (how much less you will pay in electric bills). The form also provides estimated savings in year one and over the subscription term. These estimates are based on the current rate for community solar bill credits for residential customers in your service utility territory.

If you are a non-residential utility customer, your crediting rate may be different. The below estimates are NOT a guarantee; bill crediting rates are subject to change.

For more information on savings estimates, visit <https://illinoisshines.com/cs-disclosure-forms/>

Estimated bill credits for first year		Estimated subscription payments for first year		Enrollment fee		Estimated total savings for first year
-		-		\$0.00	=	
Estimated first year production of electricity from your share of the solar project, multiplied by the bill crediting rate 8.09 cents/kWh		Your subscription fee is TBD		Enrollment fee or amount due at contract signing fee		Make sure to also consider any other fees or costs disclosed above

Most community solar subscriptions are sized so that the subscription's generation in kWh roughly matches the customer's electric usage in kWh over the course of the year. If your subscription size is too large, it is possible that you may pay for more bill credits than you can use. Keep in mind that the solar project will generate more electricity in the summer than in the winter.

For more information, visit <https://illinoisshines.com/consumer-protection/disclosure-form-resources>

Additional Information from Community Solar Provider / Approved Vendor

Signature

By signing this disclosure form, you certify that you received and read this form and had the opportunity to ask questions about it.

Printed Name _____



Illinois Shines Program Administrator admin@illinoisshines.com • (877) 783-1820

Page 4 of 5

Exhibit A - Illinois Shines Disclosure (cont)

Community Solar Disclosure Form ID# 000000

Signature _____

Date _____

EXAMPLE



Illinois Shines Program Administrator admin@illinoisshines.com • (877) 783-1820

Page 5 of 5

Exhibit B - Sample Contract

Illinois Community Solar Subscription Agreement

Company: SunCentral LLC (SunCentral)	Effective Date:
Customer:	Facility: As set forth in Appendix A
Contact:	Subscription Capacity: As set forth in Appendix A
Role:	Utility: ComEd

1. **Introduction.**

This Community Solar Subscription Agreement (this “**Agreement**”) sets forth the terms and conditions under which you subscribe through SunCentral to a portion of the electric generating capacity of a utility-approved Community Renewable Generation Project for the Term of this Agreement in order to receive Bill Credits from the Utility so as to decrease your utility costs. “**Utility**” means the utility service provider listed under Appendix A. In this Agreement, you may be also referred to as “you”, “your” or “Customer”, and SunCentral, together with its successors and assigns, may also be referred to as “the Company” or “we” or “us” or “our”. Customer and the Company shall collectively be referred to herein as the “Parties” and individually as a “Party”.

This Agreement, with the Effective Date as of the date of the last signature, is a legally binding agreement with disclosures (attached, hereto as Appendix D) required by law, so please read everything carefully. If you have any questions regarding this Agreement, please contact SunCentral customer support at 888-734-3033 x702 or customerservice@suncentral.net. If you have questions regarding the program, please contact the Illinois Power Agency (“IPA”) at 866-846-5276 or <https://www2.illinois.gov/sites/ipa/Pages/default.aspx>.

2. **General Information.**

As detailed below, the Utility currently participates in the Illinois Shines, the brand name for the Adjustable Block Program (ABP), whereby the Utility is required to issue bill credits for generated solar electricity pursuant to the terms of the Tariff and program regulations (the “**Program**”). “**Tariff**” means the Utility tariff from the Utility to implement the Program, as approved by the Illinois Commerce Commission (“ICC”) and administered by the Illinois Power Agency, together with any subsequent amendments and approvals thereto. This Program requires the Utility to issue credits on the bills for certain customers (the “**Bill Credits**”) in exchange for receipt of solar electricity from a qualifying Community Renewable Generation facility.

We have constructed or intend to construct a utility-approved Community Renewable Generation facility as set forth in the Program, at the location set forth in Appendix A (the “**Facility**”). We will interconnect the Facility with the Utility pursuant to the terms of the Tariff, generator interconnection agreement, the Program, or other agreements required to be executed with the Utility (collectively, the “**Interconnection and Credit Agreements**” or “**ICA**”). Once the Facility begins to generate electric energy on a commercial basis and has received permission to operate by the Utility (the “**Commercial Operations Date**” or “**COD**”) we shall provide you further description of such Facility and notice of assignment to it on or shortly after by updating Appendix A with the Commercial Operations Date, Facility Location, Facility’s total nameplate capacity, and Customer’s Capacity. Such updated Appendix A shall be added to this Agreement without the need for additional consent or signature of the Parties in accordance with Section 2. By executing this Agreement, you agree to allow us to assign this Agreement to any eligible solar facility developed, owned or managed by us as described (or to be described at a future date) in Appendix A.

Under this Agreement, you will subscribe to a portion of the electric generating capacity of the Facility during the Term of this Agreement in order to receive Bill Credits from the Utility on your electric bill (the “**Solar Interest**”).

3. **Term.**

- a. **Term.** The term of this Agreement shall commence on the Effective Date and continue for ten (10) years after the Commercial Operations Date (the “**Initial Term**”). This Agreement will automatically renew for successive

Exhibit B - Sample Contract (cont)

terms of five (5) years for the lifetime of the Program (each, a “**Renewal Term**”) unless either Party decides that it does not wish to renew this Agreement before the expiration of the Initial Term or any Renewal Term, as applicable, by notifying the other Party in writing at least one hundred eighty (180) days before the completion of the Initial Term or Renewal Term, as applicable. The Initial Term and any Renewal Term are collectively referred to as the “**Term**.”

- b. Initial Accrual of Bill Credits. The Utility shall begin allocating Bill Credits to you upon the date (the “**Eligibility Date**”) by which all of the following shall have occurred: (1) the Commercial Operations Date and (2) the Utility has added you to the Utility's Bill Credit allocation records (the “**Allocation Form**”) which we update with the Utility from time to time to allocate Bill Credits obtained from the Utility in respect to solar electricity delivered to the Utility Meter located at the Facility and (3) you have been approved by the Utility.

4. Acknowledgments Regarding the Program.

- a. Program Limitation and Requirements. The Program imposes certain requirements and limits on participation in the Program as further described in the applicable Program rules and regulations (the “**Program Limitation**”). You acknowledge that your participation (or the participation of others at the same Utility Service Location) in other Utility programs relating to renewable energy payments, credits or rebates may further limit the Portion, Bill Credits or Capacity which you can receive, or which may be attributed to you in connection with this Agreement and the Program. You agree that we are not obligated to request, and that the Utility is not obligated to make any payment or provide Bill Credits to the extent your Capacity exceeds the Program Limitation. You acknowledge this Agreement will be deemed automatically amended to incorporate any changes to any Program rules or regulations. To participate in the Program, you must in addition to other applicable requirements (i) be and remain a customer of the Utility for electric service throughout the Term of this Agreement, (ii) assist in designating your Customer Account to which the Utility can post Bill Credits (which shall be at the Utility Service Location shown in Appendix A unless changed pursuant to the Agreement), and (iii) be and remain in compliance with all requirements of this Agreement and the Program throughout the Term of this Agreement
- b. Your Subscription is Contingent on Allocation of Bill Credits by Utility. Your subscription is contingent upon and subject to the Utility's acceptance and allocation of Bill Credits to your Customer Account. “**Customer Account**” means Customer's account with the Utility for a location served by the Utility, and which must be in a rate class that is eligible under the Program. During the Term of this Agreement, (i) if for any reason the Utility refuses to allocate a portion or all of the Bill Credits to your Customer Account on a temporary basis, this Agreement shall remain in full force and effect, but we shall promptly refund to you any amount paid to us by you for such Bill Credits which the Utility refused to credit to your Customer Account, and (ii) if for any reason the Utility refuses to allocate the Bill Credits to your Customer Account on a permanent basis, either Party may terminate this Agreement by written notice to the other Party. Notwithstanding anything to the contrary, this Section 4(b) does not apply to the extent that the reason that the Utility refuses to allocate Bill Credits to you is a result of you failing to pay your Utility bill or your breach of this Agreement.
- c. Additional Requirements. From time to time during the Term, we may request and you shall within ten (10) days of such request provide information reasonably requested by Company and/or its current or anticipated financiers or lenders (“**Lender**”) in order to perform a credit eligibility analysis of you. If such information is not provided within such time, or if we determine in our sole discretion that such information is unsatisfactory, we may terminate this Agreement upon written notice to you.

5. Customer's Subscription.

- a. Capacity Subscribed. Commencing on the Eligibility Date and continuing throughout the remainder of the Term, you agree to subscribe to a Capacity sufficient to produce kWh equal up to approximately ninety percent (90%) of the capacity allowed pursuant to the Program rules. After verifying your prior twelve-month usage or estimated usage with the Utility, we shall notify you of your Capacity within the updated Appendix A.

Exhibit B - Sample Contract (cont)

"Capacity" means the amount of capacity you subscribed to under this Agreement as detailed under Appendix A expressed in terms of kW-DC.

- b. **Determination of Solar Output.** You acknowledge the measurement of the Facility Solar Output shall be based upon readings at the Utility Meter. Each month during the Term of this Agreement, the Utility will record the amount of solar electricity generated that month at the Facility and delivered to the Utility Meter (the "**Facility Solar Output**"). The Utility will then multiply the Facility Solar Output by your Portion to arrive at the "**Customer Solar Output**" for that month in kWh. Customer Solar Output means the portion of the Facility production allocable to the Customer measured in kilowatt hours AC or "**kWh.**" The month over which such solar electricity is measured is referred to herein as the "**Production Month.**" "**Portion**" means your Capacity expressed in a percentage of the total nameplate capacity of the Facility. The current estimated production projections are found in Appendix E.
- c. **Calculation of Bill Credits.** Bill Credits are calculated solely by the Utility based upon the terms and conditions of the Program. You acknowledge and agree that our sole obligation regarding payments to you is to request and use commercially reasonable efforts to require the Utility to deliver Bill Credits. We will provide the Utility with your information so that the Utility can post the appropriate amount of Bill Credits to your electric bill, pursuant to the allocations shown in the Allocation Form. Bill Credits to be applied on your electric bill are calculated using the Bill Credit Rate multiplied by your Customer Solar Output. "**Bill Credit Rate**" means the applicable value in effect at the time of energy generation (in \$/kWh) and may be periodically revised by the Utility based upon variations in the Utility's rate components from time to time, that is applicable to your service classification. You understand that (i) the Bill Credits received by you for a particular Production Month will be reflected on your statement from the Utility as a monetary credit amount and not as an electricity quantity; and (ii) such Bill Credits will be reflected on your monthly invoice according to the Utility's billing cycle, and there may be a delay of up to three months after the Production Month in which the Bill Credits appear on your Utility invoice.
- d. **Title; Environmental Attributes and Tax Incentives Excluded.** You shall not be entitled to any ownership interest in, and as between you and us, we shall have title to, the Facility and all solar panels. You acknowledge and agree that your Solar Interest does not include any Environmental Attributes associated with the Facility, and you agree that you will not claim any Environmental Attributes. "**Environmental Attributes**" means any credit, benefit, reduction, offset, financial incentive, tax credit and other beneficial allowance that is in effect as of the Effective Date or may come into effect in the future, including, to the extent applicable and without limitation, (i) all environmental and renewable energy attributes and credits, "**Renewable Energy Credits**" of any kind and nature resulting from or associated with the Facility and/or its electricity generation, (ii) government financial incentives, (iii) greenhouse gas offsets, (iv) investment tax credits (including any grants or payments in lieu thereof), tax deduction, incentives or depreciation allowances established under any federal or state law, and (v) other allowances howsoever named or referred to, with respect to any and all fuel, emissions, air quality, or other environmental characteristics, resulting from the use of solar energy generation or the avoidance of the emission of any gas, chemical or other substance into the air, soil or water attributable to the Facility and/or its electricity generation.
- e. **Taxes.** You shall be responsible to either pay or reimburse us for any applicable sales, use, import, excise, value added, or other taxes or levies (other than our income taxes) associated with this Agreement. We shall be responsible for any and all taxes assessed on the generation, sale and delivery of the electricity from your Solar Interest. We do not make any representations or warranty concerning the tax implications of any Bill Credits provided to you.
- f. **Distribution of Excess Bill Credits.** "**Excess Bill Credits**" means additional Bill Credits which upon our instruction to the Utility are allocated to your Customer Account by the Utility, which shall temporarily increase the regular Bill Credit distribution associated with your Customer Solar Output. We may at any time direct the Utility to apply Excess Bill Credits to your Customer Account if not in violation of the Program.

Exhibit B - Sample Contract (cont)

6. Payment

- a. Bill Credit Payment. Except as provided in Section 6(c) below, the payment (the “**Bill Credit Payment**”) for each month is (i) eighty percent (80%) of the Bill Credits attributable to the Customer’s Solar Output for the prior Production Month plus (ii) eighty percent (80%) of the Excess Bill Credits received by you for such Production Month, if applicable under Section 5(f).
- b. Invoice for Bill Credit Payment. Each month following the Eligibility Date (except as provided in Section 6(c) below), you will electronically receive a monthly statement from us showing the Bill Credit Payment amount due from you on or about the 60th day after the end of the Production Month upon which such Bill Credit Payment is based including any previous balance and late fee, if applicable (the “**Invoice**”). The Invoice shall be based on readings from the Utility Meter, if available. In the event the Utility does not provide Utility Meter readings at all or on a timely basis, the Invoice shall be based on readings at the Facility Meter. “**Facility Meter**” means our electric meter located at the Facility and used to measure the solar electricity generated at the Facility. You shall pay all invoiced amounts owed to us within thirty (30) days of the date of the Invoice. All invoices shall be paid by automatic payment or another Company-approved payment method. During your enrollment process, you shall execute the payment authorization form and provide us the necessary payment information. You agree to inform us of any changes to your payment information within ten (10) days of any change. Any late payments shall be subject to late fees. If your payment is late in accordance with this Agreement, you shall owe the lesser of (i) 2% per month on the portion of your balance that is more than thirty (30) days past due and (ii) or the maximum amount as allowed by applicable law as a “**Late Fee**”.
- c. Consolidated Billing. “**Consolidated Billing**” means the utility net crediting process of splitting the Bill Credits between the Customer and the Company. Notwithstanding anything to the contrary, under the Program, we can elect to sign up for Consolidated Billing at any time once Consolidated Billing has been implemented by the Utility. For all Production Months in respect to which we have elected to participate in Consolidated Billing, the Utility will credit you twenty percent (20%) (the “**Bill Credit Savings Rate**”) multiplied by the total Bill Credits attributable to the Customer’s Solar Output for the Production Month as determined pursuant to this Agreement. The remaining Bill Credits (minus any administrative fees) would go directly to us. Thus, you would only see the Bill Credit savings on your electric bill. For Production Months under Consolidated Billing, you shall not owe the Bill Credit Payment nor shall you receive a separate Invoice from us.
- d. Records and Audits. Each Party shall keep, for a period of not less than three (3) years after the date of each Invoice, records sufficient to permit verification of the accuracy of billing statements, charges, computations and payments reflected on such Invoice. During such period each Party may, at its sole cost and expense, and upon reasonable notice to the other Party, examine the other Party’s records pertaining to such Invoice during the other Party’s normal business hours. We shall, at your request (such request to not occur more than annually), provide documentation of the amount of electricity generated by the Facility and/or the calculation of the Bill Credit Payments and Bill Credit calculations under Consolidated Billing, as applicable, provided that you provide us with your Utility bills for the time in question.

7. Customer Information.

Within ten (10) days of any request therefor by the Utility or us, you will provide to the Utility or us all applications, documentation and information required by the Utility to evaluate your qualification and eligibility for participation in the Program. You further agree to execute the Consent to Disclose Utility Customer Data set forth in Appendix C. We may use your customer information you provide in Appendix A for reporting purposes to governmental entities and as outlined in Appendix C. To help us carry out the terms of this Agreement and interact with the Utility in regard to requirements of the Program, you agree that we have permission to submit to the Utility and/or obtain from the Utility your customer information listed in Appendix A, and usage information. Protection of your

Exhibit B - Sample Contract (cont)

Customer Data is important to us. The terms and conditions of our data privacy policy found at <https://suncentral.net/privacy-policy/> are incorporated into this Agreement.

8. Changes in Location and Capacity.

a. Change in Location.

- i. Advance Notice. You agree to provide us with ninety (90) days advance notice if you are moving, intend to close your Utility account, or of any other change which may cause you to not be the Utility's customer at the Utility Service Location.
- ii. New Eligible Service Location within same Utility Service Territory. If you change your Utility Service Location, this Agreement shall continue for the new location if: (i) the billing meter at the new premise is within the same service territory as the Utility serving the associated Facility or another one of our facilities that has available capacity, and (ii) you are established as the customer of record for electric service with the Utility at the new premises. You shall take all steps and provide all information required by the Utility under the Program to substitute your new service location as the Utility Service Location under this Agreement, and this Agreement shall continue in effect. We shall update Allocation Form. After the Utility has verified eligibility and accepted the updated Allocation Form, you will continue to receive Bill Credits in accordance with the terms of this Agreement. We shall update Appendix A with your new Utility Service Location, without the need for additional consent or signature.
- iii. Other Termination of Utility Service. If you cease to be a Utility customer for electric service at the Utility Service Location and your new service location is not eligible to participate in Program in our Facility, we may terminate this Agreement under Section 10(e).

b. Increase or Decrease in Capacity. In accordance with Program Limitations, we may increase or decrease your Capacity, to adjust for changes in your actual electrical usage. We shall notify you of any changes within sixty (60) days of such change in Capacity.

c. Transfer to a Replacement Customer. You may be permitted to transfer all of your Capacity to a replacement customer as long as (i) such transfer is made in compliance with all terms and conditions of the Program, including Program Limitations; (ii) the replacement customer is eligible under the Program; (iii) you have no outstanding obligations in connection with your Customer Account or payments due under this Agreement; and (iv) you obtain our prior written consent, which consent may be withheld in our sole discretion. As a condition of any such transfer, you and the proposed transferee shall provide us with all requested documentation and information related to the transfer, and confirmation of qualification by the Utility to participate in the Program. Upon execution of a new agreement with the replacement customer, this Agreement will terminate.

9. Your General Agreements.

a. Representations and Warranties. As of the Effective Date, each Party represents and warrants to the other Party as follows:

- i. The Party is duly organized, validly existing, and in good standing under the laws of the state of its formation.
- ii. The Party has full legal capacity to enter into and perform this Agreement and that the information provided is true to the best of its knowledge and belief.
- iii. The execution of this Agreement has been duly authorized, and each person executing this Agreement on behalf of the Party has full authority to do so and to fully bind the Party.

Exhibit B - Sample Contract (cont)

- iv. The execution and delivery of this Agreement and the performance of the obligations hereunder will not violate any applicable legal requirement, any order of any court or other agency of government, or any provision of any agreement or other instrument to which the Party is bound.
 - v. There is no litigation, arbitration, administrative proceeding, or bankruptcy proceeding pending or being contemplated by the Party, or to the Party's knowledge, threatened against the Party, that would materially and adversely affect the validity or enforceability of this Agreement or the Party's ability to carry out the Party's obligations hereunder.
- b. Customer Additional Representations, Warranties, and Covenants. Customer hereby represents, warrants and covenants to Company as follows:
- i. The Customer Information you provide in Appendix A is accurate and that you are eligible to participate in the Program.
 - ii. You agree to keep your Utility account for the Utility Service Location in active status and pay your electric bill on time. You agree to make no claim against us or our affiliates or assigns for amounts which may be payable to you from the Utility under the Program or in connection with this Agreement.
 - iii. You have not granted or placed or allowed others to place any liens, security interests, or other encumbrances on the Bill Credits, and you will not do so during the Term of this Agreement.

10. Termination.

- a. Termination of Program. In the event the Utility ceases to offer the Program or a comparable substitute, or in the event that there is a change in the Program such that you are no longer eligible to participate in the Program, then either Party may terminate this Agreement after you cease to receive Bill Credits.
- b. Termination Based on Lease. If the lease where the Facility is located is terminated for any reason and not subsequently reinstated or the Company has not otherwise obtained a right to access and operate the Facility on the applicable site, this Agreement will terminate at the time such access to the site permanently ceases without liability to either Party.
- c. Termination Based on Our Default. You may terminate this Agreement if we materially fail to fulfill any of our obligations as expressed in this Agreement, and such failure continues for more than sixty (60) days after written notice from you of such failure. To terminate this Agreement in accordance with this Section, you may not have any uncured material default at the time of such termination.
- d. Termination Based on Your Default. You will be in material default of this Agreement and we may terminate this Agreement for your material default should any of the following occur:
 - i. You fail to make any payment when due under this Agreement and such failure continues for a period of thirty (30) days after written notice from us.
 - ii. Any of the representations set forth in this Agreement shall be or become untrue, or you fail to fulfill any of your other obligations as expressed in this Agreement, and such failure continues for more than thirty (30) days after written notice to you of such failure.
 - iii. You fail to pay your Utility bills on a timely basis, your Utility account is closed without providing us notice as set forth in this Agreement, or you assign or transfer this Agreement without our prior written consent.
 - iv. You become insolvent, file for bankruptcy, or make an assignment for the benefit of your creditors, or an involuntary bankruptcy petition is filed against you.
- e. Termination Prior to Operation. Prior to the Commercial Operations Date, either Party may terminate this Agreement without penalty by providing written notice to the other Party, if we have not achieved the Commercial Operations Date for the Facility or the Facility fails to qualify as a Community Renewable Generation Facility in accordance with the Tariff within thirty-six (36) months after the Effective Date; provided

Exhibit B - Sample Contract (cont)

that such thirty-six month period shall be extended on a day-to-day basis for any Force Majeure or action or inaction on the part of the Customer or Utility.

