



Monday, February 2, 2026
City of Sterling Council Regular Meeting at 6:30 PM

CITY OF STERLING COUNCIL REGULAR MEETING AGENDA

Council Chambers - First Floor

212 Third Avenue

Zoom Link

<https://us02web.zoom.us/j/87499422995?>

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
- C. R2026-02-03 for Motor Fuel Tax expenditures in the amount of \$270,000.
- D. IDOT Maintenance Engineering Agreement

4. Items Removed from the Consent Agenda

5. Recommended Personnel Action

6. Presentations and Awards

- A. Sterling Main Street and City of Sterling Street Fest July 25, 2026.

7. Unfinished Business

8. Business Items

- A. Pay Request #7 to Sjoström & Sons in the Amount of \$627,881.00 For the Riverfront Park Improvements - Phase I
- B. Pay Request #13 To Gorman and Company in the amount of \$17,611.36
- C. Ordinance 2026-02-02 Amending Chapter 42, Article II, Section 42-274 To Authorize the Chief of the Fire Department to Appoint the Deputy Chief
- D. Ordinance 2026-02-03 Authorizing Disposal of Surplus Property
- E. Waive Bid Process for the Purchase of 2025 Chevy Tahoe
- F. Accept the Quote from Karl Chevrolet for 2025 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$52,464.20
- G. Waive Bid Process for the Upfitting of the 2025 Chevy Tahoe
- H. Accept the Quote from Guardian Fleet Safety in the amount of \$24,605.53 for upfitting the 2025 Chevy Tahoe
- I. Waive Bid Process for the Installation of Batten Bar on the National Roof
- J. Accept the Quote from Sterling Commercial Roofing in the amount of \$29,310. for installing batten bar on the National Roof

9. Staff Reports

- A. Superintendent of Public Works Brad Schrader
Superintendent of Building and Zoning Amanda Schmidt
Finance Director Cindy VonHolten
Chief Pat Bartel
Chief David Northcutt
City Clerk Teri Sathoff
City Attorney Tim Zollinger
City Manager Scott Shumard

10. Council Reports

- A. Alderperson Baker
Alderperson Johnson
Alderperson Strabala-Bright
Alderperson Elston
Alderperson Przysucha
Alderperson Wise
Mayor Merdian

11. Study Session

- A. Budget Study Session

12. 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.

EXHIBIT "A"

CITY OF STERLING PUBLIC COMMENT POLICY

Members of the public shall be permitted to address the City Council during a designated portion of each regular meeting, special meeting and/or committee meeting, to comment on any matters of business under consideration by the City Council.

In order to comply with Public Act 096-1473, the Sterling City Council hereby establishes a Public Comment Policy to allow members of the public an opportunity to address the Council. In addition to public hearings, a special time is hereby set aside for the purpose of receiving comments and suggestions from citizens. All comments made during the Public Comment period shall be subject to the following procedures:

1. A Public Comment period, not to exceed thirty minutes, will be held during all regularly scheduled City Council meetings each month.
2. Each person will have up to 5 minutes to make his/her statement.
3. Speakers will be acknowledged by the Mayor. Speakers shall address the City Council standing by their seat and not approach the Council or City Staff. Speakers will begin their statement by first stating their name.
4. Statements are to be directed to the City Council as a whole and not to individuals. Public Comment is not intended to require the Council to provide any answer to the speaker. Discussions between speakers and members of the audience will not be allowed.
5. Speakers will be courteous in their language and presentation.
6. Only one speaker will be acknowledged at a time. In the event, a group of persons supporting or opposing the same position desires to be heard, in the interest of time, a spokesperson shall be designated to express the group's concerns. Likewise, in the event the number of persons wishing to attend the meeting exceeds the capacity of the meeting place, one or more delegates shall be selected to speak on behalf of each group. If the time period expires before all have spoken that will be given first opportunity at the next Public Comment period.
7. Any action on items brought up during the Public Comment period will be at the discretion of the Council. The City Council will not likely take any action

on subject matter for which they have not had the opportunity to fully investigate and gather complete information.

8. Speakers should not discuss any of the following:

- Public hearing items;
- Candidacy of any person seeking public office;
- Matters in current or anticipated litigation;
- Matters which are closed session items, including, but not limited to, matters within the attorney-client privilege, anticipated or pending litigation, personnel, property acquisition; and matters which are made confidential by law.

9. After the speaker has made his/her statement, he/she will be seated with no further debate, dialogue, or comment.

10. Any applause will be held until the end of the Public Comment period. Speakers shall not disrupt the meeting.

Adopted by the City of Sterling
City Council
March 2, 2015

Meeting Opening

Mayor Diana Merdian called the Sterling City Council to order at 6:30 PM on Monday, January 19, 2026.

Present: Alderman Retha Elston, Alderman Joe Strabala-Bright, Alderman Josh Johnson, Alderman Aida Baker, Alderman Allen Przysucha, Alderman Jim Wise, Mayor Diana Merdian.

Absent: None.

City Manager Scott Shumard, City Attorney Tim Zollinger, Police Deputy Chief Shane Bland, Fire Chief David Northcutt, Superintendent of Public Works Brad Schrader, and City Clerk Teri Sathoff were also present.

The Pledge of Allegiance was recited.

Communication from Visitors

There was no public comment.

Consent Agenda

Alderman Elston made a motion to approve the following items on the consent Agenda;

1. Approval of Minutes.
2. Approval of Bills and Payroll.

Seconded by Alderman Strabala-Bright. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, and Jim Wise. Nays – None.

Items Removed from the Consent Agenda

No items were removed from the consent agenda.

Recommended Personnel Action

There was no recommended personnel action.

Presentations and Awards

The award for Police Officer of the Year and the Non-Sworn Employee of the Year were postponed due to illness.

Business Items

Alderman Johnson made a motion to approve the **Proclamation for Dr. Martin Luther King Day**; Seconded by Alderman Przysucha. Mayor Merdian read the Proclamation. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, and Jim Wise. Nays – None.

Alderman Baker made a motion to approve the **Change Order #7 for Sanitary Sewer Rehabilitation & Improvements in the amount of \$64,241.00**; Seconded by Alderman Strabala-Bright. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, Jim Wise. Nays – None.

Alderman Wise made a motion to approve **the Pay Request to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$100,785.50**; Seconded by Alderman Elston. Alderman Wise asked if this project was completed. City Manager Shumard advised that it is approximately 80% completed. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, and Jim Wise. Nays – None.

Alderman Przysucha made a motion to approve the **Agreement with IDOT to upgrade eight (8) ADA Sidewalk Ramps on Illinois Route 2. Four (4) at 2nd Avenue, and Four (4) at 3rd Avenue**; Seconded by Alderman Wise. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, and Jim Wise. Nays – None.

Alderman Elston made a motion to approve **Resolution No. R2026-01-01 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission**; Seconded by Alderman Wise. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, and Jim Wise. Nays – None.

Alderman Elston made a motion to approve **Resolution 2026-01-02 Authorizing a Letter of Non-Objection to the Whiteside County Board Relating to Subdivision Request for the Sulouff-Deets Subdivision PIN 1013306004**; Seconded by Alderman Przysucha. Voting: Ayes – Retha Elston, Joe Strabala-Bright, Josh Johnson, Aida Baker, Allen Przysucha, and Jim Wise. Nays – None.

Staff Reports

Superintendent of Public Works Brad Schrader reported that all the Christmas decorations have been taken down and stored. Crews have been trimming trees, cold patching, laying gravel in alleys, working on buildings and equipment, and assisting the wastewater department with getting their new employee his CDL.

Deputy Chief Shane Bland reported that the Cadet Thorp Officer of the Year award and the non-

sworn employee of the year award will be presented in March due to an illness.

City Clerk Teri Sathoff reported that the OSHA reports have been submitted for the work comp injuries in 2025. Injuries among employees were down 38% from the previous year, and the time away from work was a total of 7 days, which is a significant drop from the previous year. She advised that the employees would be volunteering at the Frosty Fun Day on February 21st at Northland Mall, which is a Tri-County Opportunities event.

Attorney Tim Zollinger reported that he and the building department attended a court appearance for a nuisance property. The court issued an order stating that the tenants must leave the property; if they refuse to leave the property, there could be a substantial monetary penalty.

City Manager Scott Shumard reported that the Safe Streets for All grant remains under review. He and Schrader met with subcontractors at the riverfront park to address several outstanding items, including landscaping and peeling paint. Second Street, from 4th Avenue to 1st Avenue, is expected to reopen on Friday; contractors will continue concrete work on the remaining sections of the project. ComEd advised that its request to the UP Railroad to relocate a line running from Lawrence Brothers to Plainwell Brass was denied, and they are developing an alternative plan for that line.

Council Reports

Alderman Baker reminded everyone to check on neighbors during this cold weather, be aware of the dangers of the cold, and assist others.

Alderman Elston stated she attended Attorney Coplan's memorial service. He will be missed, and she appreciated his dedication to the City of Sterling; he always prioritized the community and his family.

Alderman Przysucha asked if there were plans to work on the 200 block of 4th Avenue. City Manager Shumard stated they will be looking at it in the spring after the completion of Second Street.

Mayor Merdian reported that the City Manager's evaluation has been given to the department heads and the Council. She advised there have been two resignations on the Plan Commission. She will be looking at filling those vacancies. She advised she will be in Washington DC for the Mayors Innovation Project.

Adjourn

The meeting adjourned at 6:51 PM.

Teri Sathoff

City Clerk

City of Sterling Revenue Collection Edit Listing

Receipt Number	Printed	Voided	Voided By	Void Reason	Entry Date	Payment Date	Cashier	Collection Station	Total Amount
----------------	---------	--------	-----------	-------------	------------	--------------	---------	--------------------	--------------

Department: FINANCE FINANCE

Batch Number: 2026-00002513

G/L Date: 01/30/2026

Creation Date: 01/29/2026

Created By Cashier: Nicole Morgan

2026-00043228 No No
Received From: City of Sterling

01/29/2026 01/30/2026 Nicole Morgan
Payment Narrative: Pension Insurance Premiums

5 \$1,319.72

Batch 2026-00002513 Totals:

Receipts:	1
Voided Receipts:	0
Batch Total:	\$1,319.72
Total Cash:	\$0.00
Total Check:	\$1,319.72
Total Charge:	\$0.00
Total EFT:	\$0.00
Total Other:	\$0.00

Grand Totals:

Receipts:	1
Voided Receipts:	0
Batch Total:	\$1,319.72
Total Cash:	\$0.00
Total Check:	\$1,319.72
Total Charge:	\$0.00
Total EFT:	\$0.00
Total Other:	\$0.00



CITY OF
STERLING
ILLINOIS

FINANCE DEPARTMENT

Industrious. Inspired. Innovative.

SCHEDULE OF BILLS PAYABLE AND PAYROLL

February 2, 2026

	<u>2/2/2026</u>	<u>1/23/2026</u>	
	<u>BILLS PAYABLE</u>	<u>PAYROLL FUND</u>	<u>TOTAL</u>
BAND COMMISSION	3,426.76	0.00	3,426.76
CAPITAL PROJECT	143,842.05	0.00	143,842.05
CIVIL DEFENSE FUND	442.17	0.00	442.17
COLISEUM BOARD	1,829.26	3,345.92	5,175.18
GENERAL FUND	73,781.56	273,318.23	347,099.79
HEALTH INSURANCE FUND	38,298.54	0.00	38,298.54
MOTOR FUEL TAX FUND	8,982.72	0.00	8,982.72
NORTHLAND MALL BBD FD-STRLG INVT	71,510.61	0.00	71,510.61
SEWER O&M ACCOUNT	15,225.71	28,723.98	43,949.69
SOLID WASTE FUND	2,730.57	3,017.07	5,747.64
TIF LINCOLN HIGHWAY	260.00	0.00	260.00
TIF ROCK RIVER REDEVELOPMENT	1,192.50	0.00	1,192.50
	<u>361,522.45</u>	<u>308,405.20</u>	<u>669,927.65</u>

**Payroll
Department Totals Report
January 23, 2026**

Depart. No.	Description	Gross Amount
1105	City Clerk	4,330.15
1106	Adminis	13,550.27
1107	IT	7,208.79
1111	Fire Admin	8,724.46
1112	Fire Services	73,134.71
1113	Fire Prevention	2,033.35
1121	Police Admin	15,360.37
1122	Police Services - Sworn	70,647.97
1123	Police Investigative - Sworn	13,273.02
1124	Police Support	14,799.00
1131	Public Works Admin	5,639.67
1132	Public Works Street	29,500.47
1135	Code Enforcement	13,391.20
1136	Public Works - Garage	1,724.80
2241	Library	9,606.05
2241	Library - Part-time	4,482.09
2500	Coliseum Custodian	3,345.92
5161	Wastewater	17,675.73
5163	Billing & Collect	11,048.25
5200	Solid Waste	3,017.07
	Total Gross	322,493.34



Agenda Item Background

Item: R2026-02-03 for Motor Fuel Tax expenditures in the amount of \$270,000.

Meeting Date: February 2, 2026

Public Content:

Each year the City Council must pass resolutions authorizing expenses for all Motor Fuel Tax (MFT) Funds. MFT funds are spent on cold patch, salt, labor for winter maintenance, labor for patching as well as street lighting expenses. The MFT calendar runs on a January-December fiscal calendar versus our May 1 fiscal calendar which generally results in subsequent amendment resolutions.

Recommended Action:

Staff recommends Council authorize Resolution R2026-02-03 for Motor Fuel Tax expenditures in the amount of \$270,000.