- f. Force Majeure. “**Force Majeure**” means any event or circumstance not within the reasonable control of the a Party which precludes such Party (the “**Affected Party**”) from carrying out, in whole or in part, its obligations under this Agreement, except the obligation to make payments when due. If a Force Majeure event occurs, the Company shall not be deemed to be in default during the Force Majeure event, provided that: (i) the Affected Party gives you written notice describing the occurrence and the anticipated period of delay; (ii) no obligations of the Affected Party which were to be performed prior to the Force Majeure shall be excused; and (iii) the Affected Party shall use commercially reasonable efforts to remedy the Force Majeure. If any Force Majeure lasts longer than ninety (90) days, and the Company determines in good faith that such Force Majeure substantially prevents, hinders or delays the Company’s performance of any of its obligations, then either Party may upon written notice terminate the Agreement without further liability, except that neither Party shall be relieved from any payment obligations arising under this Agreement prior to the Force Majeure.
- g. Termination for Convenience. You may terminate this Agreement at any time for any reason with one hundred and eighty (180) days prior written notice to us. If this Agreement is terminated pursuant to this Section, then all Bill Credits received by you prior to such termination shall be retained by you and you agree to pay us the Bill Credit Payment with respect to any Bill Credits that have or may continue to be allocated to you by the Utility after termination until we find a replacement customer and the Utility allocation form can be updated by us.
- h. Effect of Termination. Upon termination of this Agreement for any reason, (i) we shall remove you from the Allocation Form, which may take up to six (6) months, (ii) we shall have no further obligation to deliver, and you shall have no further obligation to subscribe to, any Bill Credits from us, provided, however, (a) that you shall pay us the Bill Credit Payments with respect to any Bill Credits that have or may continue to be allocated to you by the Utility until the Community Distributed Generation Allocation Form is updated with the Utility and (b) with respect to Production Months with Consolidated Billing, you shall repay to us the net amount of Bill Credits you receive on your Utility account until we can find a replacement customer and the Utility accepts the updated Allocation Form. In connection with the foregoing sentence, both Parties agree to execute any documents as may be reasonably required by the Utility. Subject to the limitations set forth in this Agreement, each Party reserves and shall have all rights and remedies available to it at law or in equity with respect to the performance or non-performance of the other Party hereto under this Agreement. In the event this Agreement is terminated due to your default, you shall be responsible to pay Company the Bill Credit Payment with respect to Bill Credits you would have received until we can find a replacement customer.

11. Dispute Resolution.

- a. Complaints. For any concerns or complaints regarding this Agreement, please contact us at 888-734-3033, x702. We shall acknowledge such complaint within two (2) days of our receipt and respond within fourteen (14) days thereof whether in writing or by phone call. We shall keep a record of all customer concerns or complaints.
- b. Dispute Resolution. Each party agrees that to expedite and control the costs of disputes, the resolution of any dispute relating to this Agreement (“**Dispute**”) will be resolved according to the following procedures: (1) unless otherwise agreed in writing, the parties agree to continue to perform each of our respective obligations under this Agreement during the course of the resolution of the Dispute, then (2) each party agrees to first try to informally resolve any Dispute. Accordingly, neither party will start a formal proceeding for at least forty-five (45) days after notifying the other in writing of the Dispute. Each party agrees to send our notice to the billing address set forth on the first page of this Agreement, then (3) if, after the informal dispute resolution process

Exhibit B - Sample Contract (cont)

set forth in Subsection (2) above does not result in a resolution of the dispute, the parties shall be free to seek any available relief.

- c. Choice of Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law.
- d. EACH PARTY HERETO HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY).

12. Notices.

In the event that any notice or other communication is required or permitted to be given hereunder, such notice or communications will be in writing and may be delivered in person or sent by certified mail, overnight courier, sent electronically to the address of the addressee as specified below. Except as otherwise provided, all such notices or other communications will be deemed to have been duly given and received upon receipt.

To Us: SunCentral LLC
1601 Wewatta St., Suite 700
Denver, CO 80202
Attention: Legal
customerservice@suncentral.net

To You: As set forth in Appendix A

We may, at our option, engage a third-party service provider to manage our obligations and communications pursuant to this Agreement. Any notice, consent or other communication from such third-party provider shall be as effective as if provided directly by us.

13. Company's General Obligations Regarding the Facility.

- a. Company's Insurance. We shall maintain or ensure the following is maintained (a) property insurance on the Facility in commercially appropriate amounts, (b) commercial general liability insurance with coverage of at least \$1,000,000 per occurrence and \$2,000,000 annual aggregate, and (iii) workers' compensation insurance as required by law.
- b. Operations and Maintenance Services. Beginning on the Commercial Operations Date through the end of the Term, we will operate the Facility, and provide customary maintenance services designed to keep the Facility in good working condition. We will use qualified personnel to perform such services in accordance with industry standards.
- c. Outages. If the Facility is out of service for more than three (3) consecutive business days (an "**Outage**"), We will inform you of such Outage either via email, or another reasonably accessible communications method. Such communication will include the estimated duration of the Outage and estimated production that will be lost due to the Outage. Under no circumstances will any Outage affect the electricity service to your home.

14. Additional Agreements.

- a. Confidentiality. You agree to keep the terms of this Agreement in strictest confidence and trust and to not

Exhibit B - Sample Contract (cont)

information for your benefit or for the benefit of another, except for the limited purpose of facilitating the business relationship with us and the transactions contemplated herein or as required by law.

- b. Service Contract. Your community solar subscriber benefits under this Agreement, including the Bill Credits related to your Solar Interest, will be treated as a service contract under Internal Revenue Code Section 7701(e), and its various subparts.
- c. DISCLAIMERS OF WARRANTIES: WE DO NOT WARRANT OR GUARANTEE ANY MINIMUM PRODUCTION, SOLAR OUTPUT, OR BILL CREDIT AMOUNT. DURING THE TERM, YOUR ALLOCATION OF BILL CREDITS EVERY MONTH MAY VARY DUE TO WEATHER CONDITIONS, OUTAGES AT THE FACILITY OR ON THE UTILITY GRID, OR FOR OTHER REASONS. WE DO NOT SELL, TRANSMIT OR DISTRIBUTE SOLAR ELECTRICITY TO YOU UNDER THIS AGREEMENT. WE DO NOT PROVIDE YOU WITH OWNERSHIP OF, OR ANY INTEREST IN, ANY SOLAR PANELS, UTILITY INCENTIVES, TAX INCENTIVES, ENVIRONMENTAL ATTRIBUTES, OR RENEWABLE ENERGY CREDITS UNDER THIS AGREEMENT, ALL OF WHICH WILL BE OWNED BY US AND USED BY US AS WE MAY DETERMINE FROM TIME TO TIME. WE DO NOT WARRANT UNINTERRUPTED OR ERROR FREE OPERATION OF THE FACILITY OR ANY PART THEREOF. WE DO NOT REPRESENT OR WARRANT THAT THERE WILL BE NO CHANGES TO THE TARIFF OR THE PROGRAM OR THE BILL CREDIT RATE, OR THAT THE UTILITY WILL NOT MAKE ANY CORRECTIONS OR ADJUSTMENTS TO METER READINGS. WE DO NOT REPRESENT OR WARRANT THAT ANY CHANGE TO STATE OR FEDERAL LAW OR CHANGES TO THE UTILITY TARIFF OR THE PROGRAM WILL NOT ADVERSELY AFFECT YOU OR WILL NOT CAUSE YOU TO BE INELIGIBLE FOR THE PROGRAM. NO ORAL OR WRITTEN INFORMATION OR ADVICE GIVEN BY ANY AUTHORIZED REPRESENTATIVE OF THE COMPANY SHALL CREATE A WARRANTY. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, WE DO NOT MAKE ANY WARRANTY OR GUARANTEE TO YOU, EXPRESS, IMPLIED, STATUTORY, COMMON LAW OR OTHERWISE, AND ASSUME NO OTHER LIABILITIES, WHETHER IN CONTRACT OR IN TORT, WITH RESPECT TO THE SUBJECT MATTER HEREOF OR IN CONNECTION HERewith, AND YOU HEREBY DISCLAIM, WAIVE AND RELEASE ANY OTHER WARRANTIES, EXPRESS OR IMPLIED OR IMPOSED BY LAW INCLUDING ANY WARRANTY OF MERCHANTABILITY AND ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. THESE LIMITATIONS CONSTITUTE AN ESSENTIAL PART OF THIS AGREEMENT.
- d. LIMITATION ON DAMAGES: Notwithstanding any other provision of this Agreement to the contrary, the entire liability of either Party to the other for any and all claims of any kind arising from or relating to this Agreement, including any causes of action in contract, tort, strict liability or otherwise, will be limited to direct actual damages only, subject in all cases to an affirmative obligation of a Party to exercise commercially reasonable efforts to mitigate its damages. Notwithstanding the foregoing, our liability to you will in no event exceed the amount paid by you to us under this Agreement in excess of the Bill Credits you have received under this Agreement. We shall have the right to set-off and net against any amounts owed to us by you under this Agreement.

WITHOUT LIMITING THE FOREGOING, IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, EXEMPLARY, SPECIAL, INCIDENTAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST OPPORTUNITIES OR LOST PROFITS.

- e. Assignment. You may not assign this Agreement nor assign or transfer the Bill Credits without our prior written consent, except as provided herein. We may assign this Agreement, or any of our rights, duties, or obligations under this Agreement, to another entity or individual, including any affiliate, whether by contract, change of control, operation of law, collateral assignment or otherwise, without your prior written consent. We may in our sole discretion, from time to time, transfer you to another affiliated facility, provided that you receive similar rights and benefits as hereunder. We shall provide you with written notice of such transfer and an updated Appendix A with the new Facility information. Such updated Appendix A shall be deemed to be added to this Agreement and such transfer may be made without the need for additional consent or signature of the Parties.

Exhibit B - Sample Contract (cont)

- f. Obligation to Modify this Agreement for Financing. If a Lender requires this Agreement to be modified, or if we determine that this Agreement needs to be modified in order to finance, develop or operate the Facility, the Parties shall enter into negotiations to amend this Agreement to materially conform to such requirements and to the original intent of this Agreement in a timely manner. If the Parties, negotiating in good faith, cannot agree on such amendments within thirty (30) days of notice of the required Lender modifications, or if we determine in good faith that this Agreement cannot be amended to allow the Facility to be financed, developed or operated in a commercially reasonable manner, then we shall have the option, but not the obligation, to terminate this Agreement upon thirty (30) days prior written notice to you without further liability on the part of either Party, provided that the Parties shall not be released from any payment or other obligations arising under this Agreement prior to such termination.
- g. Survival. In the event of expiration or early termination of this Agreement, the following sections shall survive: Sections 4, 10, 11, 12, and 13.
- h. Entire Agreement. This Agreement, together with its appendices and exhibits, contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all other understandings or agreements, both written and oral, between the Parties relating to the subject matter hereof.
- i. Severability. Should any terms of this Agreement be declared void or unenforceable by any arbitrator or court of competent jurisdiction, such terms will be amended to achieve as nearly as possible the same economic effect for the Parties as the original terms and the remainder of the Agreement will remain in full force and effect.
- j. No Partnership. Nothing contained in this Agreement will constitute either Party to this Agreement as a joint venturer, employee, or partner of the other, or render either Party to this Agreement liable for any debts, obligations, acts, omissions, representations, or contracts of the other, including without limitation your obligations to the Utility for electric service.
- k. Amendments; Binding Effect; Waiver. Except as otherwise permitted in this Agreement, this Agreement may not be amended, changed, modified, or altered unless such amendment, change, modification, or alteration is in writing and signed by all of the Parties to this Agreement or their respective successors in interest. This Agreement inures to the benefit of and is binding upon the Parties and each of their respective successors and permitted assigns. No waiver of any provision of this Agreement will be binding unless executed in writing by the Party making the waiver.
- l. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement. Delivery of an executed counterpart of this Agreement by facsimile or PDF transmission will be deemed as effective as delivery of an originally executed counterpart.
- m. Estoppel. You agree, at any time within ten (10) days of Company's written request, to execute, acknowledge and deliver to us a written estoppel in a form reasonably acceptable to us and/or Lender to us stating whether the Agreement has been modified and is in full force and effect, whether we are in default of said terms, and whether there exist any charges or set-offs against us, and setting forth such other matters as we or any Lender or potential buyer may reasonably request. You also agree to execute any consent agreement requested by any Lender.
- n. Third-Party Beneficiaries. A Lender is a third-party beneficiary to this Agreement and is entitled to the rights and benefits hereunder and may enforce the provisions hereof as if it were a party hereto.
- o. Further Assurances. From time to time each Party shall execute, acknowledge and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by this Agreement. No Party shall unreasonably withhold, condition or delay

Exhibit B - Sample Contract (cont)

its compliance with any reasonable request made pursuant to this Section.

15. Right to Cancel.

You, the Customer, may cancel this transaction at any time prior to **midnight of the third (3rd) business day** after the Effective Date. See the attached notice of cancellation form (attached hereto as Appendix B) for an explanation of this right.

[Signatures on Following Page]

EXAMPLE

Exhibit B - Sample Contract (cont)

IN WITNESS WHEREOF, each Party has caused this Agreement to be duly executed by its authorized representative as of the date of last signature provided below.

SunCentral LLC

By:

Name:

Title: Authorized Representative

Customer

By:

Name:

Title: Authorized Signatory on behalf of Customer

List of Appendices to Agreement

Appendix A: Customer and Facility Information

Appendix B: Right to Cancel

Appendix C: Consent to Disclose Utility Customer Data

Appendix D: Disclosure Form

Appendix E: Estimated Production

Appendix F: Utility Account Summary

EXAMPLE

Exhibit B - Sample Contract (cont)

Appendix A

Customer and Facility Information

(This Appendix will be completed by us and an updated copy of this Appendix will be provided upon the later of (i) the Commercial Operations Date and (ii) thirty (30) days after the Effective Date of this Agreement.)

Customer:

Contact:

Utility: ComEd

Utility Accounts: As set forth in Appendix F – Utility Account Summary

Subscription Capacity: X kW-DC (X kW-AC)

Facility: TBD

Facility Company: TBD

Facility Capacity: X kW-DC (X kW-AC)

Commercial Operations Date: TBD

EXAMPLE

Exhibit B - Sample Contract (cont)

Appendix B

Cancellation Right

(Copy 1)

Right to Cancel. As set forth in Section 15 of the Community Solar Subscription Agreement (the "Agreement"), you may cancel the Agreement, without penalty or obligation, by sending us a written cancellation notice within three (3) business days of the date you signed the Agreement. To cancel the Agreement, deliver a signed and dated copy of the below Notice of Cancellation (or any other written cancellation notice identifying you and the Agreement) to us at: SunCentral 1601 Wewatta St., Suite 700, Denver, CO 80202 postmarked no later than midnight of the date that is three business days from the date you signed the Agreement. If you do not provide us a written cancellation notice within that three-day period, you will no longer have a right to cancel the Agreement and you will remain liable for performance of all your obligations under the Agreement.

Note: *The following form is made available for the purpose of cancelling the Agreement pursuant to Section 15 of the Agreement within the three-day cancellation period described above. If you are not choosing to cancel the Agreement within the three-day period described above, you should not sign this form.*

Two copies of this form are included so that if you do choose to cancel the Agreement by delivering this form to us within that time, you will still have a copy of this form.

Notice of Cancellation

Date of Transaction:

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Agreement and any negotiable instrument executed by you will be returned within 10 days following receipt by us (SunCentral) of your Notice of Cancellation. If you cancel, you must make available to us at our address, in substantially as good condition as when received, any items of value delivered to you under the Agreement.

I, _____ hereby sign this Notice of Cancellation on _____, 20____, and have caused it to be delivered to SunCentral on or before midnight of the date that is three business days from the date I signed the Agreement.

Customer's Signature: _____

Exhibit B - Sample Contract (cont)

Appendix C

Consent to Disclose Utility Customer Data Utility: ComEd

Please provide the following information. All requested information must be provided for the consent to be valid.

Authorized Recipient of Data: SunCentral LLC

Physical Address: 1601 Wewatta St., Suite 700, Denver, CO 80202

Phone: 888-734-3033 x702 Email: customerservice@suncentral.net

Data to be Released:

Utility, denoted above, will provide to SunCentral and/or its affiliates, via an (electronic) data exchange processes or otherwise, initial and ongoing account information. This information exchange will include, but is not limited to: account number, address, contact information, kWh consumption history, revenue billing period, present meter reading, present meter reading date, account status (active / inactive), disconnect date of account, total monthly electric bill amounts, total monthly bill credits, billing rate code and other information as necessary ("Customer Data").

As a customer of SunCentral and subscriber in the Community Distributed Generation program, I further understand that the data furnished will only be used by SunCentral or its affiliates to adequately manage your Solar Subscription, perform SunCentral's obligations under any Customer Agreement and maintain compliance with the Program.

SunCentral and its affiliates may not use any of my identified information for any other purpose and will keep my information confidential in accordance with the terms of the Customer Agreement.

Disclosure dates: Up to one month prior to the date this document was executed, as evidenced below, and the continual release and export of Customer Data until such consent is terminated as provided herein.

To be Completed by Utility Customer:

I agree that I am the Utility customer of record for my utility account. I understand that Utility has a policy regarding disclosure of my Customer Data and I accept that policy. Furthermore, I understand that disclosure of my Customer Data by Utility may also be required by law or if I authorize its disclosure.

I agree to allow Utility to release to SunCentral and its affiliate, Customer Data described above for the purposes described above. I understand and agree that such data may reveal information about the way I use energy at my premises.

I understand that once my Customer Data has been provided to SunCentral, the Utility will have no control over and no responsibility for SunCentral's use of the data.

This consent shall terminate upon termination of the customer agreement between SunCentral and you.

By my signature, I affirm that I am customer of record and that everything in this document is true and correct. The undersigned and SunCentral agree that SunCentral may make agreements with me by electronic means. I agree that this consent, whether in paper or electronic form, has the same legal effect and is authentic and valid. Furthermore, I

Exhibit B - Sample Contract (cont)

agree to receiving information and other communications relating to my consent in electronic form. By applying a signature below, I agree to the above terms and conditions governing my consent.

Electronic Signature of Utility Customer of Record:

By way of electronic signature below, I am agreeing to all terms of this request. I have read, understand, accept and agree to the terms herein above associated with this Consent to Disclose Utility Customer Data.

Utility Account Numbers

As set forth in Appendix F – Utility Account Summary

Signature of Utility Customer:

Date:

EXAMPLE

Exhibit B - Sample Contract (cont)

Appendix D

Disclosure Form

[insert]

EXAMPLE

Exhibit B - Sample Contract (cont)

Appendix E

Estimated Production

Estimated Facility Production

Year 1	2,228,128
Year 2	2,216,987
Year 3	2,205,902
Year 4	2,194,873
Year 5	2,183,899
Year 6	2,172,979
Year 7	2,162,114
Year 8	2,151,304
Year 9	2,140,547
Year 10	2,129,844
Year 11	2,119,195
Year 12	2,108,599
Year 13	2,098,056
Year 14	2,087,566
Year 15	2,077,128
Year 16	2,066,742
Year 17	2,056,409
Year 18	2,046,127
Year 19	2,035,896
Year 20	2,025,717
Year 21	2,015,588
Year 22	2,005,510
Year 23	1,995,482
Year 24	1,985,505
Year 25	1,975,578

You acknowledge that the above schedule sets forth an estimate of the Facility Output. You acknowledge that this schedule is our non-binding estimate of the Facility's annual production, and that we do not represent or guarantee that any particular level of production, or Bill Credits will be achieved in connection with this Agreement. The estimated production is based upon computer modeling that takes into account the AC nameplate capacity of the Facility, weather, soiling and degradation of the solar panels.

Exhibit B - Sample Contract (cont)

Appendix F

Utility Account Summary

EXAMPLE

What Is Illinois Shines?

Illinois Shines is a state-administered incentive program to support the development of new solar projects. Community solar developers receive incentive payments through Illinois Shines, which allows them to offer affordable community solar subscriptions to customers.

What Is Community Solar?

Community solar allows participants, also called subscribers, to benefit from solar energy and support renewable energy development without installing panels on their own property.

When you sign up for community solar, you subscribe to a share of a community solar project. You receive dollar credits on your electric utility bill based on how much electricity your share of the community solar project generates. Then you pay a subscription fee to your community solar provider. You can see savings if that subscription fee is less than the bill credits that you use.

Traditional community solar projects in Illinois Shines offer subscriptions to solar projects located anywhere within a customer's utility territory. A new type of community solar project within Illinois Shines is known as "Community-Driven Community Solar" (CDCS). These are community solar projects that provide direct and tangible benefits to the local community. You can ask your community solar provider whether a community solar project is a Traditional or Community-Driven project.

Community solar is not the same as "green" or "renewable" supply offers from an Alternative Retail Electric Supplier (ARES). Signing up for a community solar subscription is not the same as changing your electric supplier, although some community solar providers may require you to choose a specific electricity supply option as a condition of enrollment.

How Do Community Solar Bill Credits Work?

You will receive monetary credits on your electric utility bill based on how much electricity your share of the community solar project generates. Once you subscribe, and the community solar project is operating, it may take a few months before the credits appear on your bill.



You can view an ADA accessible version of this document at www.illinoisshines.com/accessible.



For customers in **Commonwealth Edison (ComEd) territory**, community solar bill credits are applied to your entire electric bill—that is, they can be used to "buy down" all charges on your electric bill. Bill credits roll over month-to-month and only expire if you move out of ComEd territory.

For customers in **Ameren territory**, until November 2023, community solar bill credits are only applied to the supply charges on your electric bill. After November 2023, bill credits will apply to your entire electric bill. Bill credits roll over month-to-month and only expire if you move out of Ameren territory.

When you subscribe to a community solar project, you are making a financial commitment. If possible, compare offers from different community solar providers. Also, make sure to read and understand your entire subscription contract before signing it.

How Much Will My Community Solar Subscription Cost?

Subscriptions will vary by community solar project and Approved Vendor. You are not guaranteed to save money unless your contract includes an explicit savings guarantee. **Read your contract carefully to make sure you know what you will be paying and when.**

Many community solar subscriptions are priced based on the amount of bill credits that the customer receives. That is, the subscription fee may be a set percentage of the bill credits. For example, your community solar charge might be set at 80% or 90% of the value of the bill credits that you receive. The bill credits (which are based on the amount of electricity generated by your share of the solar project) will vary month-to-month, so the subscription charge will also vary.

If your community solar subscription price is set a different way, make sure that you compare the subscription price and any other fees to the amount of bill credits that you expect to receive.

Carefully review your Disclosure Form and contract to understand other applicable fees, including whether there is a fee for early termination of the subscription.

How Is My Subscription Sized?

Most community solar subscriptions are sized so that the subscription's generation in kilowatt-hours (kWh) roughly matches the customer's electric usage in kWh over the course of the year. Your subscription size will be included on your Disclosure Form. If your subscription size is too large, meaning the subscription size of the project you are subscribed to will produce more kWh of electricity than you use in a year, it is possible that you may pay for more bill credits than you are able to use. Keep in mind that the solar project will generate more electricity in the summer than in the winter.

Other Considerations:

Does your subscription require you to authorize the community solar provider to act as your agent with respect to your electric utility account? If so, the community solar provider may pay your utility bills on your behalf and make changes to your utility account.

Does your subscription require you to sign up to receive electricity from a specific electric supplier or utility default service? If so, what rate will you be charged for electricity under that supply option?

Consumer Protection

Your community solar provider is required to provide you with this informational brochure and a standard Disclosure Form, which you must sign before you sign a subscription contract. The Disclosure Form includes information about the Program and consumer rights, contact information for your community solar provider,

and information about costs and savings. Review this form carefully and use it to compare offers from other community solar providers.

Other Illinois Shines consumer protections include:

- You have the right to keep your subscription if you move to a different home or business location in the same utility service territory.
- You also have rights to assign or sell the subscription to another customer within your original utility service territory without having to pay a fee to the subscription provider. Some restrictions apply.
- Illinois Shines sets out requirements for what information and terms must be included in your subscription contract.
- Only Approved Vendors may submit project applications to Illinois Shines; these companies are vetted by the Program Administrator. Your community solar provider may be an Approved Vendor or they may be a Designee who works with customers on behalf of an Approved Vendor. Designees must be registered with Illinois Shines.
- Dedicated Program Administrator staff answer questions and assist customers in resolving complaints.

Complaint Procedures

If you have a problem related to your solar project or the sales process, first try to resolve it with your installer or the Approved Vendor. If you can't agree about how to solve the problem, you may contact the **Illinois Shines Program Administrator** by emailing complaints@illinoisshines.com or by calling 877-783-1820.

If you have been subject to fraudulent or deceptive sales practices, the Illinois Attorney General's Consumer Protection Division may be able to help.

CHICAGO: 800-386-5438 | TTY: 800-964-3013

SPRINGFIELD: 800-243-0618 | TTY: 877-844-5461

CARBONDALE: 800-243-0607 | TTY: 877-675-9339

SPANISH LANGUAGE: 866-310-8398

For more information, go to www.illinoisshines.com

Illinois Solar for All, another incentive program, is available for income-eligible customers and includes savings guarantees. Learn more at www.IllinoisSFA.com.

Illinois Shines Community Solar Disclosure Form

Illinois Shines is a state solar incentive program. Your community solar provider is required to provide you with this Disclosure Form so that you have clear information about the community solar subscription. You can contact the Illinois Shines Program Administrator by emailing complaints@illinoisshines.com or by calling (877) 708-3456. More information about Illinois Shines is available at www.IllinoisShines.com and a guide to understanding your disclosure form is available at <https://illinoisshines.com/consumer-protection/disclosure-form-resources>

Your subscription entitles you to a share of the electricity generated from the community solar project. You will receive monetary credits for this electricity on your utility bill.

Contact Information

Customer Information		Community Solar Provider*	
Name		Legal Name	SunCentral LLC
Address		Marketing Name	SunCentral
Phone		Phone	888-734-3033
Email		Email	customerservice@suncentral.net
Service utility	ComEd	Website	www.suncentral.net
Utility Account#			

*may be different than project owner/developer

Project Information

Your Community Solar Provider has not yet determined to which specific community solar project you will be subscribed, but will send you a notice with the project name, location, size, and Approved Vendor once you are subscribed to a specific project.

Subscription Information

Subscription Size <i>(may vary by the greater of 5kW or 25%)</i>	XX kW AC	Estimated first year production <i>(production level will decrease over time)</i>	XX kWh
		Guaranteed minimum level of production	no guarantee
Term of your subscription	10 years	Estimated start date for bill credits	TBD

Rate and Payment Information

Enrollment fee or amount due at contract signing	\$0.00
Subscription structure and rate	Payment equal to 80.00% of community solar credits on your utility bill
Frequency of payments and start date	Monthly, one month after energization
Format of bill	Electronic
Payment details	Autopay not required

Other Fees and Costs

Description	When Applicable	Amount
Late Payment Fee	Payment is more than 30 days late	2% per month of the balance past due

Early Termination of Subscription

Your community solar subscription will terminate if you move out of your current electric utility's service territory. Advance notice requirements and/or a penalty or fee may apply.

Additional circumstances under which you may terminate your subscription early	180 days prior written notice
Advanced notice for early termination	180 days prior written notice
Penalty or fee for early termination	None

Value of Electricity and Savings Estimates

With your community solar subscription, **you will receive monetary credits on your electric utility bill** for the electricity generated by your share of the solar project. Below are estimates of the bill credits your subscription will generate in the first year and over the term of your subscription (how much less you will pay in electric bills). The form also provides estimated savings in year one and over the subscription term. These estimates are based on the current rate for community solar bill credits for residential customers in your service utility territory.

If you are a non-residential utility customer, your crediting rate may be different. The below estimates are NOT a guarantee; bill crediting rates are subject to change.

For more information on savings estimates, visit <https://illinoisshines.com/cs-disclosure-forms/>

Estimated bill credits for first year	Estimated subscription payments for first year	Enrollment fee	Estimated total savings for first year
TBD	TBD	TBD	TBD
Estimated first year production of electricity from your share of the solar project, multiplied by the bill crediting rate TBD cents/kWh	Your subscription fee is 80.00% of your bill credits	Enrollment fee or amount due at contract signing fee	Make sure to also consider any other fees or costs disclosed above

Most community solar subscriptions are sized so that the subscription's generation in kWh roughly matches the customer's electric usage in kWh over the course of the year. If your subscription size is too large, it is possible that you may pay for more bill credits than you can use. Keep in mind that the solar project will generate more electricity in the summer than in the winter.

For more information, visit <https://illinoisshines.com/consumer-protection/disclosure-form-resources>

Additional Information from Community Solar Provider / Approved Vendor

Signature

By signing this disclosure form, you certify that you received and read this form and had the opportunity to ask questions about it.

Printed Name _____

Signature _____

Date _____

Illinois Community Solar Subscription Agreement

Company: SunCentral LLC (SunCentral)	Effective Date:
Customer: City of Sterling, IL	Facility: As set forth in Appendix A
Contact: Scott Shumard	Subscription Capacity: As set forth in Appendix A
Role: City Manager	Utility: ComEd

1. Introduction.

This Community Solar Subscription Agreement (this “**Agreement**”) sets forth the terms and conditions under which you subscribe through SunCentral to a portion of the electric generating capacity of a utility-approved Community Renewable Generation Project for the Term of this Agreement in order to receive Bill Credits from the Utility so as to decrease your utility costs. “**Utility**” means the utility service provider listed under Appendix A. In this Agreement, you may be also referred to as “you”, “your” or “Customer”, and SunCentral, together with its successors and assigns, may also be referred to as “the Company” or “we” or “us” or “our”. Customer and the Company shall collectively be referred to herein as the “Parties” and individually as a “Party”.

This Agreement, with the Effective Date as of the date of the last signature, is a legally binding agreement with disclosures (attached, hereto as Appendix D) required by law, so please read everything carefully. If you have any questions regarding this Agreement, please contact SunCentral customer support at 888-734-3033 x702 or customerservice@suncentral.net. If you have questions regarding the program, please contact the Illinois Power Agency (“IPA”) at 866-846-5276 or <https://www2.illinois.gov/sites/ipa/Pages/default.aspx>.

2. General Information.

As detailed below, the Utility currently participates in the Illinois Shines, the brand name for the Adjustable Block Program (ABP), whereby the Utility is required to issue bill credits for generated solar electricity pursuant to the terms of the Tariff and program regulations (the “**Program**”). “**Tariff**” means the Utility tariff from the Utility to implement the Program, as approved by the Illinois Commerce Commission (“ICC”) and administered by the Illinois Power Agency, together with any subsequent amendments and approvals thereto. This Program requires the Utility to issue credits on the bills for certain customers (the “**Bill Credits**”) in exchange for receipt of solar electricity from a qualifying Community Renewable Generation facility.

We have constructed or intend to construct a utility-approved Community Renewable Generation facility as set forth in the Program, at the location set forth in Appendix A (the “**Facility**”). We will interconnect the Facility with the Utility pursuant to the terms of the Tariff, generator interconnection agreement, the Program, or other agreements required to be executed with the Utility (collectively, the “**Interconnection and Credit Agreements**” or “**ICA**”). Once the Facility begins to generate electric energy on a commercial basis and has received permission to operate by the Utility (the “**Commercial Operations Date**” or “**COD**”) we shall provide you further description of such Facility and notice of assignment to it on or shortly after by updating Appendix A with the Commercial Operations Date, Facility Location, Facility’s total nameplate capacity, and Customer’s Capacity. Such updated Appendix A shall be added to this Agreement without the need for additional consent or signature of the Parties in accordance with Section 2. By executing this Agreement, you agree to allow us to assign this Agreement to any eligible solar facility developed, owned or managed by us as described (or to be described at a future date) in Appendix A.

Under this Agreement, you will subscribe to a portion of the electric generating capacity of the Facility during the Term of this Agreement in order to receive Bill Credits from the Utility on your electric bill (the “**Solar Interest**”).

3. Term.

- a. Term. The term of this Agreement shall commence on the Effective Date and continue for ten (10) years after the Commercial Operations Date (the “**Initial Term**”). This Agreement will automatically renew for successive

terms of five (5) years for the lifetime of the Program (each, a “**Renewal Term**”) unless either Party decides that it does not wish to renew this Agreement before the expiration of the Initial Term or any Renewal Term, as applicable, by notifying the other Party in writing at least one hundred eighty (180) days before the completion of the Initial Term or Renewal Term, as applicable. The Initial Term and any Renewal Term are collectively referred to as the “**Term**.”

- b. Termination for Convenience. You may terminate this Agreement at any time for any reason with one hundred and eighty (180) days prior written notice to us. If this Agreement is terminated pursuant to this Section, then all Bill Credits received by you prior to such termination shall be retained by you and you agree to pay us the Bill Credit Payment with respect to any Bill Credits that have or may continue to be allocated to you by the Utility after termination until we find a replacement customer and the Utility allocation form can be updated by us.
- c. **RECURRING SUBSCRIPTION DISCLOSURES. YOUR PAYMENTS UNDER THIS AGREEMENT SHALL BE REOCCURRING UNLESS YOU CANCEL THIS AGREEMENT. THIS SECTION 3 SETS FORTH THE DEADLINES TO CANCEL YOUR AGREEMENT. YOU WILL BE CHARGED 80% OF THE BILL CREDITS YOU RECEIVE ON A MONTHLY BASIS IN ACCORDANCE WITH SECTION 6. YOU CAN EASILY CANCEL YOUR SUBSCRIPTION BY LOGGING INTO YOUR PORTAL ([HTTPS://PLATFORM.PIVOTENERGY.NET/SETTINGS](https://platform.pivotenergy.net/settings)). ON THE ACCOUNT SETTINGS PAGE, CLICK THE BEGIN CANCELLATION PROCESS BUTTON. TERMINATION OF THE AGREEMENT WILL THEN TAKE PLACE IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT.**
- d. Initial Accrual of Bill Credits. The Utility shall begin allocating Bill Credits to you upon the date (the “**Eligibility Date**”) by which all of the following shall have occurred: (1) the Commercial Operations Date and (2) the Utility has added you to the Utility’s Bill Credit allocation records (the “**Allocation Form**”) which we update with the Utility from time to time to allocate Bill Credits obtained from the Utility in respect to solar electricity delivered to the Utility Meter located at the Facility and (3) you have been approved by the Utility.

4. **Acknowledgments Regarding the Program.**

- a. Program Limitation and Requirements. The Program imposes certain requirements and limits on participation in the Program as further described in the applicable Program rules and regulations (the “**Program Limitation**”). You acknowledge that your participation (or the participation of others at the same Utility Service Location) in other Utility programs relating to renewable energy payments, credits or rebates may further limit the Portion, Bill Credits or Capacity which you can receive, or which may be attributed to you in connection with this Agreement and the Program. You agree that we are not obligated to request, and that the Utility is not obligated to make any payment or provide Bill Credits to the extent your Capacity exceeds the Program Limitation. You acknowledge this Agreement will be deemed automatically amended to incorporate any changes to any Program rules or regulations. To participate in the Program, you must in addition to other applicable requirements (i) be and remain a customer of the Utility for electric service throughout the Term of this Agreement, (ii) assist in designating your Customer Account to which the Utility can post Bill Credits (which shall be at the Utility Service Location shown in Appendix A unless changed pursuant to the Agreement), and (iii) be and remain in compliance with all requirements of this Agreement and the Program throughout the Term of this Agreement
- b. Your Subscription is Contingent on Allocation of Bill Credits by Utility. Your subscription is contingent upon and subject to the Utility’s acceptance and allocation of Bill Credits to your Customer Account. “**Customer Account**” means Customer’s account with the Utility for a location served by the Utility, and which must be in a rate class that is eligible under the Program. During the Term of this Agreement, (i) if for any reason the Utility refuses to allocate a portion or all of the Bill Credits to your Customer Account on a temporary basis, this Agreement shall remain in full force and effect, but we shall promptly refund to you any amount paid to us by you for such Bill Credits which the Utility refused to credit to your Customer Account, and (ii) if for any reason the Utility refuses to allocate the Bill Credits to your Customer Account on a permanent basis, either Party may terminate this Agreement by written notice to the other Party. Notwithstanding anything to the contrary, this Section 4(b)

does not apply to the extent that the reason that the Utility refuses to allocate Bill Credits to you is a result of you failing to pay your Utility bill or your breach of this Agreement.

- c. Additional Requirements. From time to time during the Term, we may request and you shall within ten (10) days of such request provide information reasonably requested by Company and/or its current or anticipated financiers or lenders ("**Lender**") in order to perform a credit eligibility analysis of you. If such information is not provided within such time, or if we determine in our sole discretion that such information is unsatisfactory, we may terminate this Agreement upon written notice to you.

5. Customer's Subscription.

- a. Capacity Subscribed. Commencing on the Eligibility Date and continuing throughout the remainder of the Term, you agree to subscribe to a Capacity sufficient to produce kWh equal up to approximately ninety percent (90%) of the capacity allowed pursuant to the Program rules. After verifying your prior twelve-month usage or estimated usage with the Utility, we shall notify you of your Capacity within the updated Appendix A. "**Capacity**" means the amount of capacity you subscribed to under this Agreement as detailed under Appendix A expressed in terms of kW-DC.
- b. Determination of Solar Output. You acknowledge the measurement of the Facility Solar Output shall be based upon readings at the Utility Meter. Each month during the Term of this Agreement, the Utility will record the amount of solar electricity generated that month at the Facility and delivered to the Utility Meter (the "**Facility Solar Output**"). The Utility will then multiply the Facility Solar Output by your Portion to arrive at the "**Customer Solar Output**" for that month in kWh. Customer Solar Output means the portion of the Facility production allocable to the Customer measured in kilowatt hours AC or "**kWh**." The month over which such solar electricity is measured is referred to herein as the "**Production Month**." "**Portion**" means your Capacity expressed in a percentage of the total nameplate capacity of the Facility. The current estimated production projections are found in Appendix E.
- c. Calculation of Bill Credits. Bill Credits are calculated solely by the Utility based upon the terms and conditions of the Program. You acknowledge and agree that our sole obligation regarding payments to you is to request and use commercially reasonable efforts to require the Utility to deliver Bill Credits. We will provide the Utility with your information so that the Utility can post the appropriate amount of Bill Credits to your electric bill, pursuant to the allocations shown in the Allocation Form. Bill Credits to be applied on your electric bill are calculated using the Bill Credit Rate multiplied by your Customer Solar Output. "**Bill Credit Rate**" means the applicable value in effect at the time of energy generation (in \$/kWh) and may be periodically revised by the Utility based upon variations in the Utility's rate components from time to time, that is applicable to your service classification. You understand that (i) the Bill Credits received by you for a particular Production Month will be reflected on your statement from the Utility as a monetary credit amount and not as an electricity quantity; and (ii) such Bill Credits will be reflected on your monthly invoice according to the Utility's billing cycle, and there may be a delay of up to three months after the Production Month in which the Bill Credits appear on your Utility invoice.
- d. Title; Environmental Attributes and Tax Incentives Excluded. You shall not be entitled to any ownership interest in, and as between you and us, we shall have title to, the Facility and all solar panels. You acknowledge and agree that your Solar Interest does not include any Environmental Attributes associated with the Facility, and you agree that you will not claim any Environmental Attributes. "**Environmental Attributes**" means any credit, benefit, reduction, offset, financial incentive, tax credit and other beneficial allowance that is in effect as of the Effective Date or may come into effect in the future, including, to the extent applicable and without limitation, (i) all environmental and renewable energy attributes and credits, "**Renewable Energy Credits**" of any kind and nature resulting from or associated with the Facility and/or its electricity generation, (ii) government financial incentives, (iii) greenhouse gas offsets, (iv) investment tax credits (including any grants or payments in lieu thereof), tax deduction, incentives or depreciation allowances established under any federal or state law, and (v) other allowances howsoever named or referred to, with respect to any and all fuel, emissions, air quality,

or other environmental characteristics, resulting from the use of solar energy generation or the avoidance of the emission of any gas, chemical or other substance into the air, soil or water attributable to the Facility and/or its electricity generation.

- e. Taxes. You shall be responsible to either pay or reimburse us for any applicable sales, use, import, excise, value added, or other taxes or levies (other than our income taxes) associated with this Agreement. We shall be responsible for any and all taxes assessed on the generation, sale and delivery of the electricity from your Solar Interest. We do not make any representations or warranty concerning the tax implications of any Bill Credits provided to you.
- f. Distribution of Excess Bill Credits. **"Excess Bill Credits"** means additional Bill Credits which upon our instruction to the Utility are allocated to your Customer Account by the Utility, which shall temporarily increase the regular Bill Credit distribution associated with your Customer Solar Output. We may at any time direct the Utility to apply Excess Bill Credits to your Customer Account if not in violation of the Program.

6. Payment

- a. Bill Credit Payment. Except as provided in Section 6(c) below, the payment (the **"Bill Credit Payment"**) for each month is (i) eighty percent (80%) of the Bill Credits attributable to the Customer's Solar Output for the prior Production Month plus (ii) eighty percent (80%) of the Excess Bill Credits received by you for such Production Month, if applicable under Section 5(f).
- b. Invoice for Bill Credit Payment. Each month following the Eligibility Date (except as provided in Section 6(c) below), you will electronically receive a monthly statement from us showing the Bill Credit Payment amount due from you on or about the 60th day after the end of the Production Month upon which such Bill Credit Payment is based including any previous balance and late fee, if applicable (the **"Invoice"**). The Invoice shall be based on readings from the Utility Meter, if available. In the event the Utility does not provide Utility Meter readings at all or on a timely basis, the Invoice shall be based on readings at the Facility Meter. **"Facility Meter"** means our electric meter located at the Facility and used to measure the solar electricity generated at the Facility. You shall pay all invoiced amounts owed to us within thirty (30) days of the date of the Invoice. All invoices shall be paid by automatic payment or another Company-approved payment method. During your enrollment process, you shall execute the payment authorization form and provide us the necessary payment information. You agree to inform us of any changes to your payment information within ten (10) days of any change. Any late payments shall be subject to late fees. If your payment is late in accordance with this Agreement, you shall owe the lesser of (i) 2% per month on the portion of your balance that is more than thirty (30) days past due and (ii) or the maximum amount as allowed by applicable law as a **"Late Fee"**.
- c. Consolidated Billing. **"Consolidated Billing"** means the utility net crediting process of splitting the Bill Credits between the Customer and the Company. Notwithstanding anything to the contrary, under the Program, we can elect to sign up for Consolidated Billing at any time once Consolidated Billing has been implemented by the Utility. For all Production Months in respect to which we have elected to participate in Consolidated Billing, the Utility will credit you twenty percent (20%) (the **"Bill Credit Savings Rate"**) multiplied by the total Bill Credits attributable to the Customer's Solar Output for the Production Month as determined pursuant to this Agreement. The remaining Bill Credits (minus any administrative fees) would go directly to us. Thus, you would only see the Bill Credit savings on your electric bill. For Production Months under Consolidated Billing, you shall not owe the Bill Credit Payment nor shall you receive a separate Invoice from us.
- d. Records and Audits. Each Party shall keep, for a period of not less than three (3) years after the date of each Invoice, records sufficient to permit verification of the accuracy of billing statements, charges, computations and payments reflected on such Invoice. During such period each Party may, at its sole cost and expense, and

upon reasonable notice to the other Party, examine the other Party's records pertaining to such Invoice during the other Party's normal business hours. We shall, at your request (such request to not occur more than annually), provide documentation of the amount of electricity generated by the Facility and/or the calculation of the Bill Credit Payments and Bill Credit calculations under Consolidated Billing, as applicable, provided that you provide us with your Utility bills for the time in question.

7. Customer Information.

Within ten (10) days of any request therefor by the Utility or us, you will provide to the Utility or us all applications, documentation and information required by the Utility to evaluate your qualification and eligibility for participation in the Program. You further agree to execute the Consent to Disclose Utility Customer Data set forth in Appendix C. We may use your customer information you provide in Appendix A for reporting purposes to governmental entities and as outlined in Appendix C. To help us carry out the terms of this Agreement and interact with the Utility in regard to requirements of the Program, you agree that we have permission to submit to the Utility and/or obtain from the Utility your customer information listed in Appendix A, and usage information. Protection of your Customer Data is important to us. The terms and conditions of our data privacy policy found at <https://suncentral.net/privacy-policy/> are incorporated into this Agreement.

8. Changes in Location and Capacity.

a. Change in Location.

- i. Advance Notice. You agree to provide us with ninety (90) days advance notice if you are moving, intend to close your Utility account, or of any other change which may cause you to not be the Utility's customer at the Utility Service Location.
- ii. New Eligible Service Location within same Utility Service Territory. If you change your Utility Service Location, this Agreement shall continue for the new location if: (i) the billing meter at the new premise is within the same service territory as the Utility serving the associated Facility or another one of our facilities that has available capacity, and (ii) you are established as the customer of record for electric service with the Utility at the new premises. You shall take all steps and provide all information required by the Utility under the Program to substitute your new service location as the Utility Service Location under this Agreement, and this Agreement shall continue in effect. We shall update Allocation Form. After the Utility has verified eligibility and accepted the updated Allocation Form, you will continue to receive Bill Credits in accordance with the terms of this Agreement. We shall update Appendix A with your new Utility Service Location, without the need for additional consent or signature.
- iii. Other Termination of Utility Service. If you cease to be a Utility customer for electric service at the Utility Service Location and your new service location is not eligible to participate in Program in our Facility, we may terminate this Agreement under Section 10(e).

b. Increase or Decrease in Capacity. In accordance with Program Limitations, we may increase or decrease your Capacity, to adjust for changes in your actual electrical usage. We shall notify you of any changes within sixty (60) days of such change in Capacity.

c. Transfer to a Replacement Customer. You may be permitted to transfer all of your Capacity to a replacement customer as long as (i) such transfer is made in compliance with all terms and conditions of the Program, including Program Limitations; (ii) the replacement customer is eligible under the Program; (iii) you have no outstanding obligations in connection with your Customer Account or payments due under this Agreement; and (iv) you obtain our prior written consent, which consent may be withheld in our sole discretion. As a condition of any such transfer, you and the proposed transferee shall provide us with all requested documentation and information related to the transfer, and confirmation of qualification by the Utility to participate in the Program. Upon execution of a new agreement with the replacement customer, this Agreement will terminate.