Attachments:

1. 1032Z26_Resolution-for-Maintenance_BLR14220_USE



Resolution for Maintenance Under the Illinois Highway Code

Table with 5 columns: District, County, Resolution Number, Resolution Type, Section Number. Values: 2, Whiteside, [blank], Original, 26-00000-00-GM

BE IT RESOLVED, by the Council of the City of Sterling Illinois that there is hereby appropriated the sum of two hundred seventy thousand Dollars (\$270,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/26 to 12/31/26

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City of Sterling shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Teri Sathoff City Clerk in and for said City of Sterling in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council of Sterling at a meeting held on

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this Day of Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date [Signature Box]

APPROVED

Regional Engineer Signature & Date Department of Transportation [Signature Box]



Agenda Item Background

Item: IDOT Maintenance Engineering Agreement

Meeting Date: February 2, 2026

Public Content:

Cities may enter into an agreement with a consultant to provide engineering services for maintenance work funded in whole or in part with MFT funds. Formal agreements may include preliminary engineering and/or engineering inspection. Typically, the consultant is responsible for the following duties during preliminary engineering: investigation of the condition of the streets and/or structures, preparation of the maintenance resolution, estimate, and proposal, preparation of the maintenance expenditure statement, etc.

For engineering inspection projects, the consultant is usually responsible for the following: checking materials invoices for payment; and/or preparing the payment estimate for contract maintenance, including any necessary changes-in-plans, and providing a final estimate of the contract maintenance cost.

Form BLR 05520 may be used for maintenance, preliminary engineering, and/or engineering inspection agreements. The agreement requires the signature and seal of the licensed professional engineer, or structural engineer as applicable, and the signature and title of the local official.

Recommended Action:

Staff Recommends Approval of the IDOT Maintenance Engineering Agreement

Attachments:

1. 1032Z26_Maintenance-Engineering_BLR05520_USE



Maintenance Engineering to be Performed by a Consulting Engineer

Local Public Agency City of Sterling	County Whiteside	Section Number 26-00000-00-GM
---	---------------------	----------------------------------

The services to be performed by the consulting engineer, pertaining to the various items of work included in the estimated cost of the maintenance operations (BLR 14222), shall consist of the following:

PRELIMINARY ENGINEERING shall include:

Investigation of the condition of the streets or highways for determination (in consultation with the local highway authority) of the maintenance operations to be included in the maintenance program; preparation of the maintenance resolution (BLR 14220 for municipalities and counties), maintenance estimate of cost and, if applicable, proposal; attendance at meetings of the governing body as may reasonably be required; attendance at public letting; preparation of the contract, quotations, and/or acceptance (BLR 12330) form. Also, preparation of the maintenance expenditure statement which must be submitted to IDOT within 3 months of the end of the maintenance period.

ENGINEERING INSPECTION shall include:

Furnishing the engineering field inspection, including preparation of payment estimate for contract, material proposal and/or deliver and install proposal and/or checking material invoices of those maintenance operations requiring engineering field inspection. For operations requiring material testing ensure the testing is completed by a qualified firm.

For furnishing preliminary engineering, the engineer will be paid a base fee PLUS a negotiated fee percentage. Only one base fee can be charged per maintenance period. For furnishing engineering inspection, the engineer will be paid a negotiated fee percentage. The negotiated preliminary engineering fee percentage for each maintenance group shown in the "Schedule of Fees" shall be applied to the total estimated costs of that group. The negotiated fee for engineering inspection for each maintenance group shall be applied to the total final cost of that group for the times which required engineering inspections. In no case shall this be construed to include supervision of the contractor operations.

SCHEDULE OF FEES

Total of all Maintenance Operations:

<= \$20,000 Base Fee
 > \$20,000 Base Fee = \$1,250.00

PLUS					
Maintenance Engineering Category	Preliminary Engineering		Engineering Inspection		Operation(s) to be Inspected
	Maximum Fee %	Negotiated Fee %	Maximum Fee %	Negotiated Fee %	
I	NA	NA	NA	NA	NA
IIA	2%	2%	1%		
IIB	3%		3%		
III	4%		4%		
IV	5%		6%		

The LPA certifies that the selection of the ENGINEER was performed in accordance with the Local Government Professional Service Selection Act 50 (ILCS 510/1-510/8) and procedures outlined in Chapter 5 of the DEPARTMENT's Bureau of Local Roads and Streets Manual.

BY:

Local Public Agency Signature & Date

Title

City Manager

BY:

Consulting Engineer Signature & Date

Title

Project Engineer

P.E. Seal & Date

Approved:

Regional Engineer, IDOT Signature & Date



Agenda Item Background

Item: Pay Request #7 to Sjostrom & Sons in the Amount of \$627,881.00 For the Riverfront Park Improvements - Phase I

Meeting Date: February 2, 2026

Public Content:

Pay Request #7 includes landscaping work, electrical work, plumbing work, and skating ribbon work.

Recommended Action:

Staff Recommends Approval of Pay Request #7 to Sjostrom & Sons in the Amount of \$627,881.00 For the Riverfront Park Improvements - Phase I

Attachments:

1. Sterling Riverfront PR09_2026.01.20
2. Transmittal 2026.01.20

APPLICATION FOR PAYMENT

OWNER City of Sterling, IL PROJECT Sterling Riverfront Park Phase 1
CONTRACTOR Sjostrom & Sons, Inc. CONTRACT 1-2024
FOR PERIOD ENDING 11/30/25 & 12/31/25 PAYMENT APPLICATION DATE 1/15/2026
PAYMENT APPLICATION NO. 9

TOTAL AMOUNT REQUESTED TO DATE \$ 4,933,442.63
LESS RETAINAGE \$ 246,672.19
NET AMOUNT DUE \$ 4,686,770.44
AMOUNT OF PREVIOUS PAYMENTS \$ 4,058,889.44
AMOUNT DUE THIS APPLICATION \$ 627,881.00

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies, to the best of its knowledge, the following: (1) All previous progress payments received from OWNER on account of Work done under the Contract have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to OWNER at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to OWNER indemnifying OWNER against any such Liens, security interest, or encumbrances); and (3) All Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Required lien waivers attached.

Dated 1/15/2026 SJOSTROM & SONS, INC.
CONTRACTOR

By 
(Authorized Signature)

By Ryan Blackburn

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 1/19, 2026 STRAND ASSOCIATES, INC.®

By 
(Authorized Signature)

By ZACH SIMPSON
(Print Name)

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 3906

To Owner: CITY OF STERLING
CITY OF STERLING
STERLING, IL 61081

Project 24-10 69 Sterling Riverfront Park Phase 1

Application No. : 9

Distribution to :

Owner

Architect

Contractor

Period To: 12/31/2025

From Contractor: SJOSTROM & SONS, INC. Via Architect: STRAND ASSOCIATES
1129 HARRISON AVENUE 910 WEST WINGRA DR.
ROCKFORD, IL 61104 MADISON, WI 53715

Project Nos: 1-2024

Contract For: Sterling Riverfront Park- Ph I

Contract 11/1/2024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$4,754,578.26
2. Net Change By Change Order	\$652,378.41
3. Contract Sum To Date	\$5,406,956.67
4. Total Completed and Stored To Date	\$4,933,442.63
5. Retainage :	
a. 5.00% of Completed Work	\$246,672.19
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$246,672.19
6. Total Earned Less Retainage	\$4,686,770.44
7. Less Previous Certificates For Payments	\$4,058,889.44
8. Current Payment Due	\$627,881.00
9. Balance To Finish, Plus Retainage	\$720,186.23

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: SJOSTROM & SONS, INC.

By: Ryan Blackher Date: 1/15/2026

State of: ILLINOIS County of: WINNEBAGO
Subscribed and sworn to before me this 15th day of January 2026
Notary Public:
My Commission expires: 05/11/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$627,881.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$674,131.35	\$15,414.42
Total Approved this Month	\$0.00	\$6,338.52
TOTALS	\$674,131.35	\$21,752.94
Net Changes By Change Order	\$652,378.41	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9
Application Date : 1/15/2026
To: 12/31/2025
Architect's Project No.: 1-2024

Invoice # : 3906 **Contract : 24-10 69 Sterling Riverfront Park Phase 1**

A Item No.	B Description of Work	C Scheduled Value	D E		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			Work Completed						
			From Previous Application (D+E)	This Period In Place					
0	General Conditions -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1	Mobilization And Administration -	31,035.86	31,035.86	0.00	0.00	31,035.86	100.00%	0.00	1,552.00
2	Common Excavation -	86,578.95	86,578.95	0.00	0.00	86,578.95	100.00%	0.00	4,328.94
3	Demolition and Removals -	2,771.06	2,771.06	0.00	0.00	2,771.06	100.00%	0.00	138.55
4	Undercut Excavation -	4,433.69	0.00	0.00	0.00	0.00	0.00%	4,433.69	0.00
5	Undercut Backfill -	8,867.39	0.00	0.00	0.00	0.00	0.00%	8,867.39	0.00
6	Site Clearing and Stripping -	37,658.69	37,658.69	0.00	0.00	37,658.69	100.00%	0.00	1,882.93
7	Traffic Control -	1.00	1.00	0.00	0.00	1.00	100.00%	0.00	0.05
8	Dust Control -	1.00	1.00	0.00	0.00	1.00	100.00%	0.00	0.05
9	Erosion Control -	11,522.06	11,522.06	0.00	0.00	11,522.06	100.00%	0.00	576.10
10	Dewatering -	1.00	1.00	0.00	0.00	1.00	100.00%	0.00	0.05
11	Connect to Existing Sanitary Sewer -	1,662.64	1,662.64	0.00	0.00	1,662.64	100.00%	0.00	83.13
12	6-IN SDR 35 PVC Sanitary Service For Restroom And Concession -	18,898.62	18,898.62	0.00	0.00	18,898.62	100.00%	0.00	944.93
13	6-IN SDR 35 PVC Sanitary Service Cleanout -	3,159.01	3,159.01	0.00	0.00	3,159.01	100.00%	0.00	157.95
14	Sanitary Sewer Lateral Insulation -	3,166.54	3,166.54	0.00	0.00	3,166.54	100.00%	0.00	158.32
15	6-IN Ductile Iron Water Service INCL Connections -	26,186.50	0.00	0.00	0.00	0.00	0.00%	26,186.50	0.00
16	Water Meter Structure INCL Pipe, Valves, And Fittings -	69,336.32	62,402.69	6,933.63	0.00	69,336.32	100.00%	0.00	3,466.81
17	4-IN Ductile Iron Water Line INCL Connections -	50,195.46	50,195.46	0.00	0.00	50,195.46	100.00%	0.00	2,509.77
18	4-IN Gate Valve and Box -	4,987.91	4,987.91	0.00	0.00	4,987.91	100.00%	0.00	249.39
19	Fire Hydrant W/ Auxiliary Valve -	9,327.38	9,327.38	0.00	0.00	9,327.38	100.00%	0.00	466.37
20	Storm Sewer Surface Drain -	5,403.56	5,403.56	0.00	0.00	5,403.56	100.00%	0.00	270.17
21	2-FT-DIA Drainage Structure INCL Grate -	4,101.17	4,101.17	0.00	0.00	4,101.17	100.00%	0.00	205.06
22	4-IN PVC Storm Sewer -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
23	6-IN PVC Storm Sewer -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
24	8-IN PVC Storm Sewer -	19,951.62	19,951.62	0.00	0.00	19,951.62	100.00%	0.00	997.58
25	10-IN PVC Storm Sewer -	11,970.97	11,970.97	0.00	0.00	11,970.97	100.00%	0.00	598.55
26	8-IN Apron End Wall -	997.58	997.58	0.00	0.00	997.58	100.00%	0.00	49.88
27	10-IN Apron End Wall -	720.48	720.48	0.00	0.00	720.48	100.00%	0.00	36.02
28	Roof Drain Connection -	2,438.54	0.00	2,438.54	0.00	2,438.54	100.00%	0.00	121.92
29	4-IN Perforated PVC Underdrain INCL Fittings and Connections -	28,979.73	28,979.73	0.00	0.00	28,979.73	100.00%	0.00	1,448.98

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9
Application Date : 1/15/2026
To: 12/31/2025
Architect's Project No.: 1-2024

Invoice # : 3906 **Contract : 24-10 69 Sterling Riverfront Park Phase 1**

A Item No.	B Description of Work	C Scheduled Value	D E		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	I Retainage
			Work Completed						
			From Previous Application (D+E)	This Period In Place					
30	7-IN Concrete Trail Or Sidewalk -	164,592.34	148,133.10	1,079.29	0.00	149,212.39	90.66%	15,379.95	7,460.62
31	Trail Or Sidewalk Thickened Edge -	22,294.39	22,294.39	0.00	0.00	22,294.39	100.00%	0.00	1,114.72
32	12-IN Concrete Ribbon Curb -	31,410.29	31,410.29	0.00	0.00	31,410.29	100.00%	0.00	1,570.51
33	12-IN Concrete Ice Ribbon Curb -	16,395.42	16,395.42	0.00	0.00	16,395.42	100.00%	0.00	819.77
34	Install OWNER-Provided Clay Pavers INCL Concrete Base -	202,360.08	192,242.08	10,118.00	0.00	202,360.08	100.00%	0.00	10,118.00
36	Playground Equipment Installation -	54,381.64	54,381.64	0.00	0.00	54,381.64	100.00%	0.00	2,719.08
37	Playground Protective Surfacing -	205,102.95	205,102.95	0.00	0.00	205,102.95	100.00%	0.00	10,255.15
38	Playground Protective Surfacing, Gravel Base -	12,187.78	12,187.76	0.00	0.00	12,187.76	100.00%	0.02	609.39
39	Playground Protective Surfacing, EWF -	3,532.55	3,532.55	0.00	0.00	3,532.55	100.00%	0.00	176.63
40	Install OWNER-Provided Shade Structure INCL Foundation -	6,885.38	6,885.38	0.00	0.00	6,885.38	100.00%	0.00	344.27
41	Splash Pad Feature Installation INCL Vault Structure -	109,676.55	109,676.55	0.00	0.00	109,676.55	100.00%	0.00	5,483.82
42	Splash Pad Feature Special Colored Concrete -	41,226.16	41,226.16	0.00	0.00	41,226.16	100.00%	0.00	2,061.31
43	Splash Pad Feature Special Concrete -	738.00	738.00	0.00	0.00	738.00	100.00%	0.00	36.90
44	Type A1 Lighting: Decorative Light Pole, Fixture, and Base -	132,917.69	132,917.69	0.00	0.00	132,917.69	100.00%	0.00	6,645.88
45	Type A2 Lighting: Decorative Light Pole, Fixture, and Base -	45,340.06	45,340.06	0.00	0.00	45,340.06	100.00%	0.00	2,267.01
46	Type A3 Lighting: Decorative Light Pole, Fixture, and Base -	25,804.10	25,804.10	0.00	0.00	25,804.10	100.00%	0.00	1,290.20
47	Type A4 Lighting: Decorative Light Pole, Fixture, and Base -	6,473.19	6,473.19	0.00	0.00	6,473.19	100.00%	0.00	323.66
48	Type A5 Lighting: Decorative Light Pole, Fixture, and Base -	28,736.99	28,736.99	0.00	0.00	28,736.99	100.00%	0.00	1,436.85
49	Type A6 Lighting: Decorative Light Pole, Fixture, and Base -	16,344.81	16,344.81	0.00	0.00	16,344.81	100.00%	0.00	817.24
50	Type A7 Lighting: Decorative Light Pole, Fixture, and Base -	16,398.02	16,398.02	0.00	0.00	16,398.02	100.00%	0.00	819.90
51	Type A8 Lighting: Decorative Light Pole, Fixture, and Base -	9,993.55	9,993.55	0.00	0.00	9,993.55	100.00%	0.00	499.68
52	Type B Lighting: Standard Bollard and Base, Pedestrian -	23,265.81	23,265.81	0.00	0.00	23,265.81	100.00%	0.00	1,163.29
53	Electric Handhole -	30,838.56	30,838.56	0.00	0.00	30,838.56	100.00%	0.00	1,541.93
54	Site Lighting Panel -	2,216.85	2,216.85	0.00	0.00	2,216.85	100.00%	0.00	110.84
55	Site Lighting Control Panel -	2,571.54	2,571.54	0.00	0.00	2,571.54	100.00%	0.00	128.57
56	Electrical Conduit, Wire, Accessories -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
57	Video Surveillance System -	238,737.78	238,737.78	0.00	0.00	238,737.78	100.00%	0.00	11,936.89
58	Soil Mix at Park Planting Beds, 18-IN Depth -	7,980.65	0.00	7,980.65	0.00	7,980.65	100.00%	0.00	399.03
59	Topsoil at Park Turf, 6-IN Depth -	60,231.73	0.00	0.00	0.00	0.00	0.00%	60,231.73	0.00
60	Turf Restoration with Seeding -	12,345.07	0.00	0.00	0.00	0.00	0.00%	12,345.07	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9
 Application Date : 1/15/2026
 To: 12/31/2025
 Architect's Project No.: 1-2024

Invoice # : 3906 Contract : 24-10 69 Sterling Riverfront Park Phase 1

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
61	Mulch at all Planting Beds, 3-IN Depth -	1,884.32	0.00	1,884.32	0.00	1,884.32	100.00%	0.00	94.21
62	Shade Trees 4-IN Caliper -	17,984.16	0.00	17,984.16	0.00	17,984.16	100.00%	0.00	899.21
63	Ornamental Trees 8-FT Height -	12,115.07	0.00	12,115.07	0.00	12,115.07	100.00%	0.00	605.75
64	Stone Bench -	41,565.88	41,565.88	0.00	0.00	41,565.88	100.00%	0.00	2,078.29
65	Stone Perrons -	14,631.19	14,631.19	0.00	0.00	14,631.19	100.00%	0.00	731.56
A-1	Restroom/Pavilion Facility - Tube Heaters INCL All Controls, -	13,725.00	0.00	12,352.50	0.00	12,352.50	90.00%	1,372.50	617.62
35.1	Restroom And Concession Facility - General Conditions -	237,424.75	225,553.51	11,871.24	0.00	237,424.75	100.00%	0.00	11,871.23
35.3	Restroom And Concession Facility - Concrete -	114,476.58	114,476.58	0.00	0.00	114,476.58	100.00%	0.00	5,723.83
35.4	Restroom And Concession Facility - Masonry -	692,700.00	692,700.00	0.00	0.00	692,700.00	100.00%	0.00	34,635.00
35.5	Restroom And Concession Facility - Metals -	268,258.00	268,258.00	0.00	0.00	268,258.00	100.00%	0.00	13,412.90
35.7	Restroom And Concession Facility - Thermal And Moisture Prot -	212,717.30	212,717.30	0.00	0.00	212,717.30	100.00%	0.00	10,635.87
35.8	Restroom And Concession Facility - Openings -	152,435.26	137,191.73	15,243.53	0.00	152,435.26	100.00%	0.00	7,621.76
35.9	Restroom And Concession Facility - Finishes -	86,200.00	38,790.00	0.00	0.00	38,790.00	45.00%	47,410.00	1,939.50
56.1	Electrical Conduit, Wire, Accessories -	334,214.19	284,082.06	50,132.13	0.00	334,214.19	100.00%	0.00	16,710.70
35.10	Restroom And Concession Facility - Specialties -	38,498.36	38,498.36	0.00	0.00	38,498.36	100.00%	0.00	1,924.92
35.12	Restroom And Concession Facility - Furnishings -	8,187.12	8,187.12	0.00	0.00	8,187.12	100.00%	0.00	409.35
35.22	Restroom And Concession Facility - Plumbing -	173,767.00	130,325.25	43,441.75	0.00	173,767.00	100.00%	0.00	8,688.35
35.23	Restroom And Concession Facility - HVAC -	209,225.00	205,814.84	3,410.16	0.00	209,225.00	100.00%	0.00	10,461.25
35.26	Restroom And Concession Facility - Electrical -	120,000.00	102,000.00	18,000.00	0.00	120,000.00	100.00%	0.00	6,000.00
35.31	Restroom And Concession Facility - Excavation -	16,470.00	16,470.00	0.00	0.00	16,470.00	100.00%	0.00	823.50
501.00	CO 1 - Directional Boring - Electrical Service -	11,833.50	11,833.50	0.00	0.00	11,833.50	100.00%	0.00	591.67
502.00	CO 5 - Roof Cricket -	19,899.75	19,899.75	0.00	0.00	19,899.75	100.00%	0.00	994.99
503.00	Curb Removal for Playground Equipment -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
504.00	CO 2 - Nicor Gas Service Sleeve -	3,885.00	3,885.00	0.00	0.00	3,885.00	100.00%	0.00	194.25
505.00	CO 3 - Ejector Pit in Water Meter Vault -	15,683.03	7,841.52	7,841.51	0.00	15,683.03	100.00%	0.00	784.15
506.00	CO 4 - CB-004-CMU Wall to Separate Lavatory Area -	7,949.75	7,949.75	0.00	0.00	7,949.75	100.00%	0.00	397.49
507.00	Gas Lines for Fire Pits -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
508.00	Deduct Interior Painted Signage -	-2,650.00	0.00	0.00	0.00	0.00	0.00%	-2,650.00	0.00
600.00	Ice Rink - General Conditions -	19,161.03	0.00	0.00	0.00	0.00	0.00%	19,161.03	0.00
601.00	Ice Rink - Common Excavation (Excavation for Flatwork) -	20,760.60	16,608.48	0.00	0.00	16,608.48	80.00%	4,152.12	830.42

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 9
 Application Date : 1/15/2026
 To: 12/31/2025
 Architect's Project No.: 1-2024

Invoice # : 3906 Contract : 24-10 69 Sterling Riverfront Park Phase 1

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
602.00	Ice Rink - Connect to Existing Storm Sewer Inlet -	2,596.65	2,596.65	0.00	0.00	2,596.65	100.00%	0.00	129.83
603.00	Ice Rink - 2-FT-DIA Storm Sewer Catch Basin -	6,151.77	6,151.77	0.00	0.00	6,151.77	100.00%	0.00	307.59
604.00	Ice Rink - PVC Storm Drain Line INCL Fittings & Connections -	6,384.80	6,384.80	0.00	0.00	6,384.80	100.00%	0.00	319.24
605.00	Ice Rink - 10-IN PVC Storm Drain Line INCL Fittings & Conn -	10,197.05	10,197.05	0.00	0.00	10,197.05	100.00%	0.00	509.85
606.00	Ice Rink - 7-IN Concrete Trail or Sidewalk -	31,830.50	7,957.63	23,872.87	0.00	31,830.50	100.00%	0.00	1,591.52
607.00	Ice Rink - 12-IN Concrete Ribbon -	3,634.40	3,634.40	0.00	0.00	3,634.40	100.00%	0.00	181.72
608.00	Ice Rink - Install OWNER Provided Clay Pavers INCL Concrete -	45,399.80	0.00	45,399.80	0.00	45,399.80	100.00%	0.00	2,269.99
609.00	Ice Rink - Gas Fire Pit, INCL Gas Service Line & Drainage Pi -	82,678.28	0.00	41,339.14	0.00	41,339.14	50.00%	41,339.14	2,066.95
610.00	Ice Rink - Railing -	84,624.00	0.00	0.00	0.00	0.00	0.00%	84,624.00	0.00
611.00	Ice Rink - Concrete Ice Ribbon Curb -	8,587.70	8,587.70	0.00	0.00	8,587.70	100.00%	0.00	429.38
612.00	Ice Rink - Concrete Ice Ribbon Flatwork -	106,628.00	0.00	0.00	0.00	0.00	0.00%	106,628.00	0.00
613.00	Ice Rink - Ice Ribbon Electrical Service Pad & Coord. INCL 6 -	12,467.82	2,493.56	9,974.26	0.00	12,467.82	100.00%	0.00	623.39
614.00	Ice Rink - Lighting: Decorative Pedestrian Scale Light Pole, -	14,235.90	0.00	0.00	0.00	0.00	0.00%	14,235.90	0.00
615.00	Ice Rink - Adjustment to Ext. Site Improv. Power INCL All Co -	100,191.00	20,038.20	80,152.80	0.00	100,191.00	100.00%	0.00	5,009.55
616.00	Ice Rink - Soil Mix at Park Planting Beds, 18-IN Depth -	3,192.40	0.00	0.00	0.00	0.00	0.00%	3,192.40	0.00
617.00	Ice Rink - Mulch at All Planting Beds, 3-IN Depth -	753.70	0.00	0.00	0.00	0.00	0.00%	753.70	0.00
618.00	Ice Rink - Shade Trees, 4-IN Caliper -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
619.00	Ice Rink - Ornamental Trees, 8-FT Height -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
620.00	Ice Rink - Lighting: Standard Bollard & Base, Pedestrian -	25,850.90	0.00	0.00	0.00	0.00	0.00%	25,850.90	0.00
621.00	Ice Rink - Insulation T&M -	23,215.50	23,215.50	0.00	0.00	23,215.50	100.00%	0.00	1,160.77
622.00	Ice Rink - Turf Restoration w/ Fertilizer & EC Blanket -	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
Grand Totals		5,406,956.67	4,509,877.28	423,565.35	0.00	4,933,442.63	91.24%	473,514.04	246,672.19

Waiver of Lien to Date

STATE OF Illinois
County of Winnebago

SS

Job Number: 1-2024
Draw Number: 8

Gty# _____
Loan# _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by City of Sterling IL to furnish General Construction for the premises known as Sterling Riverfront Park-Phase 1 of which City of Sterling IL is the owner.

The undersigned, for and in consideration of Two Hundred Six Thousand Six Hundred Eighty-Four and 38/100 \$206,684.38 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fix apparatus or machinery, furnished to this date by the undersigned for the above-described premises.



hand and sealed this 2nd day of December, 2025

Signature and Seal:

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF Illinois
County of Winnebago

SS

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/she is Grant W. Sjostrom, President of the Sjostrom & Sons, Inc. who is contractor for the General Construction work on the building located at Sterling Riverfront Park-Phase 1 owned by City of Sterling IL.

That the total amount of the contract including extras is \$5,413,295.19 on which he has received payment of \$3,852,205.06 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Sjostrom & Sons, Inc.	General/Concrete Construction	\$929,010.19	\$861,254.56	-\$296,681.68	\$364,437.31
Block Iron & Supply Co Inc	Doors, Frames, Hardware-Supply	\$76,955.00	\$76,955.00	\$0.00	\$0.00
Commercial Specialties	Bathroom Accessories Supply	\$28,118.00	\$28,118.00	\$0.00	\$0.00
Corpro Screentech	Signage	\$4,964.00	\$0.00	\$3,732.00	\$1,232.00
Dreamscapes by Dennis	Landscaping	\$273,644.13	\$168,266.25	\$0.00	\$105,377.88
Helm Electric Facility Solutions, Inc	Electrical	\$1,248,623.22	\$793,958.03	\$153,905.76	\$300,759.43
Hoss Steel Solutions Inc	Structural Steel Erection	\$58,320.00	\$35,640.00	\$0.00	\$22,680.00
Loescher Heating & Air Conditioning	HVAC	\$219,800.00	\$138,667.45	\$46,565.96	\$34,566.60

Waiver of Lien to Date

STATE OF Illinois
County of Winnebago

SS

Job Number: 1-2024

Gty# _____

Draw Number: 8

Loan# _____

M2 Service Company	Earthwork & Utilities	\$581,829.85	\$378,504.42	\$96,095.34	\$107,230.09
Mid-American Glazing Systems	F&I Windows & Frames	\$46,675.00	\$42,007.50	\$0.00	\$4,667.50
Midwest Best Waterproofing	Building Caulking	\$9,505.00	\$8,554.50	\$0.00	\$950.50
MO-ST Plumbing & Mechanical LLC	Plumbing	\$299,551.80	\$88,589.25	\$0.00	\$210,962.55
Nutoys Leisure Products	F&I Playground Surfacing	\$185,535.00	\$185,535.00	\$0.00	\$0.00
Paul Herrera Construction Co	Install Playground Equipment	\$177,900.00	\$0.00	\$160,110.00	\$17,790.00
Pierce Laminated Products	Supply Countertops & Window Sills	\$6,330.00	\$0.00	\$5,697.00	\$633.00
Raynor Door Authority of Rockford LLC	Overhead Door-Furnish & Install	\$21,500.00	\$19,350.00	\$0.00	\$2,150.00
Rockford Central Tile & Terrazzo	Epoxy Floor & Base	\$52,723.00	\$0.00	\$0.00	\$52,723.00
Steel Fabricating Inc	Structural Steel Supply	\$225,554.00	\$225,554.00	\$0.00	\$0.00
Sterling Commercial Roofing	Roofing	\$210,675.00	\$189,607.50	\$0.00	\$21,067.50
Weaver Construction Inc	Weaver Construction	\$711,720.00	\$611,643.60	\$0.00	\$100,076.40
WF Scott Decorating Inc	Painting & Finishing	\$44,362.00	\$0.00	\$37,260.00	\$7,102.00
TOTAL LABOR AND MATERIAL TO COMPLETE		\$5,413,295.19	\$3,852,205.06	\$206,684.38	\$1,354,405.75

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

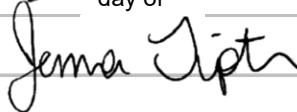
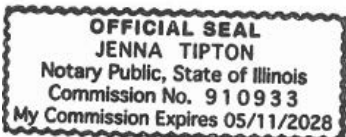
Signed this 2nd day of December, 2025.