9. Your General Agreements.

- a. Representations and Warranties. As of the Effective Date, each Party represents and warrants to the other Party as follows:
 - i. The Party is duly organized, validly existing, and in good standing under the laws of the state of its formation.
 - ii. The Party has full legal capacity to enter into and perform this Agreement and that the information provided is true to the best of its knowledge and belief.
 - iii. The execution of this Agreement has been duly authorized, and each person executing this Agreement on behalf of the Party has full authority to do so and to fully bind the Party.
 - iv. The execution and delivery of this Agreement and the performance of the obligations hereunder will not violate any applicable legal requirement, any order of any court or other agency of government, or any provision of any agreement or other instrument to which the Party is bound.
 - v. There is no litigation, arbitration, administrative proceeding, or bankruptcy proceeding pending or being contemplated by the Party, or to the Party's knowledge, threatened against the Party, that would materially and adversely affect the validity or enforceability of this Agreement or the Party's ability to carry out the Party's obligations hereunder.
- b. Customer Additional Representations, Warranties, and Covenants. Customer hereby represents, warrants and covenants to Company as follows:
 - i. The Customer Information you provide in Appendix A is accurate and that you are eligible to participate in the Program.
 - ii. You agree to keep your Utility account for the Utility Service Location in active status and pay your electric bill on time. You agree to make no claim against us or our affiliates or assigns for amounts which may be payable to you from the Utility under the Program or in connection with this Agreement.
 - iii. You have not granted or placed or allowed others to place any liens, security interests, or other encumbrances on the Bill Credits, and you will not do so during the Term of this Agreement.

10. Termination.

- a. Termination of Program. In the event the Utility ceases to offer the Program or a comparable substitute, or in the event that there is a change in the Program such that you are no longer eligible to participate in the Program, then either Party may terminate this Agreement after you cease to receive Bill Credits.
- b. Termination Based on Lease. If the lease where the Facility is located is terminated for any reason and not subsequently reinstated or the Company has not otherwise obtained a right to access and operate the Facility on the applicable site, this Agreement will terminate at the time such access to the site permanently ceases without liability to either Party.
- c. Termination Based on Our Default. You may terminate this Agreement if we materially fail to fulfill any of our obligations as expressed in this Agreement, and such failure continues for more than sixty (60) days after written notice from you of such failure. To terminate this Agreement in accordance with this Section, you may not have any uncured material default at the time of such termination.
- d. Termination Based on Your Default. You will be in material default of this Agreement and we may terminate this Agreement for your material default should any of the following occur:
 - i. You fail to make any payment when due under this Agreement and such failure continues for a period of thirty (30) days after written notice from us.

- ii. Any of the representations set forth in this Agreement shall be or become untrue, or you fail to fulfill any of your other material obligations as expressed in this Agreement, and such failure continues for more than thirty (30) days after written notice to you of such failure.
- iii. You fail to pay your Utility bills on a timely basis, your Utility account is closed without providing us notice as set forth in this Agreement, or you assign or transfer this Agreement without our prior written consent.
- iv. You become insolvent, file for bankruptcy, or make an assignment for the benefit of your creditors, or an involuntary bankruptcy petition is filed against you.
- e. Termination Prior to Operation. Prior to the Commercial Operations Date, either Party may terminate this Agreement without penalty by providing written notice to the other Party, if we have not achieved the Commercial Operations Date for the Facility or the Facility fails to qualify as a Community Renewable Generation Facility in accordance with the Tariff within thirty-six (36) months after the Effective Date; provided that such thirty-six month period shall be extended on a day-to-day basis for any Force Majeure or action or inaction on the part of the Customer or Utility.
- f. Force Majeure. “*Force Majeure*” means any event or circumstance not within the reasonable control of the a Party which precludes such Party (the “*Affected Party*”) from carrying out, in whole or in part, its obligations under this Agreement, except the obligation to make payments when due. If a Force Majeure event occurs, the Company shall not be deemed to be in default during the Force Majeure event, provided that: (i) the Affected Party gives you written notice describing the occurrence and the anticipated period of delay; (ii) no obligations of the Affected Party which were to be performed prior to the Force Majeure shall be excused; and (iii) the Affected Party shall use commercially reasonable efforts to remedy the Force Majeure. If any Force Majeure lasts longer than ninety (90) days, and the Company determines in good faith that such Force Majeure substantially prevents, hinders or delays the Company’s performance of any of its obligations, then either Party may upon written notice terminate the Agreement without further liability, except that neither Party shall be relieved from any payment obligations arising under this Agreement prior to the Force Majeure.
- g. Effect of Termination. Upon termination of this Agreement for any reason, (i) we shall remove you from the Allocation Form, which may take up to six (6) months, (ii) we shall have no further obligation to deliver, and you shall have no further obligation to subscribe to, any Bill Credits from us, provided, however, (a) that you shall pay us the Bill Credit Payments with respect to any Bill Credits that have or may continue to be allocated to you by the Utility until the Community Distributed Generation Allocation Form is updated with the Utility and (b) with respect to Production Months with Consolidated Billing, you shall repay to us the net amount of Bill Credits you receive on your Utility account until we can find a replacement customer and the Utility accepts the updated Allocation Form. In connection with the foregoing sentence, both Parties agree to execute any documents as may be reasonably required by the Utility. Subject to the limitations set forth in this Agreement, each Party reserves and shall have all rights and remedies available to it at law or in equity with respect to the performance or non-performance of the other Party hereto under this Agreement. In the event this Agreement is terminated due to your default, you shall be responsible to pay Company the Bill Credit Payment with respect to Bill Credits you would have received until we can find a replacement customer.

11. Dispute Resolution.

- a. Complaints. For any concerns or complaints regarding this Agreement, please contact us at 888-734-3033, x702. We shall acknowledge such complaint within two (2) days of our receipt and respond within fourteen (14) days thereof whether in writing or by phone call. We shall keep a record of all customer concerns or complaints.
- b. Dispute Resolution. Each party agrees that to expedite and control the costs of disputes, the resolution of any dispute relating to this Agreement (“**Dispute**”) will be resolved according to the following procedures: (1) unless otherwise agreed in writing, the parties agree to continue to perform each of our respective obligations under this Agreement during the course of the resolution of the Dispute, then (2) each party agrees to first try to

informally resolve any Dispute. Accordingly, neither party will start a formal proceeding for at least forty-five (45) days after notifying the other in writing of the Dispute. Each party agrees to send our notice to the billing address set forth on the first page of this Agreement, then (3) if, after the informal dispute resolution process set forth in Subsection (2) above does not result in a resolution of the dispute, the parties shall be free to seek any available relief.

- c. Choice of Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law.
- d. EACH PARTY HERETO HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY).

12. Notices.

In the event that any notice or other communication is required or permitted to be given hereunder, such notice or communications will be in writing and may be delivered in person or sent by certified mail, overnight courier, sent electronically to the address of the addressee as specified below. Except as otherwise provided, all such notices or other communications will be deemed to have been duly given and received upon receipt.

To Us: SunCentral LLC
1601 Wewatta St., Suite 700
Denver, CO 80202
Attention: Legal
customerservice@suncentral.net

To You: As set forth in Appendix A

We may, at our option, engage a third-party service provider to manage our obligations and communications pursuant to this Agreement. Any notice, consent or other communication from such third-party provider shall be as effective as if provided directly by us.

13. Company's General Obligations Regarding the Facility.

- a. Company's Insurance. We shall maintain or ensure the following is maintained (a) property insurance on the Facility in commercially appropriate amounts, (b) commercial general liability insurance with coverage of at least \$1,000,000 per occurrence and \$2,000,000 annual aggregate, and (iii) workers' compensation insurance as required by law.
- b. Operations and Maintenance Services. Beginning on the Commercial Operations Date through the end of the Term, we will operate the Facility, and provide customary maintenance services designed to keep the Facility in good working condition. We will use qualified personnel to perform such services in accordance with industry standards.
- c. Outages. If the Facility is out of service for more than three (3) consecutive business days (an "**Outage**"), We will inform you of such Outage either via email, or another reasonably accessible communications method. Such communication will include the estimated duration of the Outage and estimated production that will be lost due to the Outage. Under no circumstances will any Outage affect the electricity service to your home.

14. Additional Agreements.

- a. Confidentiality. You agree to keep the terms of this Agreement in strictest confidence and trust and to not disclose the terms hereof to any other entity or person or use, disseminate, or otherwise distribute any such information for your benefit or for the benefit of another, except for the limited purpose of facilitating the business relationship with us and the transactions contemplated herein or as required by law.
- b. Service Contract. Your community solar subscriber benefits under this Agreement, including the Bill Credits related to your Solar Interest, will be treated as a service contract under Internal Revenue Code Section 7701(e), and its various subparts.
- c. DISCLAIMERS OF WARRANTIES: WE DO NOT WARRANT OR GUARANTEE ANY MINIMUM PRODUCTION, SOLAR OUTPUT, OR BILL CREDIT AMOUNT. DURING THE TERM, YOUR ALLOCATION OF BILL CREDITS EVERY MONTH MAY VARY DUE TO WEATHER CONDITIONS, OUTAGES AT THE FACILITY OR ON THE UTILITY GRID, OR FOR OTHER REASONS. WE DO NOT SELL, TRANSMIT OR DISTRIBUTE SOLAR ELECTRICITY TO YOU UNDER THIS AGREEMENT. WE DO NOT PROVIDE YOU WITH OWNERSHIP OF, OR ANY INTEREST IN, ANY SOLAR PANELS, UTILITY INCENTIVES, TAX INCENTIVES, ENVIRONMENTAL ATTRIBUTES, OR RENEWABLE ENERGY CREDITS UNDER THIS AGREEMENT, ALL OF WHICH WILL BE OWNED BY US AND USED BY US AS WE MAY DETERMINE FROM TIME TO TIME. WE DO NOT WARRANT UNINTERRUPTED OR ERROR FREE OPERATION OF THE FACILITY OR ANY PART THEREOF. WE DO NOT REPRESENT OR WARRANT THAT THERE WILL BE NO CHANGES TO THE TARIFF OR THE PROGRAM OR THE BILL CREDIT RATE, OR THAT THE UTILITY WILL NOT MAKE ANY CORRECTIONS OR ADJUSTMENTS TO METER READINGS. WE DO NOT REPRESENT OR WARRANT THAT ANY CHANGE TO STATE OR FEDERAL LAW OR CHANGES TO THE UTILITY TARIFF OR THE PROGRAM WILL NOT ADVERSELY AFFECT YOU OR WILL NOT CAUSE YOU TO BE INELIGIBLE FOR THE PROGRAM. NO ORAL OR WRITTEN INFORMATION OR ADVICE GIVEN BY ANY AUTHORIZED REPRESENTATIVE OF THE COMPANY SHALL CREATE A WARRANTY. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, WE DO NOT MAKE ANY WARRANTY OR GUARANTEE TO YOU, EXPRESS, IMPLIED, STATUTORY, COMMON LAW OR OTHERWISE, AND ASSUME NO OTHER LIABILITIES, WHETHER IN CONTRACT OR IN TORT, WITH RESPECT TO THE SUBJECT MATTER HEREOF OR IN CONNECTION HEREWITH, AND YOU HEREBY DISCLAIM, WAIVE AND RELEASE ANY OTHER WARRANTIES, EXPRESS OR IMPLIED OR IMPOSED BY LAW INCLUDING ANY WARRANTY OF MERCHANTABILITY AND ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. THESE LIMITATIONS CONSTITUTE AN ESSENTIAL PART OF THIS AGREEMENT.
- d. LIMITATION ON DAMAGES: Notwithstanding any other provision of this Agreement to the contrary, the entire liability of either Party to the other for any and all claims of any kind arising from or relating to this Agreement, including any causes of action in contract, tort, strict liability or otherwise, will be limited to direct actual damages only, subject in all cases to an affirmative obligation of a Party to exercise commercially reasonable efforts to mitigate its damages. Notwithstanding the foregoing, our liability to you will in no event exceed the amount paid by you to us under this Agreement in excess of the Bill Credits you have received under this Agreement. We shall have the right to set-off and net against any amounts owed to us by you under this Agreement.

WITHOUT LIMITING THE FOREGOING, IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, EXEMPLARY, SPECIAL, INCIDENTAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST OPPORTUNITIES OR LOST PROFITS.

- e. Assignment. You may not assign this Agreement nor assign or transfer the Bill Credits without our prior written consent, except as provided herein. We may assign this Agreement, or any of our rights, duties, or obligations under this Agreement, to another entity or individual, including any affiliate, whether by contract, change of control, operation of law, collateral assignment or otherwise, without your prior written consent. We may in our sole discretion, from time to time, transfer you to another affiliated facility, provided that you receive similar rights and benefits as hereunder. We shall provide you with written notice of such transfer and an updated Appendix A with the new Facility information. Such updated Appendix A shall be deemed to be added to this Agreement and such transfer may be made without the need for additional consent or signature of the Parties.

- f. Obligation to Modify this Agreement for Financing. If a Lender requires this Agreement to be modified, or if we determine that this Agreement needs to be modified in order to finance, develop or operate the Facility, the Parties shall enter into negotiations to amend this Agreement to materially conform to such requirements and to the original intent of this Agreement in a timely manner. If the Parties, negotiating in good faith, cannot agree on such amendments within thirty (30) days of notice of the required Lender modifications, or if we determine in good faith that this Agreement cannot be amended to allow the Facility to be financed, developed or operated in a commercially reasonable manner, then we shall have the option, but not the obligation, to terminate this Agreement upon thirty (30) days prior written notice to you without further liability on the part of either Party, provided that the Parties shall not be released from any payment or other obligations arising under this Agreement prior to such termination.
- g. Survival. In the event of expiration or early termination of this Agreement, the following sections shall survive: Sections 4, 10, 11, 12, and 13.
- h. Entire Agreement. This Agreement, together with its appendices and exhibits, contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all other understandings or agreements, both written and oral, between the Parties relating to the subject matter hereof.
- i. Severability. Should any terms of this Agreement be declared void or unenforceable by any arbitrator or court of competent jurisdiction, such terms will be amended to achieve as nearly as possible the same economic effect for the Parties as the original terms and the remainder of the Agreement will remain in full force and effect.
- j. No Partnership. Nothing contained in this Agreement will constitute either Party to this Agreement as a joint venturer, employee, or partner of the other, or render either Party to this Agreement liable for any debts, obligations, acts, omissions, representations, or contracts of the other, including without limitation your obligations to the Utility for electric service.
- k. Amendments; Binding Effect; Waiver. Except as otherwise permitted in this Agreement, this Agreement may not be amended, changed, modified, or altered unless such amendment, change, modification, or alteration is in writing and signed by all of the Parties to this Agreement or their respective successors in interest. This Agreement inures to the benefit of and is binding upon the Parties and each of their respective successors and permitted assigns. No waiver of any provision of this Agreement will be binding unless executed in writing by the Party making the waiver.
- l. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement. Delivery of an executed counterpart of this Agreement by facsimile or PDF transmission will be deemed as effective as delivery of an originally executed counterpart.
- m. Estoppel. You agree, at any time within ten (10) days of Company's written request, to execute, acknowledge and deliver to us a written estoppel in a form reasonably acceptable to us and/or Lender to us stating whether the Agreement has been modified and is in full force and effect, whether we are in default of said terms, and whether there exist any charges or set-offs against us, and setting forth such other matters as we or any Lender or potential buyer may reasonably request. You also agree to execute any consent agreement requested by any Lender.
- n. Third-Party Beneficiaries. A Lender is a third-party beneficiary to this Agreement and is entitled to the rights and benefits hereunder and may enforce the provisions hereof as if it were a party hereto.
- o. Further Assurances. From time to time each Party shall execute, acknowledge and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by this Agreement. No Party shall unreasonably withhold, condition or delay

its compliance with any reasonable request made pursuant to this Section.

15. Right to Cancel.

You, the Customer, may cancel this transaction at any time prior to **midnight of the third (3rd) business day** after the Effective Date. See the attached notice of cancellation form (attached hereto as Appendix B) for an explanation of this right.

[Signatures on Following Page]

IN WITNESS WHEREOF, each Party has caused this Agreement to be duly executed by its authorized representative as of the date of last signature provided below.

SunCentral LLC

By:

Name:

Title: Authorized Representative

City of Sterling

By:

Name: Scott Shumard

Title: Authorized Signatory on behalf of the City of Sterling

List of Appendices to Agreement

- Appendix A: Customer and Facility Information
- Appendix B: Right to Cancel
- Appendix C: Consent to Disclose Utility Customer Data
- Appendix D: Disclosure Form
- Appendix E: Estimated Production
- Appendix F: Utility Account Summary

Appendix A

Customer and Facility Information

(This Appendix will be completed by us and an updated copy of this Appendix will be provided upon the later of (i) the Commercial Operations Date and (ii) thirty (30) days after the Effective Date of this Agreement.)

Customer:	City of Sterling 212 3 rd Avenue Sterling, IL 61081
Contact:	Scott Shumard City Manager sshumard@sterling-il.gov 815-632-6621
Utility:	ComEd
Utility Accounts:	As set forth in Appendix F – Utility Account Summary
Subscription Capacity:	XX kW-DC (XX kW-AC)
Facility:	TBD
Facility Company:	TBD
Facility Capacity:	XX kW-DC (XX kW-AC)
Commercial Operations Date:	TBD

Appendix B

Cancellation Right

(Copy 1)

Right to Cancel. As set forth in Section 15 of the Community Solar Subscription Agreement (the "Agreement"), you may cancel the Agreement, without penalty or obligation, by sending us a written cancellation notice within three (3) business days of the date you signed the Agreement. To cancel the Agreement, deliver a signed and dated copy of the below Notice of Cancellation (or any other written cancellation notice identifying you and the Agreement) to us at: SunCentral 1601 Wewatta St., Suite 700, Denver, CO 80202 postmarked no later than midnight of the date that is three business days from the date you signed the Agreement. If you do not provide us a written cancellation notice within that three-day period, you will no longer have a right to cancel the Agreement and you will remain liable for performance of all your obligations under the Agreement.

Note: The following form is made available for the purpose of cancelling the Agreement pursuant to Section 15 of the Agreement within the three-day cancellation period described above. If you are not choosing to cancel the Agreement within the three-day period described above, you should not sign this form.

Two copies of this form are included so that if you do choose to cancel the Agreement by delivering this form to us within that time, you will still have a copy of this form.

Notice of Cancellation

Date of Transaction:

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Agreement and any negotiable instrument executed by you will be returned within 10 days following receipt by us (SunCentral) of your Notice of Cancellation. If you cancel, you must make available to us at our address, in substantially as good condition as when received, any items of value delivered to you under the Agreement.

I, _____ hereby sign this Notice of Cancellation on _____, 20____, and have caused it to be delivered to SunCentral on or before midnight of the date that is three business days from the date I signed the Agreement.

Customer's Signature: _____

Appendix C

Consent to Disclose Utility Customer Data Utility: ComEd

Please provide the following information. All requested information must be provided for the consent to be valid.

Authorized Recipient of Data: SunCentral LLC

Physical Address: 1601 Wewatta St., Suite 700, Denver, CO 80202

Phone: 888-734-3033 x702 Email: customerservice@suncentral.net

Data to be Released:

Utility, denoted above, will provide to SunCentral and/or its affiliates, via an (electronic) data exchange processes or otherwise, initial and ongoing account information. This information exchange will include, but is not limited to: account number, address, contact information, kWh consumption history, revenue billing period, present meter reading, present meter reading date, account status (active / inactive), disconnect date of account, total monthly electric bill amounts, total monthly bill credits, billing rate code and other information as necessary ("Customer Data").

As a customer of SunCentral and subscriber in the Community Distributed Generation program, I further understand that the data furnished will only be used by SunCentral or its affiliates to adequately manage your Solar Subscription, perform SunCentral's obligations under any Customer Agreement and maintain compliance with the Program.

SunCentral and its affiliates may not use any of my identified information for any other purpose and will keep my information confidential in accordance with the terms of the Customer Agreement.

Disclosure dates: Up to one month prior to the date this document was executed, as evidenced below, and the continual release and export of Customer Data until such consent is terminated as provided herein.

To be Completed by Utility Customer:

I agree that I am the Utility customer of record for my utility account. I understand that Utility has a policy regarding disclosure of my Customer Data and I accept that policy. Furthermore, I understand that disclosure of my Customer Data by Utility may also be required by law or if I authorize its disclosure.

I agree to allow Utility to release to SunCentral and its affiliate, Customer Data described above for the purposes described above. I understand and agree that such data may reveal information about the way I use energy at my premises.

I understand that once my Customer Data has been provided to SunCentral, the Utility will have no control over and no responsibility for SunCentral's use of the data.

This consent shall terminate upon termination of the customer agreement between SunCentral and you.

By my signature, I affirm that I am customer of record and that everything in this document is true and correct. The undersigned and SunCentral agree that SunCentral may make agreements with me by electronic means. I agree that this consent, whether in paper or electronic form, has the same legal effect and is authentic and valid. Furthermore, I

agree to receiving information and other communications relating to my consent in electronic form. By applying a signature below, I agree to the above terms and conditions governing my consent.

Electronic Signature of Utility Customer of Record:

By way of electronic signature below, I am agreeing to all terms of this request. I have read, understand, accept and agree to the terms herein above associated with this Consent to Disclose Utility Customer Data.

Utility Account Numbers

As set forth in Appendix F – Utility Account Summary

Signature of Utility Customer:

Date:

Appendix D

Disclosure Form

[insert]

Appendix E

Estimated Production - TBD

Appendix F

Utility Account Summary

Name on Utility Invoice	Svc Address	City	State	Zip	Utility	Acct#	Elec Choice ID	Annual Usage kWh
City of Sterling	0 Invalid address (single)	Sterling	IL	61081	ComEd	2003538000	2001819276	31,890
City of Sterling	201 1St Ave Rate 25 metered	Sterling	IL	61081	ComEd	8046384000	8044978181	3,939
City of Sterling	4311 E Lincolnway Ave Tft Rt 25	Sterling	IL	61081	ComEd	9139567000	9114637990	20,867
City of Sterling	205 2nd Ave	Sterling	IL	61081	ComEd	6834721222	6837910002	6,737
City of Sterling	401 1ST Ave	Sterling	IL	61081	ComEd	3937821222	3930519649	5,401
City of Sterling	502 Locust St	Sterling	IL	61081	ComEd	0781731222	0783750144	4,524
City of Sterling	2 Wallace St & 1st Ave	Sterling	IL	61081	ComEd	4629818000	4625844415	19,597
City of Sterling	2 Wallace St 1st Ave bridge	Sterling	IL	61081	ComEd	3036906000	3034624329	10,370
City of Sterling	100 Avenue K 100 Block	Sterling	IL	61081	ComEd	2442623000	2447398569	88,153
City of Sterling	106 W 3rd St	Sterling	IL	61081	ComEd	6311652000	6311939185	9,636
City of Sterling	111 W 2nd St	Sterling	IL	61081	ComEd	2864106000	2864230100	17,478
City of Sterling	200 Locust St	Sterling	IL	61081	ComEd	5401752000	5406802371	24,908
City of Sterling	501 W Miller Rd	Sterling	IL	61081	ComEd	2082729000	2086205610	30,790
City of Sterling	508 Avenue H	Sterling	IL	61081	ComEd	1376823333	1373539864	10,896
City of Sterling	1803 Freeport Rd	Sterling	IL	61081	ComEd	9417713111	9416888713	13,715
City of Sterling	2350 Lefevre Rd	Sterling	IL	61081	ComEd	0844697000	0841329241	15,606
City of Sterling	2609 Woodlawn Rd	Sterling	IL	61081	ComEd	6658873000	6658050643	47,396
City of Sterling	2619 E Lynn Blvd	Sterling	IL	61081	ComEd	8945272000	8947147665	8,127
City of Sterling	3005 W Lincolnway	Sterling	IL	61081	ComEd	0729571222	0726937277	22,183
City of Sterling	1800 W Lefevre Rd	Sterling	IL	61081	ComEd	1928551222	1920151795	11,599
City of Sterling	2400 W Lynn Blvd	Sterling	IL	61081	ComEd	8028897000	8021839079	2,160,717

Illinois Community Solar Subscription Agreement

Company: SunCentral LLC (SunCentral)	Effective Date:
Customer: City of Sterling, IL	Facility: As set forth in Appendix A
Contact: Scott Shumard	Subscription Capacity: As set forth in Appendix A
Role: City Manager	Utility: ComEd

1. Introduction.

This Community Solar Subscription Agreement (this “**Agreement**”) sets forth the terms and conditions under which you subscribe through SunCentral to a portion of the electric generating capacity of a utility-approved Community Renewable Generation Project for the Term of this Agreement in order to receive Bill Credits from the Utility so as to decrease your utility costs. “**Utility**” means the utility service provider listed under Appendix A. In this Agreement, you may be also referred to as “you”, “your” or “Customer”, and SunCentral, together with its successors and assigns, may also be referred to as “the Company” or “we” or “us” or “our”. Customer and the Company shall collectively be referred to herein as the “Parties” and individually as a “Party”.

This Agreement, with the Effective Date as of the date of the last signature, is a legally binding agreement with disclosures (attached, hereto as Appendix D) required by law, so please read everything carefully. If you have any questions regarding this Agreement, please contact SunCentral customer support at 888-734-3033 x702 or customerservice@suncentral.net. If you have questions regarding the program, please contact the Illinois Power Agency (“IPA”) at 866-846-5276 or <https://www2.illinois.gov/sites/ipa/Pages/default.aspx>.

2. General Information.

As detailed below, the Utility currently participates in the Illinois Shines, the brand name for the Adjustable Block Program (ABP), whereby the Utility is required to issue bill credits for generated solar electricity pursuant to the terms of the Tariff and program regulations (the “**Program**”). “**Tariff**” means the Utility tariff from the Utility to implement the Program, as approved by the Illinois Commerce Commission (“ICC”) and administered by the Illinois Power Agency, together with any subsequent amendments and approvals thereto. This Program requires the Utility to issue credits on the bills for certain customers (the “**Bill Credits**”) in exchange for receipt of solar electricity from a qualifying Community Renewable Generation facility.

We have constructed or intend to construct a utility-approved Community Renewable Generation facility as set forth in the Program, at the location set forth in Appendix A (the “**Facility**”). We will interconnect the Facility with the Utility pursuant to the terms of the Tariff, generator interconnection agreement, the Program, or other agreements required to be executed with the Utility (collectively, the “**Interconnection and Credit Agreements**” or “**ICA**”). Once the Facility begins to generate electric energy on a commercial basis and has received permission to operate by the Utility (the “**Commercial Operations Date**” or “**COD**”) we shall provide you further description of such Facility and notice of assignment to it on or shortly after by updating Appendix A with the Commercial Operations Date, Facility Location, Facility’s total nameplate capacity, and Customer’s Capacity. Such updated Appendix A shall be added to this Agreement without the need for additional consent or signature of the Parties in accordance with Section 2. By executing this Agreement, you agree to allow us to assign this Agreement to any eligible solar facility developed, owned or managed by us as described (or to be described at a future date) in Appendix A.

Under this Agreement, you will subscribe to a portion of the electric generating capacity of the Facility during the Term of this Agreement in order to receive Bill Credits from the Utility on your electric bill (the “**Solar Interest**”).

3. Term.

- a. Term. The term of this Agreement shall commence on the Effective Date and continue for ten (10) years after the Commercial Operations Date (the “**Initial Term**”). This Agreement will automatically renew for successive

terms of five (5) years for the lifetime of the Program (each, a “**Renewal Term**”) unless either Party decides that it does not wish to renew this Agreement before the expiration of the Initial Term or any Renewal Term, as applicable, by notifying the other Party in writing at least one hundred eighty (180) days before the completion of the Initial Term or Renewal Term, as applicable. The Initial Term and any Renewal Term are collectively referred to as the “**Term**.”

- b. Termination for Convenience. You may terminate this Agreement at any time for any reason with one hundred and eighty (180) days prior written notice to us. If this Agreement is terminated pursuant to this Section, then all Bill Credits received by you prior to such termination shall be retained by you and you agree to pay us the Bill Credit Payment with respect to any Bill Credits that have or may continue to be allocated to you by the Utility after termination until we find a replacement customer and the Utility allocation form can be updated by us.
- c. **RECURRING SUBSCRIPTION DISCLOSURES. YOUR PAYMENTS UNDER THIS AGREEMENT SHALL BE REOCCURRING UNLESS YOU CANCEL THIS AGREEMENT. THIS SECTION 3 SETS FORTH THE DEADLINES TO CANCEL YOUR AGREEMENT. YOU WILL BE CHARGED 80% OF THE BILL CREDITS YOU RECEIVE ON A MONTHLY BASIS IN ACCORDANCE WITH SECTION 6. YOU CAN EASILY CANCEL YOUR SUBSCRIPTION BY LOGGING INTO YOUR PORTAL ([HTTPS://PLATFORM.PIVOTENERGY.NET/SETTINGS](https://platform.pivotenergy.net/settings)). ON THE ACCOUNT SETTINGS PAGE, CLICK THE BEGIN CANCELLATION PROCESS BUTTON. TERMINATION OF THE AGREEMENT WILL THEN TAKE PLACE IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT.**
- d. Initial Accrual of Bill Credits. The Utility shall begin allocating Bill Credits to you upon the date (the “**Eligibility Date**”) by which all of the following shall have occurred: (1) the Commercial Operations Date and (2) the Utility has added you to the Utility’s Bill Credit allocation records (the “**Allocation Form**”) which we update with the Utility from time to time to allocate Bill Credits obtained from the Utility in respect to solar electricity delivered to the Utility Meter located at the Facility and (3) you have been approved by the Utility.

4. **Acknowledgments Regarding the Program.**

- a. Program Limitation and Requirements. The Program imposes certain requirements and limits on participation in the Program as further described in the applicable Program rules and regulations (the “**Program Limitation**”). You acknowledge that your participation (or the participation of others at the same Utility Service Location) in other Utility programs relating to renewable energy payments, credits or rebates may further limit the Portion, Bill Credits or Capacity which you can receive, or which may be attributed to you in connection with this Agreement and the Program. You agree that we are not obligated to request, and that the Utility is not obligated to make any payment or provide Bill Credits to the extent your Capacity exceeds the Program Limitation. You acknowledge this Agreement will be deemed automatically amended to incorporate any changes to any Program rules or regulations. To participate in the Program, you must in addition to other applicable requirements (i) be and remain a customer of the Utility for electric service throughout the Term of this Agreement, (ii) assist in designating your Customer Account to which the Utility can post Bill Credits (which shall be at the Utility Service Location shown in Appendix A unless changed pursuant to the Agreement), and (iii) be and remain in compliance with all requirements of this Agreement and the Program throughout the Term of this Agreement
- b. Your Subscription is Contingent on Allocation of Bill Credits by Utility. Your subscription is contingent upon and subject to the Utility’s acceptance and allocation of Bill Credits to your Customer Account. “**Customer Account**” means Customer’s account with the Utility for a location served by the Utility, and which must be in a rate class that is eligible under the Program. During the Term of this Agreement, (i) if for any reason the Utility refuses to allocate a portion or all of the Bill Credits to your Customer Account on a temporary basis, this Agreement shall remain in full force and effect, but we shall promptly refund to you any amount paid to us by you for such Bill Credits which the Utility refused to credit to your Customer Account, and (ii) if for any reason the Utility refuses to allocate the Bill Credits to your Customer Account on a permanent basis, either Party may terminate this Agreement by written notice to the other Party. Notwithstanding anything to the contrary, this Section 4(b)

does not apply to the extent that the reason that the Utility refuses to allocate Bill Credits to you is a result of you failing to pay your Utility bill or your breach of this Agreement.

- c. Additional Requirements. From time to time during the Term, we may request and you shall within ten (10) days of such request provide information reasonably requested by Company and/or its current or anticipated financiers or lenders ("**Lender**") in order to perform a credit eligibility analysis of you. If such information is not provided within such time, or if we determine in our sole discretion that such information is unsatisfactory, we may terminate this Agreement upon written notice to you.

5. Customer's Subscription.

- a. Capacity Subscribed. Commencing on the Eligibility Date and continuing throughout the remainder of the Term, you agree to subscribe to a Capacity sufficient to produce kWh equal up to approximately ninety percent (90%) of the capacity allowed pursuant to the Program rules. After verifying your prior twelve-month usage or estimated usage with the Utility, we shall notify you of your Capacity within the updated Appendix A. "**Capacity**" means the amount of capacity you subscribed to under this Agreement as detailed under Appendix A expressed in terms of kW-DC.
- b. Determination of Solar Output. You acknowledge the measurement of the Facility Solar Output shall be based upon readings at the Utility Meter. Each month during the Term of this Agreement, the Utility will record the amount of solar electricity generated that month at the Facility and delivered to the Utility Meter (the "**Facility Solar Output**"). The Utility will then multiply the Facility Solar Output by your Portion to arrive at the "**Customer Solar Output**" for that month in kWh. Customer Solar Output means the portion of the Facility production allocable to the Customer measured in kilowatt hours AC or "**kWh**." The month over which such solar electricity is measured is referred to herein as the "**Production Month**." "**Portion**" means your Capacity expressed in a percentage of the total nameplate capacity of the Facility. The current estimated production projections are found in Appendix E.
- c. Calculation of Bill Credits. Bill Credits are calculated solely by the Utility based upon the terms and conditions of the Program. You acknowledge and agree that our sole obligation regarding payments to you is to request and use commercially reasonable efforts to require the Utility to deliver Bill Credits. We will provide the Utility with your information so that the Utility can post the appropriate amount of Bill Credits to your electric bill, pursuant to the allocations shown in the Allocation Form. Bill Credits to be applied on your electric bill are calculated using the Bill Credit Rate multiplied by your Customer Solar Output. "**Bill Credit Rate**" means the applicable value in effect at the time of energy generation (in \$/kWh) and may be periodically revised by the Utility based upon variations in the Utility's rate components from time to time, that is applicable to your service classification. You understand that (i) the Bill Credits received by you for a particular Production Month will be reflected on your statement from the Utility as a monetary credit amount and not as an electricity quantity; and (ii) such Bill Credits will be reflected on your monthly invoice according to the Utility's billing cycle, and there may be a delay of up to three months after the Production Month in which the Bill Credits appear on your Utility invoice.
- d. Title; Environmental Attributes and Tax Incentives Excluded. You shall not be entitled to any ownership interest in, and as between you and us, we shall have title to, the Facility and all solar panels. You acknowledge and agree that your Solar Interest does not include any Environmental Attributes associated with the Facility, and you agree that you will not claim any Environmental Attributes. "**Environmental Attributes**" means any credit, benefit, reduction, offset, financial incentive, tax credit and other beneficial allowance that is in effect as of the Effective Date or may come into effect in the future, including, to the extent applicable and without limitation, (i) all environmental and renewable energy attributes and credits, "**Renewable Energy Credits**" of any kind and nature resulting from or associated with the Facility and/or its electricity generation, (ii) government financial incentives, (iii) greenhouse gas offsets, (iv) investment tax credits (including any grants or payments in lieu thereof), tax deduction, incentives or depreciation allowances established under any federal or state law, and (v) other allowances howsoever named or referred to, with respect to any and all fuel, emissions, air quality,

or other environmental characteristics, resulting from the use of solar energy generation or the avoidance of the emission of any gas, chemical or other substance into the air, soil or water attributable to the Facility and/or its electricity generation.

- e. Taxes. You shall be responsible to either pay or reimburse us for any applicable sales, use, import, excise, value added, or other taxes or levies (other than our income taxes) associated with this Agreement. We shall be responsible for any and all taxes assessed on the generation, sale and delivery of the electricity from your Solar Interest. We do not make any representations or warranty concerning the tax implications of any Bill Credits provided to you.
- f. Distribution of Excess Bill Credits. **"Excess Bill Credits"** means additional Bill Credits which upon our instruction to the Utility are allocated to your Customer Account by the Utility, which shall temporarily increase the regular Bill Credit distribution associated with your Customer Solar Output. We may at any time direct the Utility to apply Excess Bill Credits to your Customer Account if not in violation of the Program.

6. Payment

- a. Bill Credit Payment. Except as provided in Section 6(c) below, the payment (the **"Bill Credit Payment"**) for each month is (i) eighty percent (80%) of the Bill Credits attributable to the Customer's Solar Output for the prior Production Month plus (ii) eighty percent (80%) of the Excess Bill Credits received by you for such Production Month, if applicable under Section 5(f).
- b. Invoice for Bill Credit Payment. Each month following the Eligibility Date (except as provided in Section 6(c) below), you will electronically receive a monthly statement from us showing the Bill Credit Payment amount due from you on or about the 60th day after the end of the Production Month upon which such Bill Credit Payment is based including any previous balance and late fee, if applicable (the **"Invoice"**). The Invoice shall be based on readings from the Utility Meter, if available. In the event the Utility does not provide Utility Meter readings at all or on a timely basis, the Invoice shall be based on readings at the Facility Meter. **"Facility Meter"** means our electric meter located at the Facility and used to measure the solar electricity generated at the Facility. You shall pay all invoiced amounts owed to us within thirty (30) days of the date of the Invoice. All invoices shall be paid by automatic payment or another Company-approved payment method. During your enrollment process, you shall execute the payment authorization form and provide us the necessary payment information. You agree to inform us of any changes to your payment information within ten (10) days of any change. Any late payments shall be subject to late fees. If your payment is late in accordance with this Agreement, you shall owe the lesser of (i) 2% per month on the portion of your balance that is more than thirty (30) days past due and (ii) or the maximum amount as allowed by applicable law as a **"Late Fee"**.
- c. Consolidated Billing. **"Consolidated Billing"** means the utility net crediting process of splitting the Bill Credits between the Customer and the Company. Notwithstanding anything to the contrary, under the Program, we can elect to sign up for Consolidated Billing at any time once Consolidated Billing has been implemented by the Utility. For all Production Months in respect to which we have elected to participate in Consolidated Billing, the Utility will credit you twenty percent (20%) (the **"Bill Credit Savings Rate"**) multiplied by the total Bill Credits attributable to the Customer's Solar Output for the Production Month as determined pursuant to this Agreement. The remaining Bill Credits (minus any administrative fees) would go directly to us. Thus, you would only see the Bill Credit savings on your electric bill. For Production Months under Consolidated Billing, you shall not owe the Bill Credit Payment nor shall you receive a separate Invoice from us.
- d. Records and Audits. Each Party shall keep, for a period of not less than three (3) years after the date of each Invoice, records sufficient to permit verification of the accuracy of billing statements, charges, computations and payments reflected on such Invoice. During such period each Party may, at its sole cost and expense, and

upon reasonable notice to the other Party, examine the other Party's records pertaining to such Invoice during the other Party's normal business hours. We shall, at your request (such request to not occur more than annually), provide documentation of the amount of electricity generated by the Facility and/or the calculation of the Bill Credit Payments and Bill Credit calculations under Consolidated Billing, as applicable, provided that you provide us with your Utility bills for the time in question.

7. Customer Information.

Within ten (10) days of any request therefor by the Utility or us, you will provide to the Utility or us all applications, documentation and information required by the Utility to evaluate your qualification and eligibility for participation in the Program. You further agree to execute the Consent to Disclose Utility Customer Data set forth in Appendix C. We may use your customer information you provide in Appendix A for reporting purposes to governmental entities and as outlined in Appendix C. To help us carry out the terms of this Agreement and interact with the Utility in regard to requirements of the Program, you agree that we have permission to submit to the Utility and/or obtain from the Utility your customer information listed in Appendix A, and usage information. Protection of your Customer Data is important to us. The terms and conditions of our data privacy policy found at <https://suncentral.net/privacy-policy/> are incorporated into this Agreement.

8. Changes in Location and Capacity.

a. Change in Location.

- i. Advance Notice. You agree to provide us with ninety (90) days advance notice if you are moving, intend to close your Utility account, or of any other change which may cause you to not be the Utility's customer at the Utility Service Location.
- ii. New Eligible Service Location within same Utility Service Territory. If you change your Utility Service Location, this Agreement shall continue for the new location if: (i) the billing meter at the new premise is within the same service territory as the Utility serving the associated Facility or another one of our facilities that has available capacity, and (ii) you are established as the customer of record for electric service with the Utility at the new premises. You shall take all steps and provide all information required by the Utility under the Program to substitute your new service location as the Utility Service Location under this Agreement, and this Agreement shall continue in effect. We shall update Allocation Form. After the Utility has verified eligibility and accepted the updated Allocation Form, you will continue to receive Bill Credits in accordance with the terms of this Agreement. We shall update Appendix A with your new Utility Service Location, without the need for additional consent or signature.
- iii. Other Termination of Utility Service. If you cease to be a Utility customer for electric service at the Utility Service Location and your new service location is not eligible to participate in Program in our Facility, we may terminate this Agreement under Section 10(e).

b. Increase or Decrease in Capacity. In accordance with Program Limitations, we may increase or decrease your Capacity, to adjust for changes in your actual electrical usage. We shall notify you of any changes within sixty (60) days of such change in Capacity.

c. Transfer to a Replacement Customer. You may be permitted to transfer all of your Capacity to a replacement customer as long as (i) such transfer is made in compliance with all terms and conditions of the Program, including Program Limitations; (ii) the replacement customer is eligible under the Program; (iii) you have no outstanding obligations in connection with your Customer Account or payments due under this Agreement; and (iv) you obtain our prior written consent, which consent may be withheld in our sole discretion. As a condition of any such transfer, you and the proposed transferee shall provide us with all requested documentation and information related to the transfer, and confirmation of qualification by the Utility to participate in the Program. Upon execution of a new agreement with the replacement customer, this Agreement will terminate.

9. Your General Agreements.

- a. Representations and Warranties. As of the Effective Date, each Party represents and warrants to the other Party as follows:
 - i. The Party is duly organized, validly existing, and in good standing under the laws of the state of its formation.
 - ii. The Party has full legal capacity to enter into and perform this Agreement and that the information provided is true to the best of its knowledge and belief.
 - iii. The execution of this Agreement has been duly authorized, and each person executing this Agreement on behalf of the Party has full authority to do so and to fully bind the Party.
 - iv. The execution and delivery of this Agreement and the performance of the obligations hereunder will not violate any applicable legal requirement, any order of any court or other agency of government, or any provision of any agreement or other instrument to which the Party is bound.
 - v. There is no litigation, arbitration, administrative proceeding, or bankruptcy proceeding pending or being contemplated by the Party, or to the Party's knowledge, threatened against the Party, that would materially and adversely affect the validity or enforceability of this Agreement or the Party's ability to carry out the Party's obligations hereunder.
- b. Customer Additional Representations, Warranties, and Covenants. Customer hereby represents, warrants and covenants to Company as follows:
 - i. The Customer Information you provide in Appendix A is accurate and that you are eligible to participate in the Program.
 - ii. You agree to keep your Utility account for the Utility Service Location in active status and pay your electric bill on time. You agree to make no claim against us or our affiliates or assigns for amounts which may be payable to you from the Utility under the Program or in connection with this Agreement.
 - iii. You have not granted or placed or allowed others to place any liens, security interests, or other encumbrances on the Bill Credits, and you will not do so during the Term of this Agreement.

10. Termination.

- a. Termination of Program. In the event the Utility ceases to offer the Program or a comparable substitute, or in the event that there is a change in the Program such that you are no longer eligible to participate in the Program, then either Party may terminate this Agreement after you cease to receive Bill Credits.
- b. Termination Based on Lease. If the lease where the Facility is located is terminated for any reason and not subsequently reinstated or the Company has not otherwise obtained a right to access and operate the Facility on the applicable site, this Agreement will terminate at the time such access to the site permanently ceases without liability to either Party.
- c. Termination Based on Our Default. You may terminate this Agreement if we materially fail to fulfill any of our obligations as expressed in this Agreement, and such failure continues for more than sixty (60) days after written notice from you of such failure. To terminate this Agreement in accordance with this Section, you may not have any uncured material default at the time of such termination.
- d. Termination Based on Your Default. You will be in material default of this Agreement and we may terminate this Agreement for your material default should any of the following occur:
 - i. You fail to make any payment when due under this Agreement and such failure continues for a period of thirty (30) days after written notice from us.