Signature: _____



Subscribed and sworn to before me this 2nd day of December, 2025.

Signature: _____

RECEIVED

WAIVER OF LIEN TO DATE

NOV 25 2025

STATE OF: Illinois
COUNTY OF: Winnebago

SJOSTROM & SONS, INC.

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Sjostrom & Sons, Inc. to furnish Signage for the premises known as Sterling Riverfront Park Phase 1 of which City of Sterling is the owner.

The undersigned, for and in consideration of three thousand seven hundred thirty-two and 00/100 \$3,732.00 Dollars, and other good and valuable considerations,

the receipt whereof is hereby acknowledged, do(es) hereby waive and release the general contractor/construction manager and its surety of any and all lien, bond or claim of any nature, including any and all right to lien under the statutes of the State of Illinois, relating to mechanics' liens or the right to claim under any bond or bond(s) provided by the general contractor/construction manager's surety, with respect to and on said above-described premises, and the improvements thereon. Such lien waiver includes a waiver of any right to lien or claim for any materials, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned, for the above-described premises including extras.*

Date: 11.17.25 Company Name: Corpro Visual
Address: 6419 Material Ave
Loves Park, IL 61111

Signature and Title: Wendy Helsinger - Accounts Recievable

*Extras include but are not limited to change orders, both oral and written, to the contract.

CONTRACTOR'S AFFIDAVIT

STATE OF: Illinois
COUNTY OF: Winnebago

TO WHOM IT MAY CONCERN:

The undersigned Wendy Helsinger being duly sworn, deposes and says that he or she is Accounts Recievable of Corpro Visual who is the contractor furnishing Signage work on the building located at Sterling Riverfront Park Phase 1 owned by City of Sterling That the total amount of the contract including extras* is \$3,732.00 on which he or she has received payment of \$0.00

prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub-contracts for specific portions of said work or for material entering into the construction thereof and the amount due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

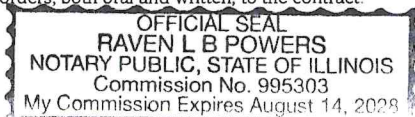
Table with 6 columns: Names, For What, Contract Price, Amount Paid, This Payment, Balance Due. Rows include Corpro Visual for Signage and a total row for labor and material including extras* to complete.

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Date: 11.17.25 Signature: Wendy Helsinger

Subscribed and sworn to before me this 17 day of November

*Extras include but are not limited to change orders, both oral and written, to the contract.



Signature of Notary Public: R L B Powers

Waiver of Lien to Date

RECEIVED 5086

DEC 22 2025

SJOSTROM & SONS, INC.

State of Illinois }
County of Winnebago } SS

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Sjostrom & Sons, Inc. to furnish Electrical Labor and Material for the premises known as Sterling Riverfront Park Phase 1 of which City of Sterling is the owner.

THE undersigned, for and in consideration of One hundred fifty-three thousand nine hundred five and 76/100 \$153,905.76 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the Owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS*.

DATE: Decemr 24th, 2025 COMPANY NAME: Helm Electric

ADDRESS: P.O. Box 750, Freeport IL 61032

SIGNATURE AND TITLE [Signature] Vice President

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

State of Illinois }
County of Stephenson } SS

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn deposes and says that he/she is Scott McGinn Vice President of Helm Electric who is the contractor for the Electrical Labor and Material work on the building located at Ave B - Wallace St. Sterling, IL owned by City of Sterling

That the total amount of the contract including extra's is \$1,248,623.22 on which he has received payment of \$793,958.03 prior to this payment.

That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

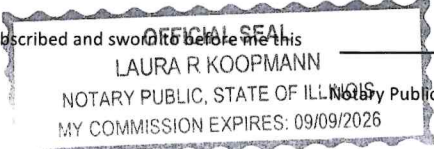
Table with 6 columns: Names, What for, Contract Price Including Extras*, Amount Paid, This Payment, Balance Due. Includes entry for Helm Electric and a summary row for TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for materials, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 22nd day of December 2025

Signature: X [Signature]

Subscribed and sworn to before me this 22nd day of December 2025



[Signature of Laura R Koopmann]

UNCONDITIONAL WAIVER OF LIEN TO DATE

STATE OF Illinois

COUNTY OF Whiteside County

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Sjostrom & Sons Inc
to furnish HVAC Work Per Plan and Specs
for the premises known as Sterling Riverfront Phase 1 - 201 Wallace Street, Sterling, IL 61081
of which City of Sterling is the owner.

THE undersigned, for and in consideration of forty six thousand five hundred sixty five dollars and ninety five cents
(\$46,565.95) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es)
hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics'
liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or
machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor,
services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises,
INCLUDING EXTRAS.*

DATE 01/08/2026 COMPANY NAME Loescher HVAC

ADDRESS 1705 Westwood Drive, Sterling, IL 61081

SIGNATURE AND TITLE Sean Aane Vice President

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

RECEIVED

JAN 08 2025

Waiver of Lien to Date (Partial)

State of Illinois } ss. County Ogle }

SJOSTROM & SONS, INC.

ESCROW #

To Whom It May Concern:

WHEREAS the undersigned has been employed by Sjostrom & Son, Inc. to furnish Sterling River Front for the premises known as 121 Wallace St, Sterling, IL 61081 of which City of Sterling is the owner.

The undersigned, for and in consideration of Ninety-Six Thousand Ninety-five and 34/100 (\$ 96,095.34) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to lien, under the statues of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the monies, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Date 12/23/2025 Company Name M2 Service Company

Signature and Title [Signature] Address 1291 Kysor Drive Byron, IL 61010 Office Administrator

CONTRACTOR'S AFFIDAVIT

State of Illinois } ss. County Ogle }

To Whom It May Concern:

The undersigned, (Name) Bradley Goodwin being duly sworn, deposes and says that he or she is (Position/Title) Office Administrator of (Company Name) M2 Service Company who is the contractor furnishing Materials and Labor work on the building located at 121 Wallace St, Sterling, IL 61081 owned by City of Sterling

that the total amount of the contract including extras is \$ 581,829.85 on which he or she has received payment of \$ 378,504.42 (CONTRACT AMOUNT) (PREVIOUS PAYMENT) prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers.

That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specification:

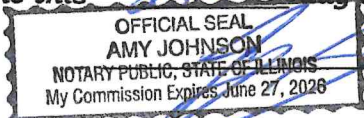
SUPPLIER INFORMATION & MATERIAL WAIVER

Table with 6 columns: NAME/ADDRESSES, WHAT FOR, CONTRACT PRICE, PREVIOUS PAYMENT, THIS PAYMENT, BALANCE TO BECOME DUE. Row 1: M2 Service Company, Labor and Materials, 581,829.85, 378,504.42, 96,095.34, 107,230.09. Row 2: TOTAL LABOR AND MATERIAL TO COMPLETE, 581,829.85, 378,504.42, 96,095.34, 107,230.09.

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Date 12/23/2025 Signature [Signature]

Subscribed and sworn to before me this 23rd day of December, 2025



Notary Public

STATE OF ILLINOIS } SS
 COUNTY OF WINNEBAGO
 TO WHOM IT MAY CONCERN:

Waiver of Lien To Date

24-1069
RECEIVED
 Escrow # DEC 29 2025
SJOSTROM & SONS, INC.

WHEREAS the undersigned has been employed by SJOSTROM & SONS, INC
 to furnish SOLID SURFACE SILLS
 for the premises known as #24-10 69 STERLING RIVERFRONT PARK PHASE 1
 of which CITY OF STERLING are the owners.

THE undersigned, for and in consideration of FIVE THOUSAND SIX HUNDRED NINETY SEVEN DOLLARS AND 00/100
\$5,697.00 Dollars, and other good and valuable consideration, the receipt whereof is hereby
 acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to
 mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus
 or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services,
 material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE December 22, 2025 COMPANY NAME PIERCE LAMINATED PRODUCTS
 ADDRESS 2430 N. COURT ST.

SIGNATURE AND TITLE: Cami Lepak - Vice President

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS } SS
 COUNTY OF WINNEBAGO
 TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) CAMI LEPAK BEING DULY SWORN,
 DEPOSES AND SAYS THAT HE OR SHE IS (POSITION) VICE PRESIDENT OF (COMPANY NAME)
PIERCE LAMINATED WHO IS THE CONTRACTOR FURNISHING
SOLID SURFACE SILLS WORK ON THE BUILDING LOCATED
 AT #24-10 69 STERLING RIVERFRONT PARK PHASE 1
 OWNED BY CITY OF STERLING

That the total amount of the contract including extras* is \$6,330.00 on which they have received payment of
\$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered
 unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties
 who have furnished material or labor, or both for the said work and all parties having contracts or sub contracts for specific portions of said
 work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor
 and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Pierce Laminated Products	SOLID SURFACE SILLS				
Materials Taken from our fully paid stock					
TOTAL LABOR AND MATERIAL TO DATE		\$6,330.00	\$0.00	\$5,697.00	\$633.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor
 or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE December 22, 2025 SIGNATURE: Cami Lepak

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF December, 2025



Eric G Lindroth
 Notary Public

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS }
 COUNTY OF Rock Island } SS

Gty # _____
 Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Sjostrom & Sons
 to furnish Paint and Labor
 for the premises known as Sterling Riverfront Park Phase 1
 of which City of Sterling is the owner.

THE undersigned, for and in consideration of Thirty Seven Thousand Two Hundred sixty dollars
 (\$ 37260.00)

Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE 12/22/2025 COMPANY NAME WF Scott Decorating

SIGNATURE AND TITLE *Brock Aunan* ADDRESS 2201 3rd Ave Rock Island, IL 61201 PRESIDENT

* EXTRAS INLCUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

STATE OF ILLINOIS }
 COUNTY OF Rock Island } SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Brock Aunan BEING DULY SWORN, DEPOSES
 AND SAYS THAT HE OR SHE IS (POSITION) President OF
 (COMPANY NAME) WF Scott Decorating WHO IS THE
 CONTRACTOR FURNISHING Paint and Labor WORK ON THE BUILDING
 LOCATED AT Sterling Riverfront Park Phase 1
 OWNED BY City of Sterling

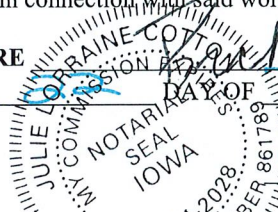
That the total amount of the contract including extras* is \$ 44362.00 on which he or she has received payment of \$ 0 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLD G EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
<u>WF Scott Decorating.</u>	<u>Painting</u>	<u>44362.00</u>	<u>0</u>	<u>37260.00</u>	<u>7102.00</u>
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE					

That there are no other contacts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE 12/22/2025 SIGNATURE *Brock Aunan*
 SUBSCRIBED AND SWORN TO BEFORE ME THIS December DAY OF 2025

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



Julie L. Connor
 NOTARY PUBLIC





Strand Associates, Inc.®
 910 West Wingra Drive
 Madison, WI 53715
 (P) 608.251.4843
 www.strand.com

Transmittal Letter

DATE: January 20, 2026 PROJECT NO. 1498.028

COMPANY NAME: City of Sterling
 ATTENTION: Scott Shumard, City Manager
 ADDRESS: 212 3rd Avenue
 CITY/STATE/ZIP: Sterling, IL 61081
 RE: Riverfront Park Improvements - Phase 1

WE ARE SENDING YOU:

- | | | | | |
|---------------------------------------|-----------------------------------|--|----------------------------------|---|
| <input type="checkbox"/> Agreement | <input type="checkbox"/> Contract | <input type="checkbox"/> Letter | <input type="checkbox"/> Report | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Drawings | <input checked="" type="checkbox"/> Pay Apps | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Other _____ | | | | |

Copies	Date	No.	Description
1	01/20	09	Pay Request including supporting documentation

ITEMS TRANSMITTED AS SHOWN:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted–Resubmit | <input type="checkbox"/> Additional Information Required |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Not Approved | <input type="checkbox"/> For signature |
| <input type="checkbox"/> Other _____ | | |

REMARKS:

Scott,

Please see attached documentation, recommending payment for Pay Request No. 09 in the amount of \$627,881.00.

Signed _____
 Zachary R. Simpson, P.E.

Copy to: File



Agenda Item Background

Item: Pay Request #13 To Gorman and Company in the amount of \$17,611.36

Meeting Date: February 2, 2026

Public Content:

The City selected Gorman & Company as the master developer for the riverfront area in March 2022. In July 2022, the City approved an Agreement with Gorman to undertake several activities. Included in the agreement was a budget for their services. Gorman was tasked to aid in redeveloping the riverfront area, focusing on the National and Lawrence sites. This includes planning, design/engineering services, and recruitment of tenants. The Budget has been amended over time as progress is made and different challenges or opportunities arise.

Pay request #13 is for Engineering work and securing Lawrence cleanup.