- ii. Any of the representations set forth in this Agreement shall be or become untrue, or you fail to fulfill any of your other material obligations as expressed in this Agreement, and such failure continues for more than thirty (30) days after written notice to you of such failure.
 - iii. You fail to pay your Utility bills on a timely basis, your Utility account is closed without providing us notice as set forth in this Agreement, or you assign or transfer this Agreement without our prior written consent.
 - iv. You become insolvent, file for bankruptcy, or make an assignment for the benefit of your creditors, or an involuntary bankruptcy petition is filed against you.
- e. Termination Prior to Operation. Prior to the Commercial Operations Date, either Party may terminate this Agreement without penalty by providing written notice to the other Party, if we have not achieved the Commercial Operations Date for the Facility or the Facility fails to qualify as a Community Renewable Generation Facility in accordance with the Tariff within thirty-six (36) months after the Effective Date; provided that such thirty-six month period shall be extended on a day-to-day basis for any Force Majeure or action or inaction on the part of the Customer or Utility.
- f. Force Majeure. “**Force Majeure**” means any event or circumstance not within the reasonable control of the a Party which precludes such Party (the “**Affected Party**”) from carrying out, in whole or in part, its obligations under this Agreement, except the obligation to make payments when due. If a Force Majeure event occurs, the Company shall not be deemed to be in default during the Force Majeure event, provided that: (i) the Affected Party gives you written notice describing the occurrence and the anticipated period of delay; (ii) no obligations of the Affected Party which were to be performed prior to the Force Majeure shall be excused; and (iii) the Affected Party shall use commercially reasonable efforts to remedy the Force Majeure. If any Force Majeure lasts longer than ninety (90) days, and the Company determines in good faith that such Force Majeure substantially prevents, hinders or delays the Company’s performance of any of its obligations, then either Party may upon written notice terminate the Agreement without further liability, except that neither Party shall be relieved from any payment obligations arising under this Agreement prior to the Force Majeure.
- g. Effect of Termination. Upon termination of this Agreement for any reason, (i) we shall remove you from the Allocation Form, which may take up to six (6) months, (ii) we shall have no further obligation to deliver, and you shall have no further obligation to subscribe to, any Bill Credits from us, provided, however, (a) that you shall pay us the Bill Credit Payments with respect to any Bill Credits that have or may continue to be allocated to you by the Utility until the Community Distributed Generation Allocation Form is updated with the Utility and (b) with respect to Production Months with Consolidated Billing, you shall repay to us the net amount of Bill Credits you receive on your Utility account until we can find a replacement customer and the Utility accepts the updated Allocation Form. In connection with the foregoing sentence, both Parties agree to execute any documents as may be reasonably required by the Utility. Subject to the limitations set forth in this Agreement, each Party reserves and shall have all rights and remedies available to it at law or in equity with respect to the performance or non-performance of the other Party hereto under this Agreement. In the event this Agreement is terminated due to your default, you shall be responsible to pay Company the Bill Credit Payment with respect to Bill Credits you would have received until we can find a replacement customer.

11. Dispute Resolution.

- a. Complaints. For any concerns or complaints regarding this Agreement, please contact us at 888-734-3033, x702. We shall acknowledge such complaint within two (2) days of our receipt and respond within fourteen (14) days thereof whether in writing or by phone call. We shall keep a record of all customer concerns or complaints.
- b. Dispute Resolution. Each party agrees that to expedite and control the costs of disputes, the resolution of any dispute relating to this Agreement (“**Dispute**”) will be resolved according to the following procedures: (1) unless otherwise agreed in writing, the parties agree to continue to perform each of our respective obligations under this Agreement during the course of the resolution of the Dispute, then (2) each party agrees to first try to

informally resolve any Dispute. Accordingly, neither party will start a formal proceeding for at least forty-five (45) days after notifying the other in writing of the Dispute. Each party agrees to send our notice to the billing address set forth on the first page of this Agreement, then (3) if, after the informal dispute resolution process set forth in Subsection (2) above does not result in a resolution of the dispute, the parties shall be free to seek any available relief.

- c. Choice of Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law.
- d. EACH PARTY HERETO HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY).

12. Notices.

In the event that any notice or other communication is required or permitted to be given hereunder, such notice or communications will be in writing and may be delivered in person or sent by certified mail, overnight courier, sent electronically to the address of the addressee as specified below. Except as otherwise provided, all such notices or other communications will be deemed to have been duly given and received upon receipt.

To Us: SunCentral LLC
1601 Wewatta St., Suite 700
Denver, CO 80202
Attention: Legal
customerservice@suncentral.net

To You: As set forth in Appendix A

We may, at our option, engage a third-party service provider to manage our obligations and communications pursuant to this Agreement. Any notice, consent or other communication from such third-party provider shall be as effective as if provided directly by us.

13. Company's General Obligations Regarding the Facility.

- a. Company's Insurance. We shall maintain or ensure the following is maintained (a) property insurance on the Facility in commercially appropriate amounts, (b) commercial general liability insurance with coverage of at least \$1,000,000 per occurrence and \$2,000,000 annual aggregate, and (iii) workers' compensation insurance as required by law.
- b. Operations and Maintenance Services. Beginning on the Commercial Operations Date through the end of the Term, we will operate the Facility, and provide customary maintenance services designed to keep the Facility in good working condition. We will use qualified personnel to perform such services in accordance with industry standards.
- c. Outages. If the Facility is out of service for more than three (3) consecutive business days (an "**Outage**"), We will inform you of such Outage either via email, or another reasonably accessible communications method. Such communication will include the estimated duration of the Outage and estimated production that will be lost due to the Outage. Under no circumstances will any Outage affect the electricity service to your home.

14. Additional Agreements.

- a. Confidentiality. You agree to keep the terms of this Agreement in strictest confidence and trust and to not disclose the terms hereof to any other entity or person or use, disseminate, or otherwise distribute any such information for your benefit or for the benefit of another, except for the limited purpose of facilitating the business relationship with us and the transactions contemplated herein or as required by law.
- b. Service Contract. Your community solar subscriber benefits under this Agreement, including the Bill Credits related to your Solar Interest, will be treated as a service contract under Internal Revenue Code Section 7701(e), and its various subparts.
- c. DISCLAIMERS OF WARRANTIES: WE DO NOT WARRANT OR GUARANTEE ANY MINIMUM PRODUCTION, SOLAR OUTPUT, OR BILL CREDIT AMOUNT. DURING THE TERM, YOUR ALLOCATION OF BILL CREDITS EVERY MONTH MAY VARY DUE TO WEATHER CONDITIONS, OUTAGES AT THE FACILITY OR ON THE UTILITY GRID, OR FOR OTHER REASONS. WE DO NOT SELL, TRANSMIT OR DISTRIBUTE SOLAR ELECTRICITY TO YOU UNDER THIS AGREEMENT. WE DO NOT PROVIDE YOU WITH OWNERSHIP OF, OR ANY INTEREST IN, ANY SOLAR PANELS, UTILITY INCENTIVES, TAX INCENTIVES, ENVIRONMENTAL ATTRIBUTES, OR RENEWABLE ENERGY CREDITS UNDER THIS AGREEMENT, ALL OF WHICH WILL BE OWNED BY US AND USED BY US AS WE MAY DETERMINE FROM TIME TO TIME. WE DO NOT WARRANT UNINTERRUPTED OR ERROR FREE OPERATION OF THE FACILITY OR ANY PART THEREOF. WE DO NOT REPRESENT OR WARRANT THAT THERE WILL BE NO CHANGES TO THE TARIFF OR THE PROGRAM OR THE BILL CREDIT RATE, OR THAT THE UTILITY WILL NOT MAKE ANY CORRECTIONS OR ADJUSTMENTS TO METER READINGS. WE DO NOT REPRESENT OR WARRANT THAT ANY CHANGE TO STATE OR FEDERAL LAW OR CHANGES TO THE UTILITY TARIFF OR THE PROGRAM WILL NOT ADVERSELY AFFECT YOU OR WILL NOT CAUSE YOU TO BE INELIGIBLE FOR THE PROGRAM. NO ORAL OR WRITTEN INFORMATION OR ADVICE GIVEN BY ANY AUTHORIZED REPRESENTATIVE OF THE COMPANY SHALL CREATE A WARRANTY. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, WE DO NOT MAKE ANY WARRANTY OR GUARANTEE TO YOU, EXPRESS, IMPLIED, STATUTORY, COMMON LAW OR OTHERWISE, AND ASSUME NO OTHER LIABILITIES, WHETHER IN CONTRACT OR IN TORT, WITH RESPECT TO THE SUBJECT MATTER HEREOF OR IN CONNECTION HEREWITH, AND YOU HEREBY DISCLAIM, WAIVE AND RELEASE ANY OTHER WARRANTIES, EXPRESS OR IMPLIED OR IMPOSED BY LAW INCLUDING ANY WARRANTY OF MERCHANTABILITY AND ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. THESE LIMITATIONS CONSTITUTE AN ESSENTIAL PART OF THIS AGREEMENT.
- d. LIMITATION ON DAMAGES: Notwithstanding any other provision of this Agreement to the contrary, the entire liability of either Party to the other for any and all claims of any kind arising from or relating to this Agreement, including any causes of action in contract, tort, strict liability or otherwise, will be limited to direct actual damages only, subject in all cases to an affirmative obligation of a Party to exercise commercially reasonable efforts to mitigate its damages. Notwithstanding the foregoing, our liability to you will in no event exceed the amount paid by you to us under this Agreement in excess of the Bill Credits you have received under this Agreement. We shall have the right to set-off and net against any amounts owed to us by you under this Agreement.

WITHOUT LIMITING THE FOREGOING, IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, EXEMPLARY, SPECIAL, INCIDENTAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST OPPORTUNITIES OR LOST PROFITS.

- e. Assignment. You may not assign this Agreement nor assign or transfer the Bill Credits without our prior written consent, except as provided herein. We may assign this Agreement, or any of our rights, duties, or obligations under this Agreement, to another entity or individual, including any affiliate, whether by contract, change of control, operation of law, collateral assignment or otherwise, without your prior written consent. We may in our sole discretion, from time to time, transfer you to another affiliated facility, provided that you receive similar rights and benefits as hereunder. We shall provide you with written notice of such transfer and an updated Appendix A with the new Facility information. Such updated Appendix A shall be deemed to be added to this Agreement and such transfer may be made without the need for additional consent or signature of the Parties.

- f. Obligation to Modify this Agreement for Financing. If a Lender requires this Agreement to be modified, or if we determine that this Agreement needs to be modified in order to finance, develop or operate the Facility, the Parties shall enter into negotiations to amend this Agreement to materially conform to such requirements and to the original intent of this Agreement in a timely manner. If the Parties, negotiating in good faith, cannot agree on such amendments within thirty (30) days of notice of the required Lender modifications, or if we determine in good faith that this Agreement cannot be amended to allow the Facility to be financed, developed or operated in a commercially reasonable manner, then we shall have the option, but not the obligation, to terminate this Agreement upon thirty (30) days prior written notice to you without further liability on the part of either Party, provided that the Parties shall not be released from any payment or other obligations arising under this Agreement prior to such termination.
- g. Survival. In the event of expiration or early termination of this Agreement, the following sections shall survive: Sections 4, 10, 11, 12, and 13.
- h. Entire Agreement. This Agreement, together with its appendices and exhibits, contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all other understandings or agreements, both written and oral, between the Parties relating to the subject matter hereof.
- i. Severability. Should any terms of this Agreement be declared void or unenforceable by any arbitrator or court of competent jurisdiction, such terms will be amended to achieve as nearly as possible the same economic effect for the Parties as the original terms and the remainder of the Agreement will remain in full force and effect.
- j. No Partnership. Nothing contained in this Agreement will constitute either Party to this Agreement as a joint venturer, employee, or partner of the other, or render either Party to this Agreement liable for any debts, obligations, acts, omissions, representations, or contracts of the other, including without limitation your obligations to the Utility for electric service.
- k. Amendments; Binding Effect; Waiver. Except as otherwise permitted in this Agreement, this Agreement may not be amended, changed, modified, or altered unless such amendment, change, modification, or alteration is in writing and signed by all of the Parties to this Agreement or their respective successors in interest. This Agreement inures to the benefit of and is binding upon the Parties and each of their respective successors and permitted assigns. No waiver of any provision of this Agreement will be binding unless executed in writing by the Party making the waiver.
- l. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement. Delivery of an executed counterpart of this Agreement by facsimile or PDF transmission will be deemed as effective as delivery of an originally executed counterpart.
- m. Estoppel. You agree, at any time within ten (10) days of Company's written request, to execute, acknowledge and deliver to us a written estoppel in a form reasonably acceptable to us and/or Lender to us stating whether the Agreement has been modified and is in full force and effect, whether we are in default of said terms, and whether there exist any charges or set-offs against us, and setting forth such other matters as we or any Lender or potential buyer may reasonably request. You also agree to execute any consent agreement requested by any Lender.
- n. Third-Party Beneficiaries. A Lender is a third-party beneficiary to this Agreement and is entitled to the rights and benefits hereunder and may enforce the provisions hereof as if it were a party hereto.
- o. Further Assurances. From time to time each Party shall execute, acknowledge and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by this Agreement. No Party shall unreasonably withhold, condition or delay

its compliance with any reasonable request made pursuant to this Section.

15. Right to Cancel.

You, the Customer, may cancel this transaction at any time prior to **midnight of the third (3rd) business day** after the Effective Date. See the attached notice of cancellation form (attached hereto as Appendix B) for an explanation of this right.

[Signatures on Following Page]

IN WITNESS WHEREOF, each Party has caused this Agreement to be duly executed by its authorized representative as of the date of last signature provided below.

SunCentral LLC

By:

Name:

Title: Authorized Representative

City of Sterling, IL

By:

Name:

Title: Authorized Signatory on behalf of City of Sterling, IL

List of Appendices to Agreement

- Appendix A: Customer and Facility Information
- Appendix B: Right to Cancel
- Appendix C: Consent to Disclose Utility Customer Data
- Appendix D: Disclosure Form
- Appendix E: Estimated Production
- Appendix F: Utility Account Summary

Appendix A

Customer and Facility Information

(This Appendix will be completed by us and an updated copy of this Appendix will be provided upon the later of (i) the Commercial Operations Date and (ii) thirty (30) days after the Effective Date of this Agreement.)

Customer:	City of Sterling, IL 212 3rd Ave Sterling, IL 61081
Contact:	Scott Shumard City Manager 815-632-6621 sshumard@sterling-il.gov
Utility:	ComEd
Utility Accounts:	As set forth in Appendix F – Utility Account Summary
Subscription Capacity:	1,393 kW-DC (993 kW-AC)
Facility:	LaSalle Solar 5 LLC County Rd 00 N Groveland, IL 61321
Facility Company:	Pivot Energy
Facility Capacity:	7,014 kW-DC (5,000 kW-AC)
Commercial Operations Date:	December 2027 (projected)

Appendix B

Cancellation Right

(Copy 1)

Right to Cancel. As set forth in Section 15 of the Community Solar Subscription Agreement (the "Agreement"), you may cancel the Agreement, without penalty or obligation, by sending us a written cancellation notice within three (3) business days of the date you signed the Agreement. To cancel the Agreement, deliver a signed and dated copy of the below Notice of Cancellation (or any other written cancellation notice identifying you and the Agreement) to us at: SunCentral 1601 Wewatta St., Suite 700, Denver, CO 80202 postmarked no later than midnight of the date that is three business days from the date you signed the Agreement. If you do not provide us a written cancellation notice within that three-day period, you will no longer have a right to cancel the Agreement and you will remain liable for performance of all your obligations under the Agreement.

Note: The following form is made available for the purpose of cancelling the Agreement pursuant to Section 15 of the Agreement within the three-day cancellation period described above. If you are not choosing to cancel the Agreement within the three-day period described above, you should not sign this form.

Two copies of this form are included so that if you do choose to cancel the Agreement by delivering this form to us within that time, you will still have a copy of this form.

Notice of Cancellation

Date of Transaction:

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Agreement and any negotiable instrument executed by you will be returned within 10 days following receipt by us (SunCentral) of your Notice of Cancellation. If you cancel, you must make available to us at our address, in substantially as good condition as when received, any items of value delivered to you under the Agreement.

I, _____ hereby sign this Notice of Cancellation on _____, 20____, and have caused it to be delivered to SunCentral on or before midnight of the date that is three business days from the date I signed the Agreement.

Customer's Signature: _____

Appendix C

Consent to Disclose Utility Customer Data Utility: ComEd

Please provide the following information. All requested information must be provided for the consent to be valid.

Authorized Recipient of Data: SunCentral LLC

Physical Address: 1601 Wewatta St., Suite 700, Denver, CO 80202

Phone: 888-734-3033 x702 Email: customerservice@suncentral.net

Data to be Released:

Utility, denoted above, will provide to SunCentral and/or its affiliates, via an (electronic) data exchange processes or otherwise, initial and ongoing account information. This information exchange will include, but is not limited to: account number, address, contact information, kWh consumption history, revenue billing period, present meter reading, present meter reading date, account status (active / inactive), disconnect date of account, total monthly electric bill amounts, total monthly bill credits, billing rate code and other information as necessary ("Customer Data").

As a customer of SunCentral and subscriber in the Community Distributed Generation program, I further understand that the data furnished will only be used by SunCentral or its affiliates to adequately manage your Solar Subscription, perform SunCentral's obligations under any Customer Agreement and maintain compliance with the Program.

SunCentral and its affiliates may not use any of my identified information for any other purpose and will keep my information confidential in accordance with the terms of the Customer Agreement.

Disclosure dates: Up to one month prior to the date this document was executed, as evidenced below, and the continual release and export of Customer Data until such consent is terminated as provided herein.

To be Completed by Utility Customer:

I agree that I am the Utility customer of record for my utility account. I understand that Utility has a policy regarding disclosure of my Customer Data and I accept that policy. Furthermore, I understand that disclosure of my Customer Data by Utility may also be required by law or if I authorize its disclosure.

I agree to allow Utility to release to SunCentral and its affiliate, Customer Data described above for the purposes described above. I understand and agree that such data may reveal information about the way I use energy at my premises.

I understand that once my Customer Data has been provided to SunCentral, the Utility will have no control over and no responsibility for SunCentral's use of the data.

This consent shall terminate upon termination of the customer agreement between SunCentral and you.

By my signature, I affirm that I am customer of record and that everything in this document is true and correct. The undersigned and SunCentral agree that SunCentral may make agreements with me by electronic means. I agree that this consent, whether in paper or electronic form, has the same legal effect and is authentic and valid. Furthermore, I

agree to receiving information and other communications relating to my consent in electronic form. By applying a signature below, I agree to the above terms and conditions governing my consent.

Electronic Signature of Utility Customer of Record:

By way of electronic signature below, I am agreeing to all terms of this request. I have read, understand, accept and agree to the terms herein above associated with this Consent to Disclose Utility Customer Data.

Utility Account Numbers

As set forth in Appendix F – Utility Account Summary

Signature of Utility Customer:

Date:

Appendix D

Disclosure Form

[insert]

Appendix E

Estimated Production

Estimated Facility Production

Year 1	11,138,232
Year 2	11,082,541
Year 3	11,027,128
Year 4	10,971,992
Year 5	10,917,133
Year 6	10,862,547
Year 7	10,808,234
Year 8	10,754,193
Year 9	10,700,422
Year 10	10,646,920
Year 11	10,593,685
Year 12	10,540,717
Year 13	10,488,013
Year 14	10,435,573
Year 15	10,383,395
Year 16	10,331,478
Year 17	10,279,821
Year 18	10,228,422
Year 19	10,177,280
Year 20	10,126,393
Year 21	10,075,761
Year 22	10,025,383
Year 23	9,975,256
Year 24	9,925,379
Year 25	9,875,753

You acknowledge that the above schedule sets forth an estimate of the Facility Output. You acknowledge that this schedule is our non-binding estimate of the Facility's annual production, and that we do not represent or guarantee that any particular level of production, or Bill Credits will be achieved in connection with this Agreement. The estimated production is based upon computer modeling that takes into account the AC nameplate capacity of the Facility, weather, soiling and degradation of the solar panels.

Appendix F

Utility Account Summary

Utility Account Name	Service Address	City	State	Zip	Utility	Account #	Meter #	Elec Choice ID	Annual Usage (kWh)	Subscription Capacity (kW-DC)	Rate Class
City of Sterling	2 Wallace St & 1st Ave	Sterling	IL	61081	ComEd	4629818000	230330598	4625844415	19,597	11	0-100kW
City of Sterling	2 Wallace St 1st Ave bridge	Sterling	IL	61081	ComEd	3036906000	271914577	3034624329	10,370	6	0-100kW
City of Sterling	100 Avenue K 100 Block	Sterling	IL	61081	ComEd	2442623000	230279472	2447398569	88,153	50	0-100kW
City of Sterling	106 W 3rd St	Sterling	IL	61081	ComEd	6311652000	230330542	6311939185	9,636	5	0-100kW
City of Sterling	111 W 2nd St	Sterling	IL	61081	ComEd	2864106000	271747399	2864230100	17,478	10	0-100kW
City of Sterling	200 Locust St	Sterling	IL	61081	ComEd	5401752000	230331421	5406802371	24,908	14	0-100kW
City of Sterling	501 W Miller Rd	Sterling	IL	61081	ComEd	2082729000	230280111	2086205610	30,790	17	0-100kW
City of Sterling	508 Avenue H	Sterling	IL	61081	ComEd	1376823333	270960630	1373539864	10,896	6	0-100kW
City of Sterling	1803 Freeport Rd	Sterling	IL	61081	ComEd	9417713111	230279468	9416888713	13,715	8	0-100kW
City of Sterling	2350 Lefevre Rd	Sterling	IL	61081	ComEd	0844697000	272146958, 272585145	0841329241	15,606	9	0-100kW
City of Sterling	2609 Woodlawn Rd	Sterling	IL	61081	ComEd	6658873000	230279467	6658050643	47,396	27	0-100kW
City of Sterling	2619 E Lynn Blvd	Sterling	IL	61081	ComEd	8945272000	272086808	8947147665	8,127	5	0-100kW
City of Sterling	2400 W Lynn Blvd	Sterling	IL	61081	ComEd	8028897000	230201148	8021839079	2,160,717	1,225	100-400kW
									2,457,388	1,393	



Agenda Item Background

Item: Approve the Purchase and Installation of a "Sterling" monument for the Route 40 and Science Ridge roundabout

Meeting Date: December 1, 2025

Public Content:

Quad City Custom Signs has a proposal for an entry sign at the roundabout at Route 40 and Science Ridge in a similar style to their first installation at Ave G and W. 3rd Street.

The City requested to utilize the space for an entry sign during construction of the roundabout as IDOT had no intention to landscape the area within the roundabout. IDOT initially declined saying the roundabout was too far from the City's boundary. The City pressed through other channels and received permission so long as the sign complied with their requirements. One requirement was a specific breakaway mount. The proposed mount had not completed the certification process for IDOT at that time. The mount has since been approved.

Quad City Custom Signs will coordinate with IDOT and an electrical contractor to provide electricity for illumination. The sign, installation and coordination fees with IDOT and an electrician is proposed to cost \$27,423.50. Additional costs will be incurred for electric hookup. Funding for this project was included in the Capital Budget.