Recommended Action:

Staff Recommends approval of Pay Request #13 to Gorman and Company in the amount of \$17,611.36

Attachments:

1. Sterling MDA #13 1.26.26
2. Sterling MDA #13 Support 1.26.2026

APPLICATION AND CERTIFICATE FOR PAYMENT

To: City of Sterling
212 Third Avenue
Sterling, Illinois 61081

Project: Sterling
Sterling, IL

Application No.: MDA #13
 Application Date: 1/26/2026
 Period to: 1/26/2026
 Project Nos: 2000-0222

Distribution to:
 OWNER
 CONSTRUCTION MGR.
 ARCHITECT
 CONTRACTOR
 OTHER

From: Gorman & Company, LLC
200 N. Main St.
Oregon, WI 53575

Cost Code: _____

Via Architect: Gorman & Company Inc

Contract Date: _____

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, G703, is attached.

1 ORIGINAL CONTRACT SUM	\$	1,413,900.00
2 Net Change by Change Orders	\$	-
3 CONTRACT SUM TO DATE	\$	1,413,900.00
4 TOTAL COMPLETED AND STORED TO DATE	\$	715,108.31
5 RETAINAGE		
a 10% of Completed Work	\$	-
b 0% of Stored Material	\$	-
Total Retainage	\$	-
6 TOTAL EARNED LESS RETAINAGE	\$	715,108.31
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	697,496.95
8 CURRENT PAYMENT DUE	\$	17,611.36
9 BALANCE TO FINISH, INCLUDING RETAINAGE	\$	698,791.69

The undersigned Contractor certifies that to the best of the Contractor's knowledge, the information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Gorman & Company, LLC

By: _____ Date: 1/26/2026

Rob Jaggi personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: _____ My Commission Expires: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approval this Month		
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$	-

Report Name: Draw Schedule
 Job: Sterling
 Draw: Sterling - Closing

Category	Scheduled	Approved	Revised	Previous	Percent	Current	Total	Remaining
SOURCES								
Predevelopment	0.00	0.00	0.00	0.00	0.00	17,611.36	17,611.36	-17,611.36
TOTAL SOURCES	0.00	0.00	0.00	0.00	0.00	17,611.36	17,611.36	-17,611.36
CONSTRUCTION CONTRACT								
CONSTRUCTION CONTRACT - HC								
ARCHITECT/DESIGN								
Architect - Design	0.00	0.00	0.00	0.00	0.00	3,002.06	3,002.06	-3,002.06
TOTAL CONSTRUCTION CONTRACT - GENERAL REQUIREMENTS	0.00	0.00	0.00	0.00	0.00	3,002.06	3,002.06	-3,002.06
SOFT COSTS								
Permits & Fees Paid by Developer - w/Tap	0.00	0.00	0.00	0.00	0.00	342.56	342.56	-342.56
Studies - Environmental/Traffic/Market	0.00	0.00	0.00	0.00	0.00	14,266.74	14,266.74	-14,266.74
TOTAL CONTINGENCY	0.00	0.00	0.00	0.00	0.00	14,609.30	14,609.30	-14,609.30
DEVELOPER FEE								
GRAND TOTAL	0.00	0.00	0.00	0.00	0.00	17,611.36	17,611.36	-17,611.36

Report Name: Draw Schedule Detail

Job: Sterling

Draw: Sterling - Closing

Category	Cost Code	Vendor Name	Invoice Number	Invoice Date	Unit	Check Number	Payment Date	Amount Paid
Architect - Design	04-110-00-00-Architect - Design	Construction in Progress	71	09/01/2022				2,985.54
	04-110-00-00-Architect - Design	Construction in Progress	87	11/14/2022				-54,346.79
	04-110-00-00-Architect - Design	Construction in Progress	143	02/27/2023				-2,152.00
	04-110-00-00-Architect - Design	Construction in Progress	28038	07/11/2023				750.00
	04-110-00-00-Architect - Design	Studio GWA	22-5226	09/01/2022		2861	11/01/2022	50,970.79
	04-110-00-00-Architect - Design	Studio GWA	22-5234	10/01/2022		2909	12/01/2022	2,363.53
	04-110-00-00-Architect - Design	Studio GWA	22-5289	12/01/2022		3079	01/25/2023	2,194.84
	04-110-00-00-Architect - Design	Studio GWA	22-1628-009	03/15/2025		5198	07/10/2025	236.15
Total Architect - Design								3,002.06
Permits & Fees Paid by Developer - w/Tap	05-115-00-00-Permits & Fees Paid by Developer - w/Tap	Construction in Progress	709	08/01/2025				48.00
	05-115-00-00-Permits & Fees Paid by Developer - w/Tap	Construction in Progress	710	08/01/2025				116.61
	05-115-00-00-Permits & Fees Paid by Developer - w/Tap	Construction in Progress	711	08/01/2025				177.95
Total Invoice								342.56
Total Permits & Fees Paid by Developer - w/Tap								342.56
Studies - Environmental/Traffic/Market	05-810-00-00-Studies - Environmental/Traffic/Market	Fehr-Graham & Associates LLC	132284	06/27/2025		5496	10/09/2025	500.00
	05-810-00-00-Studies - Environmental/Traffic/Market	Fehr-Graham & Associates LLC	134762	10/03/2025				4,000.00
	05-810-00-00-Studies - Environmental/Traffic/Market	Fehr-Graham & Associates LLC	135987	11/21/2025				3,448.00
	05-810-00-00-Studies - Environmental/Traffic/Market	Illinois Environmental Protection Agency	284494	11/18/2025		5795	01/08/2026	6,318.74
Total Studies - Environmental/Traffic/Market								14,266.74
Total Draw Schedule Details								17,611.36

Report Name: Draw Schedule Detail Summarized by Invoice

Job: Sterling

Draw: Sterling - Closing

Category	Vendor Name	Invoice Number	Invoice Date	Check Number	Payment Date	Amount Paid
Architect - Design	Construction in Progress	71	09/01/2022			2,985.54
	Construction in Progress	87	11/14/2022			-54,346.79
	Construction in Progress	143	02/27/2023			-2,152.00
	Construction in Progress	28038	07/11/2023			750.00
	Studio GWA	22-5226	09/01/2022	2861	11/01/2022	50,970.79
	Studio GWA	22-5234	10/01/2022	2909	12/01/2022	2,363.53
	Studio GWA	22-5289	12/01/2022	3079	01/25/2023	2,194.84
	Studio GWA	22-1628-009	03/15/2025	5198	07/10/2025	236.15
Total Architect - Design						3,002.06
Permits & Fees Paid by Developer - w/Tap	Construction in Progress	711	08/01/2025			342.56
Total Permits & Fees Paid by Developer - w/Tap						342.56
Studies - Environmental/Traffic/Market	Fehr-Graham & Associates LLC 	132284	06/27/2025	5496	10/09/2025	500.00
	Fehr-Graham & Associates LLC 	134762	10/03/2025			4,000.00
	Fehr-Graham & Associates LLC 	135987	11/21/2025			3,448.00
	Illinois Environmental Protection Agency	284494	11/18/2025	5795	01/08/2026	6,318.74
Total Studies - Environmental/Traffic/Market						14,266.74
Total Draw Schedule Details						17,611.36

Architect - Design

Wire Detail Report: Lifang Vision - GORMAN & COMPANY LLC

Fedwire

45026-GORMAN & COMPANY LLC

Payment Number	Confirmation#	Status	Amount
JF0357AW6F	20230706MMQFMP0S000388	Confirmed	\$ 3,510.00

From Template:	N	
Value Date:	07/06/2023	HARMONY 3 - \$2,760.00
Send Date:	07/06/2023	STERLING - \$ 750.00
Debit Account#:	2173677093-USD	
Recipient ID Type:	Account Number	
Recipient ID:	837201200001852	
Recipient Name:	Lifang Vision Technology	
Recipient Address 1:	No. 33 Wuqing South Road	
Recipient Address 2:	Wuhou New City Committee Wuhou Dist	
Recipient Address 3:	Chengdu, China	
Recipient Bank ID Type:	SWIFT (international)	
Recipient Bank ID:	OCBCCNSHXXX	
Recipient Bank Name:	OCBC BANK (CHINA) LIMITED	
Recipient Bank Address 1:	TOMSON COMMERCIAL BUILDING	
Recipient Bank Address 2:	FLOOR 23	
Recipient Bank Address 3:	SHANGHAI CHINA	
Intermediary Bank ID Type:	China	
Intermediary Bank ID:	8900574755	
Intermediary Bank Name:	ASSOCIATED BANK	
Intermediary Bank Address 1:	433 MAIN STREET	
Intermediary Bank Address 2:	.	
Intermediary Bank Address 3:	GREEN BAY WI UNITED STATES	
Details of Payment Line 1:	Invoices: LF2304081SS & LF2305124SS	
Receiving Bank ID Type:	ABA (Wire)	
Receiving Bank ID:	021000018	
Receiving Bank Name:	THE BANK OF NEW YORK MELLON	
Receiving Bank Address3:	NEW YORK NY UNITED STATES	

Date/Time	User ID	Action
07/06/2023 10:02	PSHAFFER@45026	create
07/06/2023 11:39	breyli04@45026	approve

Total: \$ 3,510.00

End Of Report

Filter Criteria:

Accounts: Gorman LLC-Operating - 2173677093

Date Range: >= 07/06/2023 00:00 & <= 07/06/2023 23:59

Amount Range: >= 3,510.00 & <= 3,510.00

Transaction Types: US Wire

Status: All Statuses

Currency: All Currencies

Remittance Information: Do Not Include



Lifang Vision Technology Co.,Ltd
成都力方视觉科技有限公司

Room 503, Floor 5, No.33 Wuqing South Road,Wuhou New City Committee Wuhou Distr.Chengdu,China
 TEL:+86-28-61670362 FAX:+86-28-61670380 lotus.peng@lf-cg.com

Company : GORMAN & COMPANY Invoice No. :LF2305124SS

Add : 200 N Main Street | Oregon, WI 53575 Invoice Date: 6/27/2023

INVOICE

Project Name	Description	Quantity	Cost
Community	Interior view	1	US\$750.00
Total			US\$750.00

Our OCBC Bank Information:

Account Name: Lifang Vision Technology Co.,Ltd

Account Number 837201200001852

Bank: OCBC Wing Hang Bank (china) Limited Chengdu Branch

Bank address: Units 3101&3108-3110, Office Tower 2, Chengdu IFS, No.1, Section 3 Hongxing Road,
 Jinjiang District, Chengdu, 610021, Sichuan, P.R China

SWIFT Code : OCBCNSH





Studio GWA

200 Prairie Street Suite 201
Rockford, Illinois 61107, United States
Tel: 815-963-1900
accounting@studiogwa.com
www.studiogwa.com

Gorman & Company
200 N. Main St.
Oregon, WI 53575

INVOICE

INVOICE DATE: 8/1/2022
INVOICE NO: 22-5184
BILLING THROUGH: 7/31/2022

22-1628 - Sterling Riverfront MP

Managed By: Ashley Sarver

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
Sterling Riverfront MP - Public Engagement - ST	\$9,725.00	30.00	\$2,917.50	\$0.00	\$2,917.50
Sterling Riverfront MP - Public Engagement - LT	\$44,400.00	-	\$0.00	\$0.00	\$0.00
Sterling Riverfront MP - Scan - Lawrence Hardware	\$18,000.00	-	\$0.00	\$0.00	\$0.00
Sterling Riverfront MP - Scan - Stanley National	\$38,000.00	-	\$0.00	\$0.00	\$0.00
TOTAL	\$110,125.00		\$2,917.50	\$0.00	\$2,917.50

Ron Clewer

EXPENSES

DATE	EMPLOYEE	DESCRIPTION	AMOUNT
7/18/2022	Gary Anderson	Mileage 7/1/22	\$68.04
TOTAL EXPENSES			\$68.04
SUBTOTAL			\$2,985.54
AMOUNT DUE THIS INVOICE			\$2,985.54

This invoice is due on 8/31/2022

Pay Now



ACH payments accepted

We appreciate your business!



Bill from
Studio GWA
 200 Prairie St.
 Suite 201
 Rockford, IL 61107
 United States

Bill to
Gorman & Company
 Ron Clewer

[Pay now](#)

Project **22-1628**

Sterling Riverfront MP

Services through
May 1, 2024 - Feb 28, 2025

Note

2 Presentation Boards

Invoice #	Terms	Issue date	Due date	Invoice Total
22-1628-009	Net 30	Mar 15, 2025	Apr 14, 2025	\$236.15

Ronald Clewer

Fixed Fee Services

PHASE	PLANNED	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Public Engagement - LT	\$59,600.00	\$21,300.00	36%	36%	\$110.00
Total for Fixed Fee Services	\$59,600.00	\$21,300.00	36%	36%	\$110.00

Expenses

CATEGORY	ITEM	DATE	PHASE	CURRENT DUE
Materials	2 Sterling Presentation Boards for Ron Clewer	2025/02/25	Public Engagement - LT	\$126.15
Total for Expenses				\$126.15

Invoice Total **\$236.15**

We appreciate your business and timely payment!

[Pay invoice online](#) 


Appendix - Expense Receipts

Materials 2025-02-25

2 Sterling Presentation Boards for Ron Clewer

Public Engagement - LT

\$126.15



Phone: 1-815-833-2992 / Fax: 1-815-833-2993
 E-mail: minuteman@mmprockford.com
 Web: mmprockford.com

INVOICE

Invoice Number	114414
Invoice Date	2/20/2025

Bill to:	Studio GWA Michael Smith 200 Prairie St. Ste 201 Rockford, IL 61107	Ship to:	Studio GWA Michael Smith 200 Prairie St. Ste 201 Rockford, IL 61107
	Phone: 815 963 1900 Mobile Phone: 779 774 1046 Email: msmith@studlogwa.com		Phone: 815 963 1900 Mobile Phone: 779 774 1046 Email: msmith@studlogwa.com

**WE OFFER
A WIDE VARIETY OF
MAILING SERVICES**

2 Sterling Presentation Large Boards - 36 x 24- 1 sided - Foam board - 1 each (Job 254694)	\$116.00
<hr/>	
Invoice Subtotal:	\$116.00
Tax:	\$10.15
Invoice Total:	\$126.15
Balance Due:	\$126.15

Salesperson: Jordan Bigger

PLEASE READ!! TERMS AND CONDITIONS: A finance charge of 2% Monthly (APR 24%) will be added to any unpaid balance. Plus any and all Collection costs, including but not limited to: Attorney fees and Court Cost.