Recommended Action:

Attachments:

1. RoundAboutAddedSterlingPreProof2
2. City of Sterling - Roundabout Monument Proposal EST-3853 25-June-2025
3. MASH March 8

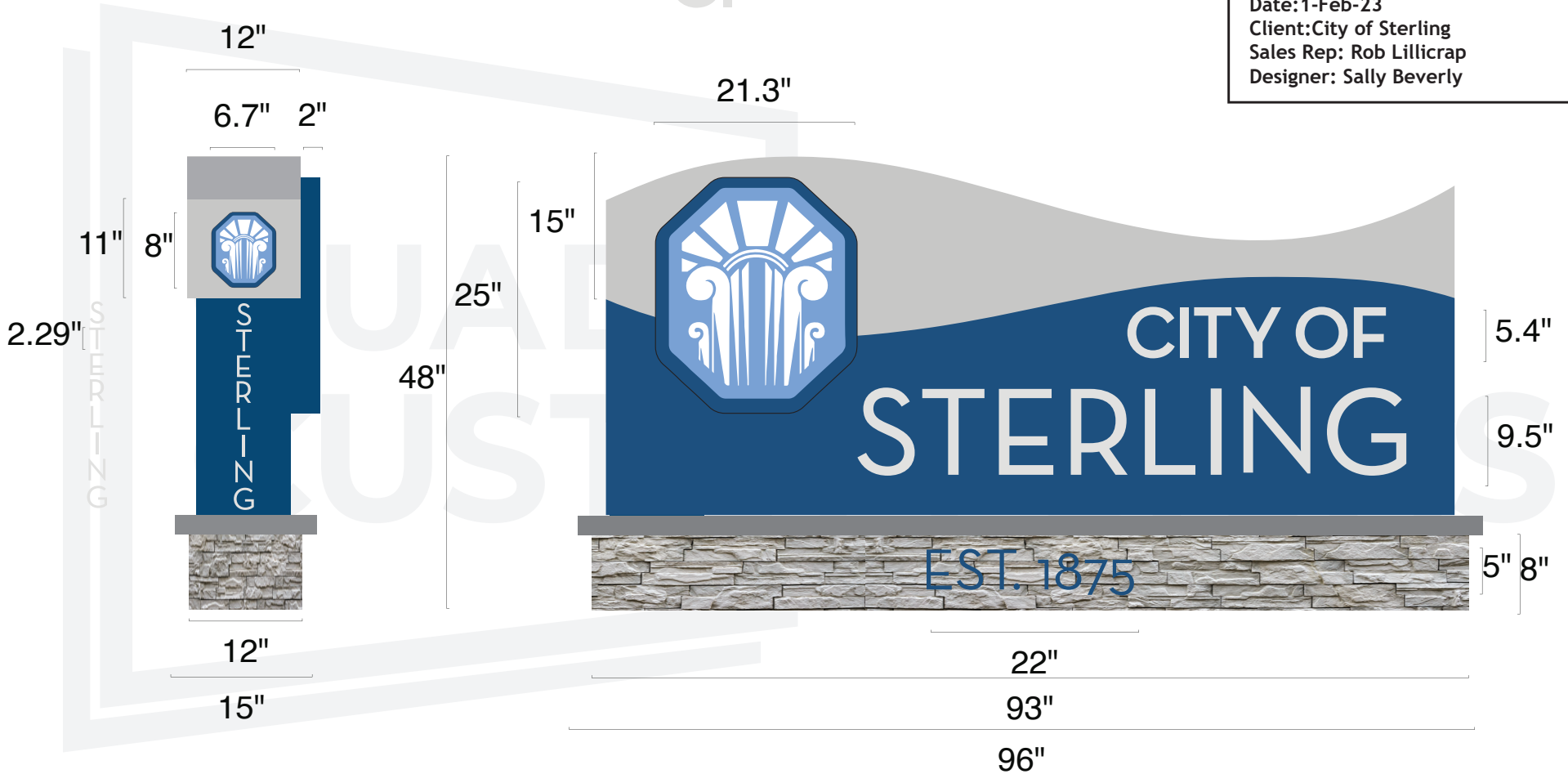
PRE PROOF SIGN DETAILS



**QUAD CITY
CUSTOM SIGNS**
 2720 W. Locust St., Unit B2
 Davenport, IA 52804
 563-334-2039
www.QuadCityCustomSigns.com

Date: 1-Feb-23
 Client: City of Sterling
 Sales Rep: Rob Lillicrap
 Designer: Sally Beverly

IN 1.6" stroke
 CI 1" stroke



This drawing is the sole and exclusive property of Quad City Custom Signs and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Quad City Custom Signs and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of Quad City Custom Signs. To do so will make the client liable for a design fee to be determined by Quad City Custom Signs.



1024 W. 3rd St
Davenport, IA 52802
(888) 498-4352

ESTIMATE

EST-3853

QuadCityCustomSigns.com

Created Date: 6/25/2025

DESCRIPTION: Roundabout Monument Sign

Bill To: City of Sterling
212 3rd Ave
Sterling, IL 61081
US

Requested By: Scott Shumard
Email: sshumard@sterling-il.gov
Work Phone: (815) 632-6621

Salesperson: Rob Lillicrap
Email: rlillicrap@quadcitycustomsigns.com
Work Phone: 563-214-1033
Cell Phone: 563-334-2039

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Roundabout Monument	1	\$27,423.50	\$27,423.50

1.1	<p>Custom -</p> <p>Notes: Single Sided Monument Sign</p> <p>Approx - 48" x 96" 1.5" aluminum tube frame .125" aluminum skin</p> <p>Halo lit channel letters. To read: City of Sterling 2" .063 returns with 080 aluminum faces. Painted faces and returns Clear polycarbonate backs. White LED Illumination Power supplies (UL approved). 1.625in Stud mounts with painted spacers. Transformer box with disconnect switch. UL labels.</p> <p>Front lit channel letter logo 25" tall "logo" 5" .040 prefinished aluminum returns. 3mm ACM backs. 1" trimcap. 3/16" white acrylic faces digital print applied White LED Illumination Power supplies (UL approved). Mounted to monument face UL labels.</p>
1.2	<p>Custom - Breakaway Fabrication and Hardware</p> <p>Notes: 4 in square Aluminum post (qty 2) Post breakaway studs and bracket hardware (qty 8 total)</p>
1.3	<p>Installation - Lift Truck 2 Person -</p> <p>Notes: Excavate Holes Fill with concrete/rebar per engineering review Install anchors for breakaway bolt attachments Mount Posts and breakaway bracket/hardware Saddle mount monument to posts Connect to electrical provided at base of sign **electrical routing to sign provided by others**</p>
1.4	<p>Project Management -</p> <p>Notes: IL-DOT package submission and approvals</p>

Quotes are valid for 15 days, unless noted differently.

50% deposit required prior to initiating production activities

Unless otherwise agreed to in advance, payment in full is due at pickup, delivery or prior to shipment and installation.

3% processing fee will be applied to all balances paid via credit card.

For exterior signs, customer is responsible for any facility management approvals required, unless otherwise agreed to. If you need help, please let us know.

Subtotal:	\$27,423.50
Taxes:	\$0.00
Grand Total:	\$27,423.50
Deposit Required:	\$13,711.75

Quad City Custom Signs and our suppliers are monitoring the Administration's intent to apply broad tariffs to imported goods. This may have a significant impact on our costs, potentially between the time we provide an estimate and production starts. We reserve the right to update quoted and/or contracted prices if a tariff implementation impacts our input costs. Any change in pricing will be communicated to the project contact.

Rudy Gradishar
Midwest Regional Manager, Safety
Break Safe MASH Testing at
Safe Roads



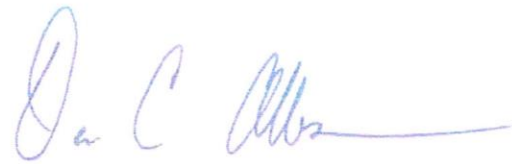
This document was prepared by Safe Roads Research & Development under contract by Transpo Industries Inc. The information presented in this document relates to product testing and does not address any other related or unrelated issues, including but not limited to environmental durability of the product, nor applications for the tested product. It is the responsibility of the end user to assess the relevant performance of the product and determine suitable applications.

This document does not constitute a standard, specification, or regulation. In undertaking the testing described in this report, Safe Roads Research & Development have exercised the degree of skill, care, and diligence normally expected of a competent testing lab. The name of specific products or manufacturers listed herein does not imply endorsement of those products or manufacturers.

This document simply highlights and comments on the facts and accuracy of the data specific to the test run. The contents of this report do not necessarily reflect the official views or policies of Safe Roads Research & Development or Transpo Industries Inc. In addition, the above-listed parties assume no liability for its contents or use thereof.

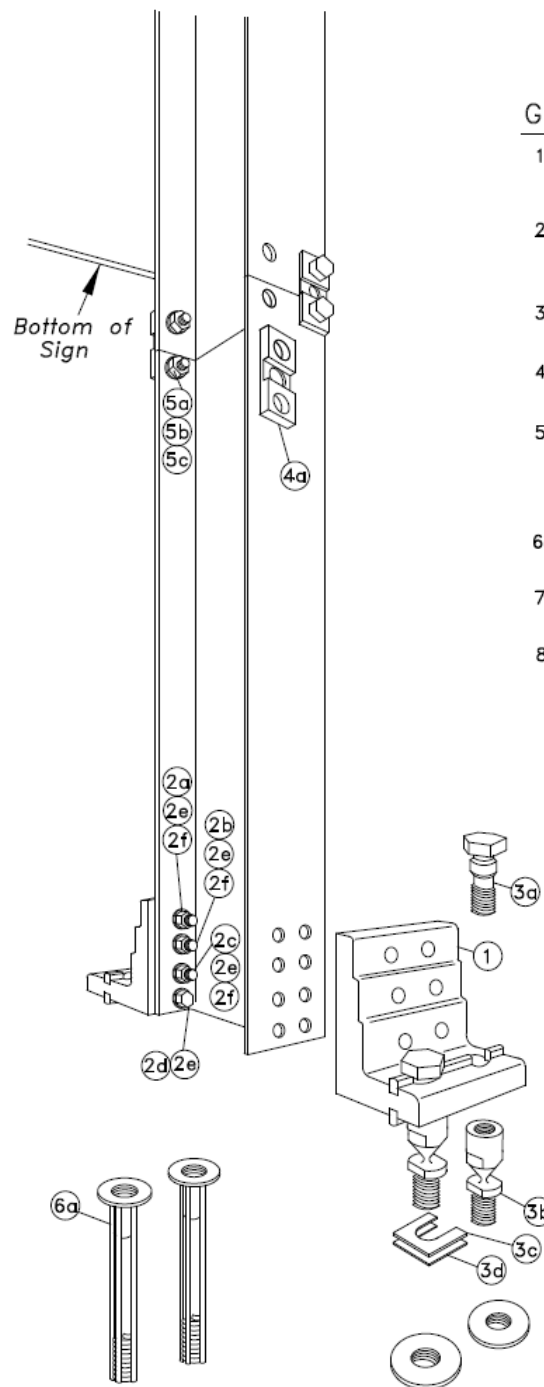


*M. Talha Ghuman, P.Eng
Research Engineer, Physical Testing
Safe Roads Research & Development Inc.*



*Dean C. Alberson, Ph.D., P.E.
Senior Research Engineer
Safe Roads Research & Development Inc.*





GENERAL NOTES:

1. Break-Safe meets all requirements of "AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals."
2. Break-Safe Model B525 is designed to fit W6 (W150mm) and W8 (W200mm) Wide Flange I-Beam, and 5" (127mm) and 6" (150mm) Square Tube signposts.
3. Hinge Items 4 & 5 above are not used for single post sign applications.
4. All hardware items are American Standard sizes, gvanized in accordance with ASTM A153.
5. Fasteners, except for special bolt and coupling, are installed with lockwashers, and do not have specific torque requirements. Fasteners should be secured as tight as possible with conventional wrenches, unless noted otherwise.
6. Square-up and level individual components, particularly Anchors to minimize the need for shimming between the Couplings and Anchors.
7. No more than two shims shall be placed under any one coupling. No more than three shims underneath any pair of couplings.
8. Refer to other side of page for complete installation instructions.


TRANSPO[®] 20 Jones Street
 New Rochelle, NY 10801
 INDUSTRIES, Inc. 914-636-1000
 The Smart Solutions Company www.transpo.com

Break-Safe Model B525
 Breakaway Support System for Sign Posts

for 6" & 8" W-Shape I-Beam Posts
 Multiple Post Sign Application with Hinges

Scale: Not To Scale Date: January 2015

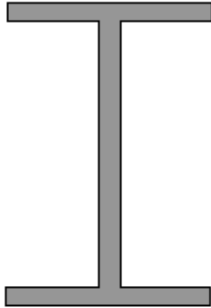
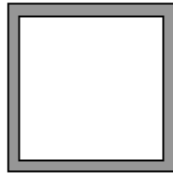
Drawing No. BS-B525 Sheet: 1 of 2

Patent Nos. 4,528,786 and 5,596,845



Break-Safe[®] Type B

Breakaway Support System for Sign Posts

Sign Post Type		Recommended Post Sizes	Break-Safe [®] Model	Page
	150 mm (6") and 200 mm (8") Steel or Aluminum Wide Flange I-Beam	Metric (U.S. Customary) W150x18 (W6x12) W150x22 (W6x15) W200x27 (W8x18) W200x31 (W8x21)	B525	17 and 18
	250 mm (10") to 530 mm (21") Steel or Aluminum Wide Flange I-Beam	W250x33 (W10x22) W250x39 (W10x26) W310x39 (W12x26) W360x45 (W14x30) W410x46 (W16x31) W460x52 (W18x35) W460x60 (W18x40) W530x66 (W21x44)	B650	21 and 22
	Square Tube Steel or Aluminum	127x127 mm (5"x5") 152x152 mm (6"x6")	B525	19 and 20
	Square Tube Steel or Aluminum	178x178 mm (7"x7") 203x203 mm (8"x8")	B650	23 and 24



Sign Configuration #1



Break-Safe MASH Testing Summary

February 2023

Transpo Industries contracted with Safe Roads R&D to conduct a series of crash tests on two (2) Break-Safe sign configurations. Each configuration was subjected to two (2) tests in order to evaluate performance in accordance with MASH Tests 3-60 & 3-61.

Sign Configuration #1

2-post highway sign with W8x18 I-beam steel posts mounted on Break-Safe Model B525 in accordance with Transpo's installation instructions. The extruded aluminum sign panel was 12'-0" W by 10'-0" H with a nominal under clearance height of 11'-0".



Sign Configuration #1

MASH Test 3-60: Small car (1100C) travelling at 18.8 mph [30.2 kph] impacted one (1) post at 0° (perpendicular to the panel) at quarter-point of the front bumper. Sequential photos of the test are shown below, and test results are summarized in Table 1.



Table 1. Test Results Summary, Sign Configuration #1, Test 3-60

<u>Evaluation Criteria</u>	<u>Assessment</u>	<u>Result</u>
B	The test article readily activated in a predictable manner by breaking away, fracturing, or yielding.	Pass
D	Detached elements, fragments, or other debris from the test article did not penetrate or show potential for penetrating the occupant compartment, or present undue hazard to other traffic, pedestrians, or personnel in a work zone. Deformations of, or intrusions into, the occupant compartment did not exceed limits set forth in Section 5.2.2 and Appendix E.	Pass
F	The vehicle remained upright during and after collision. The roll and pitch angles did not exceed 75 degrees.	Pass
H	Longitudinal Occupant Impact Velocity (OIV) measured by Vehicle Velocity Change (ΔV) = 2.46 ft/s [0.750 m/s], which is under the Preferred Limit of 10 ft/s [3.0 m/s].	Pass
I	Occupant Ridedown Acceleration is not applicable, and satisfies the Preferred Limit of 15.0 G.	Pass
N	Vehicle trajectory behind the test article is acceptable.	Pass



Sign Configuration #1

MASH Test 3-61: Small car (1100C) travelling at 63.6 mph [102.4 kph] impacted one (1) post at 0° (perpendicular to the panel) at quarter-point of the front bumper. Sequential photos of the test are shown below, and test results are summarized in Table 2.



Table 2. Test Results Summary, Sign Configuration #1, Test 3-61

<u>Evaluation Criteria</u>	<u>Assessment</u>	<u>Result</u>
B	The test article readily activated in a predictable manner by breaking away, fracturing, or yielding.	Pass
D	Detached elements, fragments, or other debris from the test article did not penetrate or show potential for penetrating the occupant compartment, or present undue hazard to other traffic, pedestrians, or personnel in a work zone. Deformations of, or intrusions into, the occupant compartment did not exceed limits set forth in Section 5.2.2 and Appendix E.	Pass
F	The vehicle remained upright during and after collision. The roll and pitch angles did not exceed 75 degrees.	Pass
H	Longitudinal Occupant Impact Velocity (OIV) measured by Vehicle Velocity Change (ΔV) = 5.02 ft/s [1.53 m/s], which is under the Preferred Limit of 10 ft/s [3.0 m/s].	Pass
I	Occupant Ridedown Acceleration is not applicable, and satisfies the Preferred Limit of 15.0 G.	Pass
N	Vehicle trajectory behind the test article is acceptable.	Pass



Sign Configuration #2

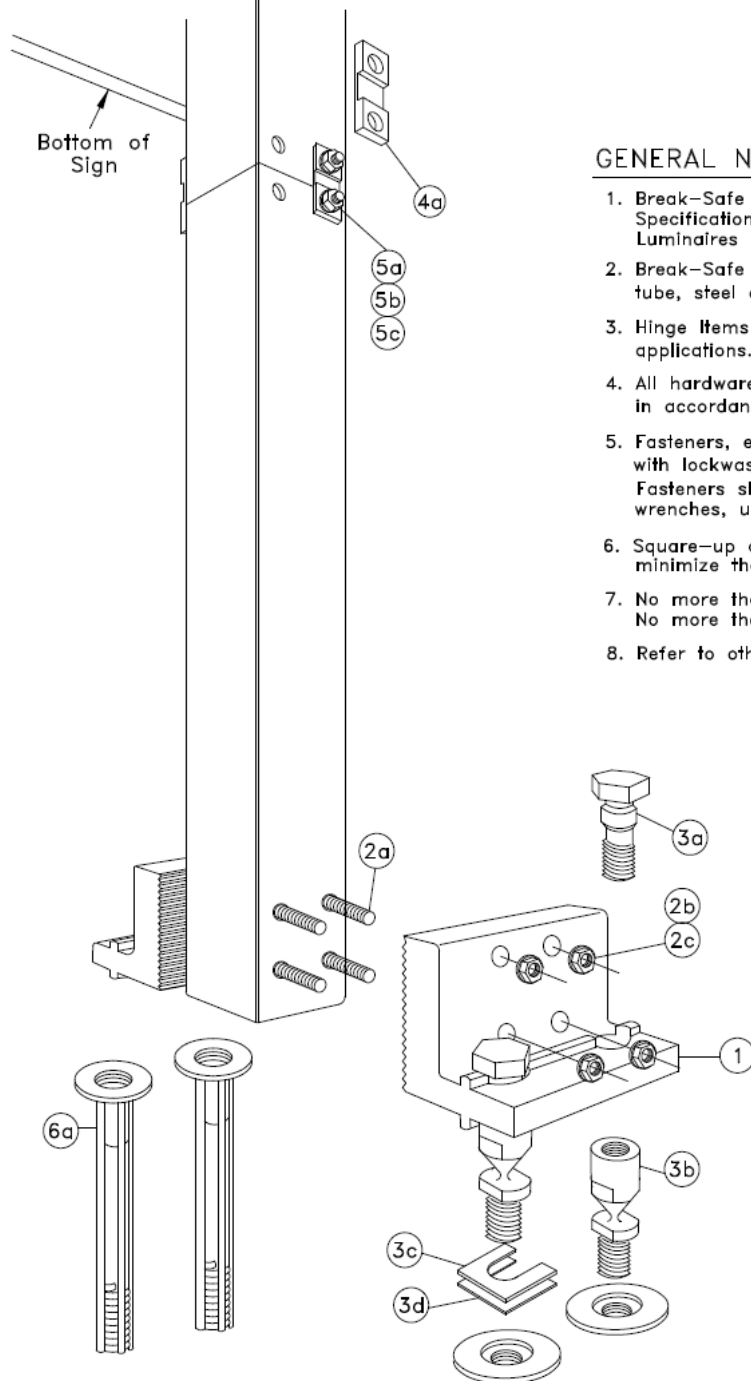
2-post highway sign with 4"x4"x1/4" Hollow Structural Section (HSS) steel posts mounted on Break-Safe Model AS4H in accordance with Transpo's installation instructions. The extruded aluminum sign panel was 12'-0" W by 8'-0" H with a nominal under clearance height of 7'-5".





Sign Configuration #2





GENERAL NOTES:

1. Break-Safe meets all requirements of "AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals."
2. Break-Safe Model AS4H is designed to fit 4" (102mm) square tube, steel or aluminum signposts.
3. Hinge Items 4 & 5 above are not used for single post sign applications. Use Model AS4 for single post signs.
4. All hardware items are American Standard sizes, galvanized in accordance with ASTM A153.
5. Fasteners, except for special bolt and coupling, are installed with lockwashers, and do not have specific torque requirements. Fasteners should be secured as tight as possible with conventional wrenches, unless noted otherwise.
6. Square-up and level individual components, particularly Anchors to minimize the need for shimming between the Couplings and Anchors.
7. No more than two shims shall be placed under any one coupling. No more than three shims underneath any pair of couplings.
8. Refer to other side of page for complete installation instructions.



TRANSPPO
INDUSTRIES, Inc.