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

5198
Associated Bank N.A.
LLC PREDEV 9496
Date: 07/10/2025

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
Acct	Memo	Division ID			
03/15/2025	22-1628-009		STERLING	\$236.15	\$236.15
1060.0000--Construction					
Net Amount:					\$236.15

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

5198
Associated Bank N.A.
LLC PREDEV 9496
Date: 07/10/2025

Date	Invoice #	Reference Number	Amount Paid/Applied
03/15/2025	22-1628-009		\$236.15
Net Amount:			\$236.15

Gorman & Company, LLC
Predevelopment Account
200 N. Main St.
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI
54307

5198
Date: 07/10/2025

Pay Two Hundred Thirty Six Dollars and 15 Cents

\$236.15

Pay to the Order of Studio GWA
200 Prairie Street ste 201
Rockford, IL 61107

VOID ANTI-COUNTERFEIT **Non-negotiable**

VIEW IMAGE

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND ON WHITE PAPER. THE BACK A UNIQJE CHECK IDENTIT7 BAR CODE AND A WATERMARK. HOLD AT A . 3. E T C V EW.

Gorman & Company, LLC
Pradevelopment Account
200 N. Main St.
Oregon, WI 53575
808-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI 54307

2861
Date: 11/01/2022

Pay To
The Order of Studio GWA

Fifty Six Thousand Seven Hundred Seventy Dollars and 79 Cents

\$\$\$56,770.79**

Studio GWA
200 Prairie Street ste 201
Rockford, IL 61107



VOID AFTER 90 DAYS

MP

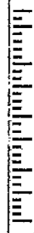
⑈000002861⑈ ⑆075900575⑆ 29 2399496⑈

>071925554< 11/08/2022

ENDORSE HERE
X For Remote Deposit Only
Gary W Anderson and Associates Inc
Illinois Bank & Trust 071925554

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

CHECK IDENTIFY BAR CODE



MP

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

2861
Associated Bank N.A.
LLC PREDEV 9496
Date: 11/01/2022

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
09/01/2022	22-5212				
1060.0000--Construction	LAFAYETTE Reclasse...ette Hotel-04-110-00-		LAFAYETTE APARTMENTS	\$5,800.00	\$5,800.00
09/01/2022	22-5226				
1060.0000--Construction	STERLING		STERLING	\$50,970.79	\$50,970.79
Net Amount:					\$56,770.79

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

2861
Associated Bank N.A.
LLC PREDEV 9496
Date: 11/01/2022

Date	Invoice #	Reference Number	Amount Paid/Applied
09/01/2022	22-5212		\$5,800.00
09/01/2022	22-5226		\$50,970.79
Net Amount:			\$56,770.79

Gorman & Company, LLC
Predevelopment Account
200 N. Main St.
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI
54307

2861
Date: 11/01/2022

Pay Fifty Six Thousand Seven Hundred Seventy Dollars and 79 Cents

\$56,770.79

Pay to the Order of Studio GWA
200 Prairie Street ste 201
Rockford, IL 61107

VOID ANTI-COUNTERFEIT **Non-negotiable**



Studio GWA

200 Prairie Street Suite 201
 Rockford, Illinois 61107, United States
 Tel: 815-963-1900
 accounting@studiogwa.com
 www.studiogwa.com

Gorman & Company
 200 N. Main St.
 Oregon, WI 53575

INVOICE

INVOICE DATE: 9/1/2022
 INVOICE NO: 22-5226
 BILLING THROUGH: 8/31/2022

22-1628 - Sterling Riverfront MP

Managed By: Ashley Sarver

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
Sterling Riverfront MP - Public Engagement - ST	\$9,725.00	100.00	\$9,725.00	\$2,917.50	\$6,807.50
Sterling Riverfront MP - Public Engagement - LT	\$44,400.00	12.82	\$5,693.75	\$0.00	\$5,693.75
Sterling Riverfront MP - Scan - Lawrence Hardware	\$18,000.00	80.00	\$14,400.00	\$0.00	\$14,400.00
Sterling Riverfront MP - Scan - Stanley National	\$38,000.00	60.00	\$22,800.00	\$0.00	\$22,800.00
TOTAL	\$110,125.00		\$52,618.75	\$2,917.50	\$49,701.25

EXPENSES

DATE	EMPLOYEE	DESCRIPTION	AMOUNT
8/1/2022	Ashley Sarver	Mileage 7/1/22	\$68.04
8/9/2022	DG Printing of Rockford, LLC	Printing Services	\$75.00
8/12/2022	Jack Gasparini	Mileage 7/1/22	\$152.46
8/12/2022	Sam Gasparini	Mileage 7/1/22	\$152.46
8/19/2022	Sam Gasparini	Mileage 7/1/22	\$166.32
8/19/2022	Jack Gasparini	Mileage 7/1/22	\$166.32
8/22/2022	DG Printing of Rockford, LLC	Printing Services	\$11.70
8/22/2022	DG Printing of Rockford, LLC	Printing Services	\$30.75
8/23/2022	DG Printing of Rockford, LLC	Printing Services	\$15.60
8/24/2022	DG Printing of Rockford, LLC	Printing Services	\$98.25
8/26/2022	Jack Gasparini	Mileage 7/1/22	\$166.32
8/26/2022	Sam Gasparini	Mileage 7/1/22	\$166.32

TOTAL EXPENSES \$1,269.54

SUBTOTAL \$50,970.79

AMOUNT DUE THIS INVOICE \$50,970.79

This invoice is due on 10/1/2022

Ron Clewer



Studio GWA

200 Prairie Street Suite 201
Rockford, Illinois 61107, United States
Tel: 815-963-1900
accounting@studiogwa.com
www.studiogwa.com

Gorman & Company
200 N. Main St.
Oregon, WI 53575

INVOICE

INVOICE DATE: 9/1/2022
INVOICE NO: 22-5226
BILLING THROUGH: 8/31/2022

Pay Now



ACH payments accepted

We appreciate your business!

VIEW IMAGE

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND ON WHITE PAPER. THE BACK A UNIQUE CHECK IDENTIFY BAR CODE AND A WATERMARK. HOLD AT AN ANGLE TO VIEW.

Gorman & Company, LLC
Predevelopment Account
200 N. Main St
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI 54307

2909
Date: 12/01/2022

Pay To
The Order Of Studio GWA

Two Thousand Three Hundred Sixty Three Dollars and 53 Cents

\$\$\$2,363.53**

Studio GWA
200 Prairie Street ste 201
Rockford, IL 61107



VOID AFTER 90 DAYS

MP

⑈000002909⑈ ⑆075900575⑆ 2912399496⑈

>071925554< 12/06/2022

ENDORSE HERE
 For Remote Deposit Only
Gary W Anderson and Associates Inc
Illinois Bank & Trust 071925554

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

CHECK IDENTIFY BAR CODE



MP

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

2909
Associated Bank N.A.
LLC PREDEV 9496
Date: 12/01/2022

Date	Invoice #	Reference Number			Amount Entered	Amount Paid
Acct	Memo	Division ID	Location			
10/01/2022	22-5234					
1060.0000--Construction	STERLING		STERLING		\$2,363.53	\$2,363.53
Net Amount:						\$2,363.53

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

2909
Associated Bank N.A.
LLC PREDEV 9496
Date: 12/01/2022

Date	Invoice #	Reference Number			Amount Paid/Applied
10/01/2022	22-5234				\$2,363.53
Net Amount:					\$2,363.53

Gorman & Company, LLC
Predevelopment Account
200 N. Main St.
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI
54307

2909
Date: 12/01/2022

Pay Two Thousand Three Hundred Sixty Three Dollars and 53 Cents

Pay to the Order of Studio GWA
200 Prairie Street ste 201
Rockford, IL 61107

VOID ANTI-COUNTERFEIT **Non-negotiable**



Studio GWA

200 Prairie Street Suite 201
Rockford, Illinois 61107, United States
Tel: 815-963-1900
accounting@studiogwa.com
www.studiogwa.com

Gorman & Company
200 N. Main St.
Oregon, WI 53575

INVOICE

INVOICE DATE: 10/1/2022
INVOICE NO: 22-5234
BILLING THROUGH: 9/30/2022

22-1628 - Sterling Riverfront MP

Managed By: Ashley Sarver

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
Sterling Riverfront MP - Public Engagement - ST	\$9,725.00	100.00	\$9,725.00	\$9,725.00	\$0.00
Sterling Riverfront MP - Public Engagement - LT	\$44,400.00	14.54	\$6,453.75	\$5,693.75	\$760.00
Sterling Riverfront MP - Scan - Lawrence Hardware	\$18,000.00	85.00	\$15,300.00	\$14,400.00	\$900.00
Sterling Riverfront MP - Scan - Stanley National	\$38,000.00	60.00	\$22,800.00	\$22,800.00	\$0.00
TOTAL	\$110,125.00		\$54,278.75	\$52,618.75	\$1,660.00

EXPENSES

DATE	EMPLOYEE	DESCRIPTION	AMOUNT
9/6/2022	Jack Gasparini	Mileage 7/1/22	\$166.32
9/6/2022	Sam Gasparini	Mileage 7/1/22	\$166.32
9/20/2022	Jack Gasparini	Mileage 7/1/22	\$166.32
9/20/2022	Sam Gasparini	Mileage 7/1/22	\$166.32
9/30/2022	DG Printing of Rockford, LLC	Printing Services	\$38.25

TOTAL EXPENSES \$703.53

SUBTOTAL \$2,363.53

AMOUNT DUE THIS INVOICE \$2,363.53

Ron Clewer

This invoice is due on 10/31/2022

Pay Now



ACH payments accepted

We appreciate your business!

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

3079
Associated Bank N.A.
LLC PREDEV 9496
Date: 01/25/2023

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
12/01/2022	22-5289				
1060.0000--Construction	STERLING		STERLING	\$2,194.84	\$2,194.84
Net Amount:					\$2,194.84

Gorman & Company, LLC
STU12--Studio GWA
Print As: Studio GWA

200 Prairie Street ste 201
Rockford, IL 61107

3079
Associated Bank N.A.
LLC PREDEV 9496
Date: 01/25/2023

Date	Invoice #	Reference Number	Amount Paid/Applied
12/01/2022	22-5289		\$2,194.84
Net Amount:			\$2,194.84

Gorman & Company, LLC
Predevelopment Account
200 N. Main St.
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI
54307

3079
Date: 01/25/2023

Pay Two Thousand One Hundred Ninety Four Dollars and 84 Cents

\$2,194.84

Pay to the Order of Studio GWA
200 Prairie Street ste 201
Rockford, IL 61107

VOID ANTI-COUNTERFEIT Non-negotiable



Studio GWA

200 Prairie Street Suite 201
Rockford, Illinois 61107, United States
Tel: 815-963-1900
accounting@studiogwa.com
www.studiogwa.com

Gorman & Company
200 N. Main St.
Oregon, WI 53575

INVOICE

INVOICE DATE: 12/1/2022
INVOICE NO: 22-5289
BILLING THROUGH: 11/30/2022

22-1628 - Sterling Riverfront MP

Managed By: Ashley Sarver

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
Sterling Riverfront MP - Public Engagement - ST	\$9,725.00	100.00	\$9,725.00	\$9,725.00	\$0.00
Sterling Riverfront MP - Public Engagement - LT	\$59,600.00	20.00	\$11,920.00	\$9,768.00	\$2,152.00
Sterling Riverfront MP - Scan - Lawrence Hardware	\$18,000.00	100.00	\$18,000.00	\$18,000.00	\$0.00
Sterling Riverfront MP - Scan - Stanley National	\$22,800.00	100.00	\$22,800.00	\$22,800.00	\$0.00
TOTAL	\$110,125.00		\$62,445.00	\$60,293.00	\$2,152.00

EXPENSES

DATE	EMPLOYEE	DESCRIPTION	AMOUNT
11/28/2022	Ashley Sarver	Mileage 7/1/22	\$42.84
TOTAL EXPENSES			\$42.84
<i>Ron Clewer</i> SUBTOTAL			\$2,194.84
AMOUNT DUE THIS INVOICE			\$2,194.84

This invoice is due on 12/31/2022

Pay Now



ACH payments accepted

We appreciate your business!

Permits & Fees Paid by Developer - w/Tap

Ron Clewer
To: Amberlee Ohlsen
Retention Policy: 2 Year Delete (2 years)

Expires: 7/5/2027

manage.webstarts.com/cadmin/dashboard/billing

Intranet - Home | Determinants of He... | Empower Retirement | Paycor Secure Acces... | Public Housing (PH)... | https://geomap.fie... | PLACES, Local Data... | Files - City of Naper...




My Sites

Help | 52

Billing

Manage Payment Method




Manage billing invoice and cards.

Plan	WebSite	Last Payment	Next Payment	Action
SSL Certificate For Your Domain	www.riverfrontreimagined.com	\$48.00 on 07-05-25	Due 07-05-26	Renew Early 
Pro Plus Plan	www.riverfrontreimagined.com	\$168.00 on 07-02-25	Due 07-02-26	Renew Early 
Private Domain Registration	riverfrontreimagined.com	\$9.95 on 07-02-25	Due 07-02-26	
WebStarts Analytics Plus	riverfrontreimagined.com	\$116.61 on 07-02-25	Due 07-02-26	Renew Early 

Billing

Manage billing invoice and cards.

[Manage Payment Method](#)




Plan	WebSite	Last Payment	Next Payment	Action
SSL Certificate For Your Domain	www.riverfrontreimagined.com	\$48.00 on 07-05-25	Due 07-05-26	Renew Early 
Pro Plus Plan	www.riverfrontreimagined.com	\$168.00 on 07-02-25	Due 07-02-26	Renew Early 
Private Domain Registration	riverfrontreimagined.com	\$9.95 on 07-02-25	Due 07-02-26	
WebStarts Analytics Plus	riverfrontreimagined.com	\$116.61 on 07-02-25	Due 07-02-26	Renew Early 

Ron Clewer

Billing

Manage billing invoice and cards.

[Manage Payment Method](#)

Plan	WebSite	Last Payment	Next Payment	Action
SSL Certificate For Your Domain	www.riverfrontreimagined.com	\$48.00 on 07-05-25	Due 07-05-26	Renew Early 
Pro Plus Plan	www.riverfrontreimagined.com	\$168.00 on 07-02-25	Due 07-02-26	Renew Early 
Private Domain Registration	riverfrontreimagined.com	\$9.95 on 07-02-25	Due 07-02-26	
WebStarts Analytics Plus	riverfrontreimagined.com	\$116.61 on 07-02-25	Due 07-02-26	Renew Early 

Ron Clewer

Studies - Environmental/Traffic/Market

Invoice



Remit Payment to:
101 W. Stephenson Street
Freeport, IL 61032
Phone: 815.235.7643

Ron Clewer
Gorman & Company, Inc.
200 North Main Street
Oregon, WI 53575

June 27, 2025
Invoice No: 132284

Purchase Order:

Project 23-1591 Site Design and Environmental Services for 2 Second St., Sterling, IL
Phase PH03D Response to IEPA Comments

Total Fee	5,000.00		
Percent Complete	100.00	Total Earned	5,000.00
		Previous Fee Billing	4,500.00
		Current Fee Billing	500.00
		Total Fee	500.00
		Total this Phase	\$500.00
		INVOICE TOTAL:	\$500.00

Email invoices to: apconstruction@gormanusa.com

Gorman & Company, LLC
FEH01--Fehr-Graham & Associates LLC
Print As: Fehr-Graham & Associates LLC

101 W Stephenson St
Freeport, IL 61032

5496
Associated Bank N.A.
LLC PREDEV 9496
Date: 10/09/2025

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
06/27/2025	132284	Project # 23-1591	STERLING	\$500.00	\$500.00
06/27/2025	132285	Project # 23-453	THE REGENERATOR	\$2,135.00	\$2,135.00
Net Amount:					\$2,635.00

Gorman & Company, LLC
FEH01--Fehr-Graham & Associates LLC
Print As: Fehr-Graham & Associates LLC

101 W Stephenson St
Freeport, IL 61032

5496
Associated Bank N.A.
LLC PREDEV 9496
Date: 10/09/2025

Date	Invoice #	Reference Number	Amount Paid/Applied
06/27/2025	132284	Project # 23-1591	\$500.00
06/27/2025	132285	Project # 23-453	\$2,135.00
Net Amount:			\$2,635.00

Gorman & Company, LLC
Predevelopment Account
200 N. Main St.
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI
54307

5496
Date: 10/09/2025

Pay Two Thousand Six Hundred Thirty Five Dollars

\$2,635.00

Pay to the Order of Fehr-Graham & Associates LLC
101 W Stephenson St
Freeport, IL 61032

VOID ANTI-COUNTERFEIT **Non-negotiable**

Invoice



Remit Payment to:
101 W. Stephenson Street
Freeport, IL 61032
Phone: 815.235.7643

Gorman & Company, Inc.
200 North Main Street
Oregon, WI 53575

October 3, 2025
Invoice No: 134762

Purchase Order:

Project 405.0251089.000 Legal Description for **River Edge Redevelopment Zone, Sterling, IL**

Total Fee	4,000.00		
Percent Complete	100.00	Total Earned	4,000.00
		Previous Fee Billing	0.00
		Current Fee Billing	4,000.00
		Total Fee	4,000.00

INVOICE TOTAL: \$4,000.00

Email invoices to: apconstruction@gormanusa.com

Ronald Clewer

Invoice



Remit Payment to:
101 W. Stephenson Street
Freeport, IL 61032
Phone: 815.235.7643

Ron Clewer
Gorman & Company, Inc.
200 North Main Street
Oregon, WI 53575

November 21, 2025
Invoice No: 135987

Purchase Order:

Project 405.0231591.000 Site Design and Environmental Services for 2 Second St., Sterling, IL
Phase PH03E Supplemental Investigation & Reporting

Total Fee 43,100.00

Percent Complete	8.00	Total Earned	3,448.00
		Previous Fee Billing	0.00
		Current Fee Billing	3,448.00
		Total Fee	3,448.00

Total this Phase \$3,448.00

INVOICE TOTAL: \$3,448.00

Email invoices to: apconstruction@gormanusa.com

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

COST RECOVERY INVOICE

DIVISION OF LAND POLLUTION CONTROL

November 18, 2025

Gorman & Company, Inc.
Mr. Ron Clewer
200 North Main Street

Oregon, WI 53575

LPC # : 1950505002
Lawrence Hardware / Sterling
Project Code: LP52 1PW
Invoice #: 284494
Invoice Date: November 18, 2025

Invoice Reference Period: July 2025 through September 2025

Signed Service Agreement Date: 11/15/2024

Personal Services, Fringe Benefits and Indirect	\$6,318.74
Travel	\$0.00
Contractual - Professional Services	\$0.00
Laboratory Services	\$0.00
Other	\$0.00
Supplies	\$0.00
Adjustments	\$0.00
Subtotal	<u>\$6,318.74</u>
Less Prepayment	\$0.00
Invoice Total - Due in 45 DAYS:	<u>\$6,318.74</u>
Previous Balance	\$0.00
Balance as of September 2025	<u>\$6,318.74</u>

This invoice may be referred to the State Comptroller's Offset system if more than 45 days past due per 15ILCS 405/10.05. Debt more than 90 days past due may be referred to the Department of Revenue's Debt Collection Bureau per P.A. 90-0570. The Remedial Applicant may appeal this invoice to the Illinois Pollution Control Board within 35 days of receipt as provided in 415 ILCS 5/40.

For Technical questions please contact Jennifer M Seul (217) 785-9399 For billing questions please email: EPA.AcctsReceivable@illinois.gov

✂

✂

Return this Payment Remittance Stub with Check Payable to Illinois EPA Hazardous Waste Fund

Remit to: Illinois EPA
Fiscal Services #2
P.O. Box 19276
Springfield, IL 62794-9276



LPC Number : 1950505002 Due Date: January 2, 2026
Project Code: LP52 1PW Amount Due: \$6,318.74

1950505002 LAWRENCE HARDWARE

LP 52 1PW 2513 - 2518

Assgn Div.	Unit Code	Pay Period	Employee	Total Hours	Amount Total	Allocated Direct Program Costs	Indirect Costs	Total Cost
LP	W	2513	SEUL JENNIFER M	8.50	\$786.84			
LP	W	2514	SEUL JENNIFER M	6.50	\$541.09			
LP	W	2517	SEUL JENNIFER M	3.50	\$365.11			
LP	W	2518	SEUL JENNIFER M	7.00	\$648.13			
Fiscal Year: 2026					\$2,341.17	\$2,206.32	\$1,771.25	\$6,318.74
Assigned Division: LP					\$2,341.17	\$2,206.32	\$1,771.25	\$6,318.74
Grand Total:					\$2,341.17	\$2,206.32	\$1,771.25	\$6,318.74

Gorman & Company, LLC
ILL19--Illinois Environmental Protection
Print As: Illinois Environmental Protection Agency

2520 W Iles Ave
Springfield, IL 62794-9276

5795
Associated Bank N.A.
LLC PREDEV 9496
Date: 01/08/2026

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
11/18/2025	284494		STERLING	\$6,318.74	\$6,318.74
Net Amount:					\$6,318.74

Gorman & Company, LLC
ILL19--Illinois Environmental Protection
Print As: Illinois Environmental Protection Agency

2520 W Iles Ave
Springfield, IL 62794-9276

5795
Associated Bank N.A.
LLC PREDEV 9496
Date: 01/08/2026

Date	Invoice #	Reference Number	Amount Paid/Applied
11/18/2025	284494		\$6,318.74
Net Amount:			\$6,318.74

Gorman & Company, LLC
Predevelopment Account
200 N. Main St.
Oregon, WI 53575
608-835-3900

Associated Bank N.A.
200 N. Adams Street
Green Bay, WI
54307

5795
Date: 01/08/2026

Pay Six Thousand Three Hundred Eighteen Dollars and 74 Cents

\$6,318.74

Pay to the Order of Illinois Environmental Protection Agency
2520 W Iles Ave
Springfield, IL 62794-9276

VOID ANTI-COUNTERFEIT **Non-negotiable**



Agenda Item Background

Item: Ordinance 2026-02-02 Amending Chapter 42, Article II, Section 42-274 To Authorize the Chief of the Fire Department to Appoint the Deputy Chief

Meeting Date: February 2, 2026

Public Content:

This ordinance updates the City Code to clarify how the Fire Chief and Deputy Fire Chief are appointed. The Fire Chief will continue to be appointed by the City Manager, while the Deputy Fire Chief will now be appointed by the Fire Chief with the consent of the City Manager. These positions do not have to be filled from within the fire department and are not considered appointments governed by the Fire and Police Commissioner's Act. All other fire department appointments and promotions remain under the Fire and Police Commission. The ordinance also confirms that the rest of the City Code remains unchanged and will take effect upon approval and publication as required by law.

Recommended Action:

Staff recommends approval of Ordinance 2026-02-02 Amending Chapter 42, Article II, Section 42-274

Attachments:

1. Ord 2026-02-02 Deputy Fire Chief Ordinance

CITY OF STERLING

ORDINANCE NO. 2026-02-02

**ORDINANCE AMENDING CHAPTER 42, ARTICLE II, SECTION 42-27 OF THE
STERLING CODE OF ORDINANCES TO AUTHORIZE THE CHIEF OF THE FIRE
DEPARTMENT TO APPOINT THE DEPUTY CHIEF**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF STERLING

THIS 2nd DAY OF FEBRUARY, 2026

Published in pamphlet form by authority of the City Council of the City of Sterling, Illinois, this
2nd day of February, 2026.

ORDINANCE NO. 2026-02-02

**ORDINANCE AMENDING CHAPTER 42, ARTICLE II, SECTION 42-27 OF THE
STERLING CODE OF ORDINANCES TO AUTHORIZE THE CHIEF OF THE FIRE
DEPARTMENT TO APPOINT THE DEPUTY CHIEF**

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, pursuant to 65 ILCS 5/10-2.1-4 the board of fire and police commissioners shall appoint all officers and members of the fire department of the municipality unless the City Council shall by ordinance otherwise provides; and

WHEREAS, the Twin City Joint Fire Command Intergovernmental Agreement formerly provided for a single chief over both the Sterling and Rock Falls fire departments and permitted the City Manager of each community to appoint a deputy chief, but the agreement has since been dissolved; and

WHEREAS, the Chief and Deputy Chief of the Fire Department are currently appointed by the City Manager; and

WHEREAS, it is the opinion of the City Council that Chapter 42, Article II, Section 42-27 should be amended to authorize the Chief of the Fire Department to appoint a Deputy Chief, upon the advice and consent of the City Manager.

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 42, Article II, Section 42-27 of the Sterling City Code, as amended, be further amended to read as follows:

“(a) *Chief.* The chief of the fire department shall be appointed by the city manager. The appointment of the chief need not be made from the members of the fire department and unless the person appointed is a previous member of the fire department, the appointment to chief does not make the chief of the fire department an officer of member within the meaning of the Fire and Police Commissioner's Act.

(b) *Deputy Chief.* The deputy chief shall be appointed by the chief of the fire department, with the advice and consent of the City manager, and shall serve as deputy chief at the chief's discretion. The appointment of the deputy chief need not be made from the members of the fire department and unless the person appointed is a previous member of the fire department, the appointment to deputy chief does not make the deputy chief of the fire department an officer or member within the meaning of the Fire and Police Commissioner's Act.

(c) *Other members.* Appointments to the fire department and promotions within such departments, except for the fire chief and the deputy fire chief, shall be made in accordance with the provisions with the Fire and Police Commissioners Act.”

SECTION 3. In all other respects, Chapter 42, Article II, Section 42-27 of the Sterling City Code shall remain in full force and effect as previously adopted and/or amended.

SECTION 4. 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 5. The City Clerk is directed to publish this Ordinance in pamphlet form.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Approved this 2nd day of February, 2026.

Mayor

ATTEST:

City Clerk



Agenda Item Background

Item: Ordinance 2026-02-03 Authorizing Disposal of Surplus Property

Meeting Date: February 2, 2026

Public Content:

The Sterling Fire Department upgraded its SCBA packs in FY 2024-25, this included the masks and cylinders. The department also regularly retires older hoses out of service. Declaring these as surplus will allow the department to clear out storage space.

37 - SCBA cylinders (mfg 9 or 10/11)

30 - AV300 Masks and accessories

18 - Air packs

~40 - Lengths of 2 1/2" hose

~35 - Lengths of 1 3/4" hose

Recommended Action:

Attachments:

1. Ord 2026-02-03 Disposal of Surplus Property

CITY OF STERLING

ORDINANCE NO. 2026-02-03

**ORDINANCE AUTHORIZING DISPOSAL OF SURPLUS
PERSONAL PROPERTY**

ADOPTED BY THE

COUNCIL

OF THE

CITY OF STERLING

THIS 2nd DAY OF JANUARY, 2026

Published in pamphlet form by authority of the Council of the City of Sterling, this 2nd day of January, 2026.

ORDINANCE NO. 2026-02-03

**ORDINANCE AUTHORIZING DISPOSAL OF SURPLUS
PERSONAL PROPERTY**

WHEREAS, the City of Sterling is the owner of certain personal property more specifically described on Exhibit A; and

WHEREAS, it is the opinion of the corporate authorities of the City of Sterling that the City has no use for the personal property described above and that it is in the best interests of the City to sell the same.

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

SECTION 1: The recitals set forth in the preambles of this ordinance are true and correct and incorporated herein as if fully set forth in this Section 1.

SECTION 2: The Mayor and City Council find that the personal property described in Exhibit A is not necessary or useful to the City and thus the City Manager is hereby authorized to undertake disposal of the specifically described surplus property by selling the property in an “as is” condition, using a sealed bid process, and the proceeds deposited into the general revenue fund.

SECTION 3: The Mayor and the City Clerk are hereby authorized and directed to do all things necessary and essential, including execution of any documents affecting transfer, to carry out the provisions of this ordinance and effectuate sale of the surplus property described above.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval, and publication in the manner provided by law.