20 Jones Street
New Rochelle, NY 10801
914-636-1000
www.transpo.com

The Smart Solutions Company

Break-Safe Model AS4H
Breakaway Support System for Sign Posts

Scale: Not To Scale

Date: January 2015

Drawing No. BS-AS4H


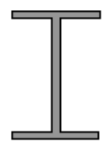
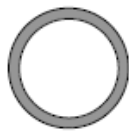

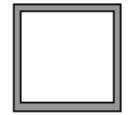
Sheet: 1 of 2

Patent Nos. 4,528,786 and 5,596,845



Break-Safe® Type A

Breakaway Support System for Sign Posts

Sign Post Type	Recommended Post Sizes	Break-Safe® Model	Page
 <p>Standard "S"-Shape Steel or Aluminum I-Beam</p>	Metric (U.S. Customary)		
	S75x8 (S3x5.7) S100x11 (S4x7.7)	AI4	5 and 6
 <p>W150x14 (W6x9) Steel or Aluminum Wide Flange I-Beam</p>	W150x14 (W6x9)	AI6	7 and 8
 <p>Round Pipe Steel or Aluminum</p>	73 mm (2-7/8") O.D. 89 mm (3-1/2") O.D. 102 mm (4") O.D. 114 mm (4-1/2") O.D.	AP3 AP3.5 AP4 AP4.5	9 and 10
 <p>Square Tube Steel or Aluminum</p>	76x76 mm (3"x3")	AS3	11 and 12
 <p>Square Tube Steel or Aluminum</p>	102x102 mm (4"x4") Single Post	AS4	13 and 14
	102x102 mm (4"x4") Multiple Post	AS4H	15 and 16

Patent Nos. 4,528,786 and 5,596,845

Sign Configuration #2

MASH Test 3-60: Small car (1100C) travelling at 18.5 mph [29.7 kph] impacted one (1) post at 0° (perpendicular to the panel) at quarter-point of the front bumper. Sequential photos of the test are shown below, and test results are summarized in Table 3.



Table 3. Test Results Summary, Sign Configuration #2, Test 3-60

<u>Evaluation Criteria</u>	<u>Assessment</u>	<u>Result</u>
B	The test article readily activated in a predictable manner by breaking away, fracturing, or yielding.	Pass
D	Detached elements, fragments, or other debris from the test article did not penetrate or show potential for penetrating the occupant compartment, or present undue hazard to other traffic, pedestrians, or personnel in a work zone. Deformations of, or intrusions into, the occupant compartment did not exceed limits set forth in Section 5.2.2 and Appendix E.	Pass
F	The vehicle remained upright during and after collision. The roll and pitch angles did not exceed 75 degrees.	Pass
H	Longitudinal Occupant Impact Velocity (OIV) measured by Vehicle Velocity Change (ΔV) = 1.32 ft/s [0.403 m/s], which is under the Preferred Limit of 10 ft/s [3.0 m/s].	Pass
I	Occupant Ridedown Acceleration is not applicable, and satisfies the Preferred Limit of 15.0 G.	Pass
N	Vehicle trajectory behind the test article is acceptable.	Pass



Sign Configuration #2

MASH Test 3-61: Small car (1100C) travelling at 63.4 mph [102.0 kph] impacted one (1) post at 0° (perpendicular to the panel) at quarter-point of the front bumper. Sequential photos of the test are shown below, and test results are summarized in Table 4.



Table 4. Test Results Summary, Sign Configuration #2, Test 3-61

<u>Evaluation Criteria</u>	<u>Assessment</u>	<u>Result</u>
B	The test article readily activated in a predictable manner by breaking away, fracturing, or yielding.	Pass
D	Detached elements, fragments, or other debris from the test article did not penetrate or show potential for penetrating the occupant compartment, or present undue hazard to other traffic, pedestrians, or personnel in a work zone. Deformations of, or intrusions into, the occupant compartment did not exceed limits set forth in Section 5.2.2 and Appendix E.	Pass
F	The vehicle remained upright during and after collision. The roll and pitch angles did not exceed 75 degrees.	Pass
H	Longitudinal Occupant Impact Velocity (OIV) measured by Vehicle Velocity Change (ΔV) = 2.38 ft/s [0.725 m/s], which is under the Preferred Limit of 10 ft/s [3.0 m/s].	Pass
I	Occupant Ridedown Acceleration is not applicable, and satisfies the Preferred Limit of 15.0 G.	Pass
N	Vehicle trajectory behind the test article is acceptable.	Pass



Sign Configurations #1 & #2

It is noted that MASH Test 3-62 (2270P / 100 km/h) was not conducted. Based on results from Test 3-61, it has been determined that Test 3-62 is not critical for the 2-post sign configurations evaluated in this study. This determination is based on assessment of pertinent evaluation criteria, as follows:

<u>Evaluation Criteria</u>	<u>Assessment</u>
B	Kinetic energy of the 3-62 test vehicle is higher than that of the 3-61 vehicle, and therefore each breakaway device is expected to readily activate when subjected to Test 3-62.
D	Detached elements are not expected to contact the occupant compartment in Test 3-62, as observed in both 3-61 tests.
F	Test 3-62 vehicle is expected to remain upright, as observed in both 3-61 tests.
H	Kinetic energy of the 3-62 test vehicle is higher than that of the 3-61 vehicle, and therefore change in velocity (OIV) is expected to be less than those observed for Test 3-61.
I	Likewise, Occupant Ridedown Acceleration is expected to be lower for Test 3-62, compared to Test 3-61.
N	Vehicle trajectory behind the test article is acceptable.

<https://youtu.be/Pw0eEyBVevs>



Questions & Comments





Agenda Item Background

Item: Waive the Bid Process for the Purchase of Playground Equipment for Platt Park

Meeting Date: December 1, 2025

Public Content:

In lieu of bidding for playground equipment, the City sought playground proposals to replace the existing equipment at Platt Park. The City put four proposals up for comment on the City's Facebook page to select the preferred playground equipment.

Recommended Action:

Attachments:

None



Box 7075
 Westchester, IL 60154
 708-579-9055
 708-579-0109 (fax)
 1-800-526-6197

November 3, 2025

PLATT PARK
 STERLING, IL
 OPTION 3
 SMARTPLAY/PLAYBOOSTER

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>PRICE</u>
SmartPlay 2-5				
1	197057C	Motion w/Play Table DB		\$ 23,970
	includes:	Bead Panel		
		Bongo Panel		
		Curved Poly Slide		
		Inclined Tunnel		
		Leaf Shape and Fit Panel		
		Leaf Trail Panel		
		Marbles Panel		
		Numbers Climber		
		Play Table with seats		
		Race Car/Roller Track		
		Ring-a-Bell Panel		
		Shape-and-Fit Table		
		Spelling Panel		
		Steering Wheel		
		Steppers		
		Wiggle Ladder		
:5218:5118	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury		-
PlayBooster Component System 5-12				
1	302740A	Tidal Wave Climber 56"Dk DB		\$ 12,695
1	345325A	Arcade Climber 96" Deck DB Only		2,630
1	152907B	Deck Link w/Barriers Steel end panels 2 Steps		2,880
1	345317A	Logo Climber 56"Dk DB		2,070
1	345305A	Vertical Ladder 32"Dk DB		1,070
1	CP014763A	DTR PB 42" OC Rocker Seat		895
1	152911A	Curved Transfer Module Left 32"Dk DB		3,335
1	121948A	Kick Plate 8"Rise		160
2	111228A	Square Tenderdeck	\$ 1,445	2,890
2	111231A	Triangular Tenderdeck	1,115	2,230
2	116244A	Pipe Barrier Above Deck	875	1,750
1	164145A	Rock-N-Ring Panel Ground Level		2,880
1	193176A	Boogie Board DB Only		3,045
2	166809A	E-Pod Seat	435	870
1	201546A	Gyro Twister DB ¹		2,695
1	193174A	Sol Spinner DB ¹		3,260

PAGE 2

1	111357B	Turning Bar Alum DB		\$	715
1	141887B	Access/Landing Assembly Seat Barrier Left 16"Dk			865
1	130873A	Ring Pull			925
1	119613A	Wave Horizontal Ladder			1,875
3	111404F	108"Alum Post DB	\$	415	1,245
1	111404R	108"Steel Post DB 42" BURY			390
1	111404E	116"Alum Post DB			435
2	111404D	124"Alum Post DB		500	1,000
4	111404C	132"Alum Post DB		520	2,080
2	111404O	132"Steel Post DB 42" BURY		415	830
2	111404L	164"Alum Post DB		645	1,290
3	111404Z	182"Steel Post DB 44" Bury		650	1,950
1	271761B	Alpine Slide 96" Deck DB ¹			6,475
1	124863D	SlideWinder2 56"Dk DB 1 Right 1 Left			4,100
1	158997A	Pod Climber 10" DB			390
3	120711A	Pod Climber 16" DB		395	1,185
1	120712A	Pod Climber 24" DB			410
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury			-
		SUBTOTAL			<u>\$ 71,515</u>

ALSO:

1	152179A	Saddle Spinner DB 16"Height		\$	990
---	---------	-----------------------------	--	----	-----

SWINGS:

2	174018A	Belt Seat Proguard Chains 8' Beam	\$	175	\$ 350
2	176038A	Full Bucket Seat Proguard Chains 8' Beam		490	980
1	177332A	Single Post Swing Frame 8' Beam Height Only DB Only			1,710
1	177333A	Single Post Swing Frame Additional Bay 8' Beam Height Only DB Only			1,270
		SUBTOTAL			<u>\$ 4,310</u>

EQUIPMENT TOTAL	\$ 100,785
8% CONTRACT DISCOUNT	(8,063)
SHIPPING	6,819
TOTAL	<u>\$ 99,541</u>



landscape structures


Platt Park

STR25PLT3-1 • 11.3.2025




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 landscape structures

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Leisure Products

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Agenda Item Background

Item: Authorize the Mayor to enter into a Construction Agreement with the Illinois Department of Transportation for Illinois Route 2 from Route 40 to 19th Ave

Meeting Date: December 1, 2025

Public Content:

IDOT is proposing a project to mill, patching and resurface, approximately 1.2 miles of IL Route 2 (4th Street) from IL 40 (Locust Street) to 19th Avenue. They will also install ADA compliant corners and make radius return adjustments to accommodate traffic movements.

The City is financially responsible for 50% of the cost for the parking lanes, 15% of engineering, 10% of traffic signal replacement at 16th Ave and 100% for manhole adjustments. The total expected cost to the City is \$159,662 of the expected \$1,902,100 total cost.

The project is anticipated to be on the February 27, 2026 State letting.

Recommended Action:

Attachments:

1. JN226021 Sterling C-92-110-23 64J38 IL 2 from 1st ave to 19th Ave mill and Resurf (008)

City of Sterling
 FAP 561 (IL 2)
 State Section (32-2)RS-1
 City Section 25-00153-00-RS
 Whiteside County
 Job No. C-92-110-23
 Contract No. 64J38
 Agreement No. JN226021

AGREEMENT

This agreement, entered into this _____ day of _____, A.D., 20____, by and between the state of Illinois, acting by and through its Department of Transportation, hereinafter called the STATE and the City of Sterling, of the state of Illinois, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensuring the safety to the motoring public, is desirous of milling, pavement patching and resurfacing, approximately 1.2 miles of IL 2 (4th Street) from IL 40 (Locust Street) to 19th Avenue in Sterling, Illinois. Additionally, the curb radii will be improved to accommodate for the upgrades to the sidewalks to meet the Federal Americans with Disabilities Act (ADA) along IL 2 within the project limits, traffic signal upgrades, and by performing all other work necessary to complete the improvement in accordance with the approved plans and specifications, FAP 561, STATE Section (32-2)RS-1, CITY Section 25-00153-00-RS, hereinafter called the PROJECT; and

- A. Mill and resurface the 8-foot in width parking lane along both sides of IL 2 (4th Street) between IL 40 (Locust Street) and 2nd Avenue; and along both sides of IL 2 (4th Street) between 19th Avenue and 9th Avenue.

WHEREAS, the CITY is desirous of said improvement in that same will be of immediate benefit to the CITY residents and permanent in nature.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, acquire all necessary right-of-way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the plans, specifications and contract.
2. The STATE agrees to pay all construction and engineering costs, subject to payment by the CITY for its share of the improvement as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as follows:

Type of Work	Federal		State		Sterling		Total
	Cost	%	Cost	%	Cost	%	
All Construction Costs Excluding the Following	\$1,023,378	80%	\$255,845	20%			\$1,279,223
Traffic Signals at 16 th Ave	\$153,005	80%	\$19,126	10%	\$19,126	10%	\$191,256
Parking Lanes			\$63,811	50%	\$63,811	50%	\$127,621
Manholes to be Adjusted Approx. 43 each					\$55,900	100%	\$55,900
Sub-Total	\$1,176,383		\$338,781		\$138,836		\$1,654,000
P&C Eng.	\$176,457	15%	\$50,817	15%	\$20,825	15%	\$248,100
Total	\$1,352,841		\$389,598		\$159,662		\$1,902,100

Participation and reimbursement shall be predicated on the percentages shown above for the specified work. Cost shall be determined by multiplying the final quantities times contract unit prices plus 15% for preliminary and construction engineering.

4. The CITY has passed a resolution appropriating sufficient funds to pay its share of the cost of this improvement, a copy of which is attached hereto as Exhibit A and made a part hereof. The CITY agrees to pay to the Department of Transportation of the state of Illinois, upon award of this project, from any funds allotted to the CITY, the amount of 80% of its estimated obligation under the provisions of this agreement and will pay to the said department the remainder of its obligation in a lump sum upon completion of the project based upon final costs.
5. The CITY shall continue enforce the existing parking ordinance on IL 2, requiring that parking be parallel to the curbs, within the limits of this improvement, a copy of which can be found on the CITY's website and is on file at the STATE'S district office.
6. The CITY shall continue to enforce an existing ordinance prohibiting the discharge of sanitary and industrial wastewater into the storm water drainage systems a copy of which can be found on the CITY's website and is on file at the STATE'S district office.
7. Prior to the STATE advertising for the work to be performed hereunder, the disposition of encroachments will be cooperatively determined with representatives from the CITY and the STATE.

The CITY shall continue to enforce an existing ordinance, relative to the disposition of encroachments within the limits of the improvements, a copy of which can be found on the CITY's website and is on file at the STATE'S district office.

8. The CITY agrees not to permit the construction of additional entrances (private or commercial) onto IL 2, within the limits of this improvement without the concurrence of the Department of Transportation
9. Prior to construction, the CITY shall exercise its franchise right to cause utilities to be relocated, if necessary, at no expense to the STATE.
10. The CITY agrees to cause its utilities located on right-of-way after said right-of-way was acquired by the STATE or installed within the limits of a roadway after the said roadway's jurisdiction was assumed by the STATE, to be relocated and/or adjusted if required at no expense to the STATE.
11. All CITY owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of the agreement, will be relocated/adjusted in accordance with applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530).
12. Upon final field inspection of the improvement and so long as IL 2 is used as state highway, the STATE agrees to maintain or cause to be maintained the two 12-foot and variable width through traffic lanes, turn lane, painted pavement markings, curb and gutter and/or shoulders adjacent to said through traffic lanes.
13. Upon final field inspection of the improvement, the CITY agrees to maintain their portions of the improvement which are not maintained by the STATE, including sidewalks which includes ADA ramps, parking lanes, inlets and curbs and gutters within on-street parking areas, crosswalks and transverse pavement markings, CITY owned utilities including the

appurtenances thereto, highway lighting including furnishing the electrical energy therefore, and the following items which are not to be maintained by the STATE including:

- A. Storm sewers and appurtenances and to perform those functions necessary to keep the sewer in a serviceable condition including cleaning sewer lines, inlets, manholes and catch basins along with the repair or replacement of inlet, manhole and catch basins' frames, grates or lids plus structural failures; and
 - B. The CITY further agrees to continue its existing maintenance responsibilities on all side road approaches under its jurisdiction, including all turn lanes, up to the edge of pavement of IL 2 through traffic lanes.
14. Upon acceptance by the STATE of the traffic signal work at IL 2 WB (4th Street) at 16th Avenue included herein the responsibility for maintenance and energy shall continue to be as outlined in the Master Agreement executed by the STATE and the CITY on April 16, 2021.
 15. The CITY agrees to all covenants contained in previous agreements or letters of understanding relating to City owned utilities, maintenance, electrical energy, enactment of ordinances, etc., on the section to be improved within the City limits, shall remain unchanged.
 16. The CITY agrees to provide written approval of that portion of the plans and specifications relative to the CITY'S financial and maintenance obligations described herein, prior to the STATE'S advertising for the aforescribed proposed improvement, attached as Exhibit B.
 17. This agreement shall be subject to termination and cancellation in any year for which the General Assembly fails to make an appropriation to make payments under the terms of the agreement.
 18. This agreement and the covenants contained herein shall become null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.
 19. This agreement No. JN226021 shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

ATTEST:

CITY OF STERLING

By: _____
Teri Sathoff
City Clerk

By: _____
Diana Merdian
Mayor

Date: _____, 20__

Date: _____, 20__

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Trisha Thompson, P.E.
Regional Two Engineer

Date: _____, 20__

EXHIBIT B
RESOLUTION

APPROVING PLANS AND SPECIFICATIONS AS PROPOSED BY THE STATE
OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, FOR A JOINT CITY-STATE MILLING AND
RESURFACING PROJECT ON FAP ROUTE 561 (IL 2), STATE SECTION (32-2)RS-1,
IN THE CITY OF STERLING, WHITESIDE COUNTY, ILLINOIS

WHEREAS be it hereby resolved by the City Council of the City of Sterling that the plans and specifications as proposed by the state of Illinois, Department of Transportation for the milling and resurfacing, of FAP Route 561 (IL 2), State Section (32-2)RS-1, are hereby considered satisfactory and acceptable.

I, _____, City Clerk in and for the City of Sterling, hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the City Council at a meeting on _____, 20 ____.

IN TESTIMONY WHEREOF, I have hereunto set my hand this _____ day of _____, A.D., 20 ____.

City Clerk

The CITY OF STERLING certifies that:

1. The number shown on this form is the CITY'S correct taxpayer identification number (or the CITY is waiting for a number to be issued to them), and
2. The CITY is not subject to backup withholding because: (a) the CITY is exempt from backup withholding, or (b) the CITY has not been notified by the Internal Revenue Service (IRS) that the CITY is subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that the CITY no longer subject to back-up withholding, and
3. The CITY'S person with signatory authority for this AGREEMENT is a U. S. person (including a U.S. resident alien)

Taxpayer Identification Number: _____

Social Security Number _____

Or _____

Employer Identification Number _____

(If you are an individual, enter your name and SSN as it appears on your Social Security Card. If completing this certification for a sole proprietorship, enter the owner's name followed by the name the name of the business and the owners SSN or EIN. For all other entities enter the name of the entity as used to apply for the entity EIN and the EIN.)

Legal Status

- | | |
|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Government |
| <input type="checkbox"/> Sole Proprietor | <input type="checkbox"/> Nonresident Alien |
| <input type="checkbox"/> Partnership/Legal Corporation | <input type="checkbox"/> Estate or Trust |
| <input type="checkbox"/> Tax-exempt | <input type="checkbox"/> Pharmacy (Non-Corp.) |
| <input type="checkbox"/> Corporation providing or billing medical and/or health care services | <input type="checkbox"/> Pharmacy/Funeral home /Cemetery |
| <input type="checkbox"/> Corporation NOT providing or billing medical and/or health care services | <input type="checkbox"/> Limited Liability Company (select applicable tax classification) |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> D= Disregarded entity |
| | <input type="checkbox"/> C= Corporation |
| | <input type="checkbox"/> P= Partnership |



Agenda Item Background

Item: Ordinance No 2025-12-42 Amending Chapter 18 Article XI by Exempting Single Family Dwellings Occupied by a Member of the Owner's Immediate Family From the Residential Rental Property Registration Requirements.

Meeting Date: December 1, 2025

Public Content:

While implementing the new rental inspection program, staff identified the need to clarify which residential properties must meet the registration requirements. Following a detailed review, the Code Enforcement Department recommended exempting single-family and two-unit dwellings that are occupied by the property owner or members of the owner's immediate family. This ordinance updates the City Code to define "family" for the purposes of the program and to formally establish this exemption, ensuring that the rental inspection process is focused on true rental properties while reducing unnecessary requirements for owner-occupied family homes.

Recommended Action:

Attachments:

1. Ord 2025-12-42 Sterling Ordinance Amending Residential Rental Registration Requirements

CITY OF STERLING

ORDINANCE NO. 2025-12-42

**ORDINANCE AMENDING CHAPTER 18, ARTICLE XI OF THE STERLING CITY
CODE BY EXEMPTING SINGLE-FAMILY AND TWO-UNIT DWELLINGS OCCUPIED
BY A MEMBER OF THE OWNER'S IMMEDIATE FAMILY FROM THE
RESIDENTIAL RENTAL PROPERTY REGISTRATION REQUIREMENTS**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF STERLING

THIS 26th DAY OF DECEMBER, 2025

Published in pamphlet form by authority of the City Council of the City of Sterling, Illinois, this
1st day of December, 2025.

ORDINANCE NO. 2025-12-42

ORDINANCE AMENDING CHAPTER 18, ARTICLE XI OF THE STERLING CITY CODE BY EXEMPTING SINGLE-FAMILY AND TWO-UNIT DWELLINGS OCCUPIED BY A MEMBER OF THE OWNER’S IMMEDIATE FAMILY FROM THE RESIDENTIAL RENTAL PROPERTY REGISTRATION REQUIREMENTS

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City of Sterling is a non-home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and

WHEREAS, after diligent review in preparation of implementing the rental inspection program, the Code Enforcement Department has recommended that the City of Sterling should exempt owners of single-family and two-unit dwellings occupied by members of the owner’s immediate family from having to meet the residential rental property registration requirements.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Sterling, Whiteside County, Illinois as follows:

SECTION 1. The preambles to this Ordinance are true and correct and are hereby incorporated into this Section 1 as if more fully set forth herein.

SECTION 2. That Chapter 18, Article XI, Section 18-302 of the Sterling City Code, as amended, be further amended by adding “Family” as a defined term and reading as followed:

“Family means:

A. One (1) or more persons each related to the other by blood or marriage, including adopted or foster children, plus domestic employees. The term "immediate family," for the purposes of this chapter, means spouse, mother, father, brother, sister, children, mother-in-law, father-in-law, grandparents, and grandchildren; or

B. Persons participating in a lawfully established program for residential care, plus support staff. ”

SECTION 3. That Chapter 18, Article XI, Section 18-303(7) of the Sterling City Code, as amended, be further amended by adding Section 18-303(7)(d) to read as follows:

“Single-family and two-unit rental residential properties, lawfully established as either a lawful conforming or lawful non-conforming use, in which each dwelling unit is occupied by the

owner or a member of the owner’s immediate family. The city may require additional evidence and/or documentation that demonstrates the applicability of any of the foregoing exceptions, including but not limited to, affidavits, birth certificates, state-issued identification, etc.”

SECTION 4. In all other respects, Chapter 18, Article XI of the Sterling City Code shall remain in full force and effect as previously adopted and/or amended.

SECTION 5. The provisions and sections of the Ordinance shall be deemed to be separable and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 6. The City Clerk is directed to publish this Ordinance in pamphlet form.

SECTION 7. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Approved this 1st day of December, 2025.

Mayor

ATTEST:

City Clerk