SECTION 5: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 6: The provisions and sections of this 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 7: The City Clerk is hereby directed to publish this ordinance in pamphlet form.

Passed by the Mayor and the City Council of the City of Sterling on the 2nd day of February, 2026.

MAYOR

ATTEST:

City Clerk

Exhibit A

- (30) Scott Air Cylinders
- (30) AV300 Scott SCBA Masks
- (18) Scott SCBA Air Packs
- (40) 50-foot lengths of 2.5-inch fire hose
- (35) 50-foot lengths of 1.75-inch fire hose



Agenda Item Background

Item: Waive Bid Process for the Purchase of 2025 Chevy Tahoe

Meeting Date: February 2, 2026

Public Content:

A quote was requested for minimum specifications for one (1) 2025 Chevrolet Tahoe Police Pursuit Vehicle after a 2023 Ford Interceptor was damaged beyond repair in an accident.

Recommended Action:

Waive Bid Process for the Purchase of 2025 Chevy Tahoe

Attachments:

None



Agenda Item Background

Item: Accept the Quote from Karl Chevrolet for 2025 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$52,464.20

Meeting Date: February 2, 2026

Public Content:

A quote was requested for minimum specifications for one (1) 2025 Chevrolet Tahoe Police Pursuit Vehicle after a 2023 Ford Interceptor was damaged beyond repair in an accident.

A quote was received from Karl Chevrolet of Ankeny, Iowa, in the amount of \$52,464.20 for the purchase of a 2025 Chevrolet Tahoe Police Pursuit Vehicle. No local dealerships deal with or have available Police Pursuit Vehicles.

Recommended Action:

Approve the Quote from Karl Chevrolet for 2025 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$52,464.20

Attachments:

None



Agenda Item Background

Item: Waive Bid Process for the Upfitting of the 2025 Chevy Tahoe

Meeting Date: February 2, 2026

Public Content:

A quote was received from Guardian Fleet Safety in the amount of \$24,605.53 for the complete upfit, including installation of graphics, of the 2025 Chevrolet Tahoe Police Pursuit Vehicle. Guardian Fleet Safety will travel to Sterling to remove any usable equipment from the damaged (totaled) Ford Police Interceptor and install that equipment into the 2025 Tahoe Police Pursuit Vehicle.

Recommended Action:

Approve Waiving Bid Process for the Upfitting of the 2025 Chevy Tahoe

Attachments:

None



Agenda Item Background

Item: Accept the Quote from Guardian Fleet Safety in the amount of \$24,605.53 for upfitting the 2025 Chevy Tahoe

Meeting Date: February 2, 2026

Public Content:

A quote was received from Guardian Fleet Safety in the amount of \$24,605.53 for the complete upfit, including installation of graphics, of the 2025 Chevrolet Tahoe Police Pursuit Vehicle. Guardian Fleet Safety will travel to Sterling to remove any usable equipment from the damaged (totaled) Ford Police Interceptor and install that equipment into the 2025 Tahoe Police Pursuit Vehicle.

Recommended Action:

Staff recommends Approval of the Quote from Guardian Fleet Safety in the amount of \$24,605.53 for upfitting the 2025 Chevy Tahoe.

Attachments:

None



Agenda Item Background

Item: Waive Bid Process for the Installation of Batten Bar on the National Roof

Meeting Date: February 2, 2026

Public Content:

The roof at National is loose in the area where a roof drain was recently repaired. To prevent the roof from tearing in the wind and potentially tearing or breaking the drain, the roof needs to be secured as soon as practicable. Sterling Commercial is local and available to do the work and has familiarity with the site.

Recommended Action:

Staff recommends waiving the bid process for the installation of batten bar

Attachments:

None



Agenda Item Background

Item: Accept the Quote from Sterling Commercial Roofing in the amount of \$29,310. for installing batten bar on the National Roof

Meeting Date: February 2, 2026

Public Content:

MOST fixed the leaking roof drain the week of January 26th. However, the drain is connected to a loose section of roof. Sterling Commercial recommends batten boards be added to that section to keep the roof in place. The roof will continue to blow and eventually tear away without the batten bar installation. Ron Clewer of Gorman and Co. has been included in the conversations.

Recommended Action:

Staff recommends Approval of the Quote from Sterling Commercial Roofing in the amount of \$29,310.00 for installing batten bar

Attachments:

1. Old National Stanley Bldg Batten Bar 24-801
2. PXL_20260130_120719042



2711 Locust Street
Sterling IL 61081

Phone: 815-626-7744

7595 State Street
Bettendorf IA 52722

Phone: 563-232-8858

TO: City of Sterling

SUBJECT: Old National/Stanley Building

EMAIL: bschrader@sterling-il.gov

FROM: Kevin Froeter

ATTENTION: Brad

DATE: January 30, 2026

MESSAGE:

We propose to furnish all labor, material, equipment and supervision to perform the following work.

- Install 1,100 lineal feet of batten bar with 6" EPDM flashings over the loose area of the East roof

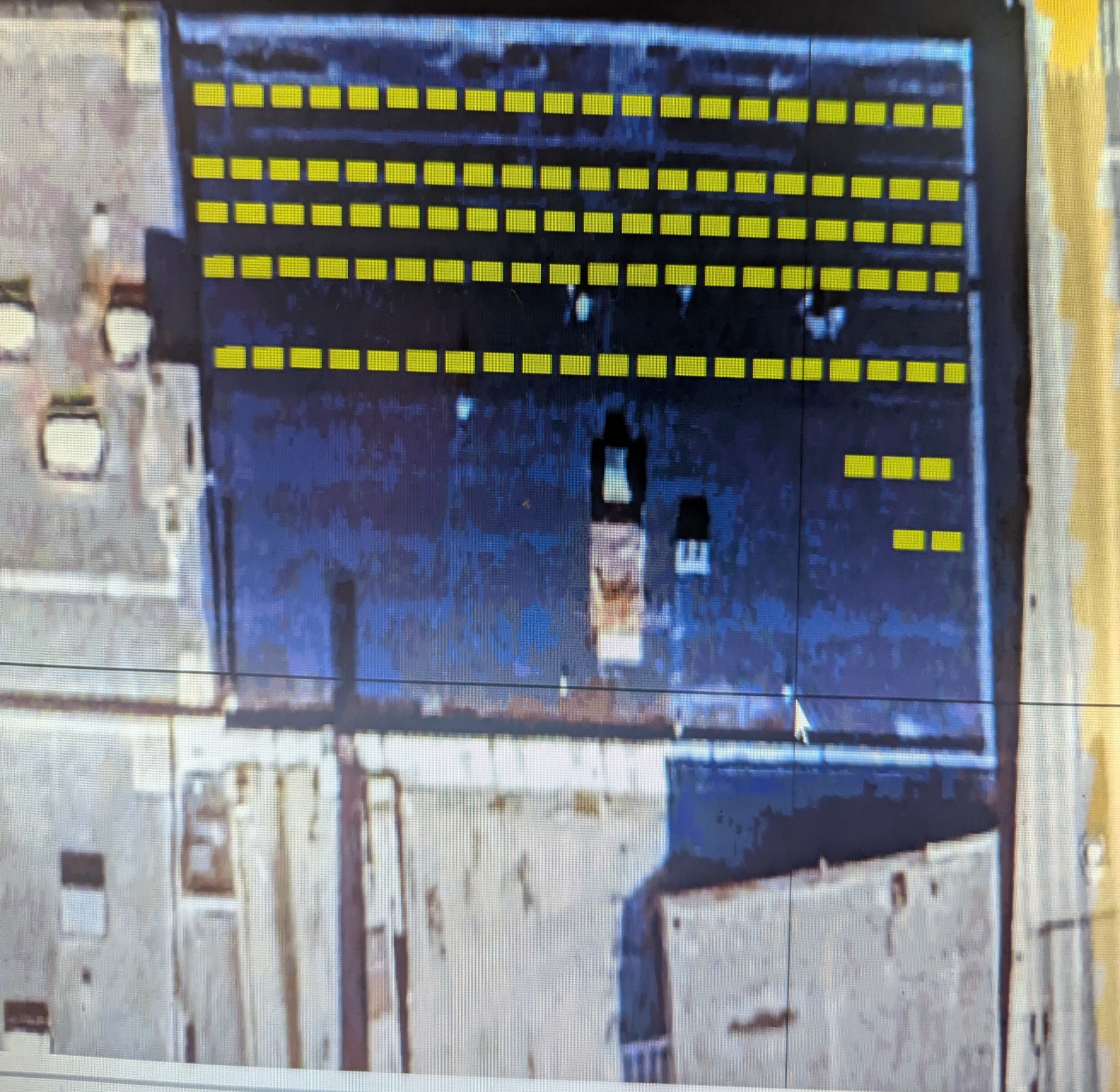
Total: \$29,310.00

We appreciate the opportunity of submitting this proposal. If you have any questions, please feel free to contact us.

The price quoted above is good for 30 days from the day of the quote.

TOTAL NUMBER OF PAGES (Including this page): 1

SIGNED: Kevin Froeter *AF*



0' 0"

132%

1650 x 1275

150 DPI



Keyboard Command



Sounds



Agenda Item Background

Item: Budget Study Session

Meeting Date: February 2, 2026

Public Content:

Band

Civil Defense

2021A CGH Bonds

2021B CGH Bonds

2022A Bonds

2022B Bonds

Health Insurance

Police Pension

Fire Pension

Trust Committee

Recommended Action:

Attachments:

1. 2300 Band Commission Budget 26-27
2. 2800 Civil Defense Budget 26-27
3. 3600 2021A CGH Medical Center Bond Budget 26-27
4. 3700 2021B CGH Medical Center Bond Budget 26-27
5. 4100 2022A Bond (pensions) Budget 26-27
6. 4200 2022B Bond Budget (road storm) 26-27
7. 7200 Health Insurance 26-27
8. 7600 Police Pension 26-27
9. 7700 Fire Pension 26-27
10. 7800 Trust Committee Fund 26-27

REVENUE ESTIMATES

2300-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Band Commission Revenues						
Property Taxes	31100	\$ 63,273	\$ 64,855	\$ 67,000	\$ 66,973	\$ 70,000
State Replacement Tax	34200	20,571	13,641	11,000	12,500	11,500
Interest Income	38110	7,786	9,283	4,500	4,500	6,500
Rental Income	38200	50	100	150	150	150
Donations	38300	31,627	37,507	36,000	38,000	38,500
Reimbursements	38700	200	-	-	-	-
Performance Ticket Sales	38800	-	-	-	-	-
Promotional Sales	38902	448	-	-	-	-
TOTAL BAND COMMISSION REVENUES:		\$ 123,955	\$ 125,386	\$ 118,650	\$ 122,123	\$ 126,650

EXPENSE ESTIMATES

2300-23

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Personnel						
Conductor & Manager Salaries	41100	\$ 16,800	\$ 17,553	\$ 19,200	\$ 19,377	\$ 20,500
Summer & Jazz Band Salaries	41200	47,880	47,626	57,000	49,000	53,000
Personnel Subtotal:		\$ 64,680	\$ 65,179	\$ 76,200	\$ 68,377	\$ 73,500
Materials & Services						
Equipment Repairs	51200	\$ 561	\$ 544	\$ 600	\$ 600	\$ 600
Accounting Services	53100	2,000	2,000	2,000	2,000	2,000
Guest Conductors	54900	2,800	4,650	4,000	4,000	4,700
Postage & Freight	55100	430	672	450	650	600
Advertising	55300	2,454	1,223	1,000	2,600	4,000
Printing	55400	935	1,069	500	450	2,000
Dues	56100	857	882	1,000	1,000	1,500
Travel Expense	56200	221	636	500	500	750
Guest Conductors Travel Expenses	56210	2,187	2,808	2,300	2,000	2,500
General Insurance	58200	2,629	3,203	3,043	3,228	3,300
Rentals-Building	59100	1,500	3,012	3,200	3,200	3,200
Other Contractual Services	59900	10,368	10,628	11,000	13,000	15,725
Pops Concert Expenses	59940	3,359	3,765	3,500	3,800	4,000
Maint Supplies-Equipment	61200	158	-	200	-	200
Office Supplies	65100	176	74	300	500	375
Music Copyright & Reproduction	65200	7,671	5,916	2,500	3,000	3,500
Bank Expense	66800	105	173	200	200	200
Materials & Services Subtotal:		\$ 38,411	\$ 41,255	\$ 36,293	\$ 40,728	\$ 49,150
Capital & Other Expenses:						
Building	82000	\$ 762	\$ 32,380	\$ 1,475	\$ 1,000	\$ 2,000 ¹
Equipment Replacement	83000	944	14,942	750	30,344	1,000 ²
Miscellaneous Charges	94900	2,954	51	1,000	2,754	1,000
Capital & Other Expenses Subtotal:		\$ 4,660	\$ 47,373	\$ 3,225	\$ 34,098	\$ 4,000
TOTAL BAND COMMISSION EXPENSES:		\$ 107,751	\$ 153,807	\$ 115,718	\$ 143,203	\$ 126,650

¹ Building

FY25/26	\$ 1,475	Minor building repairs
Amended	\$ 1,000	Timpani with cover
FY26/27	\$ 2,000	Minor building repairs

² Equipment Replacement

FY25/26	\$ 750	Small equipment items
Amended	\$ 27,131	Timpani with cover
	1,576	Double podium
	1,637	Small equipment items
	<u>\$ 30,344</u>	
FY26/27	\$ 1,000	Small equipment items

REVENUE ESTIMATES

2800-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>Civil Defense Revenues</u>						
Property Taxes	31100	\$ 11,101	\$ 11,109	\$ 10,890	\$ 11,025	\$ 11,000
State Replacement Tax	34200	7,303	4,843	4,415	4,540	4,086
Interest Income	38110	1,478	1,443	900	1,604	1,000
Investment Interest	38120	125	151	95	11	11
Unrealized Gain/Loss on Inv	38190	171	235	-	-	-
TOTAL CIVIL DEFENSE FUND REVENUES:		\$ 20,178	\$ 17,781	\$ 16,300	\$ 17,180	\$ 16,097

EXPENSE ESTIMATES

2800-28

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>Materials & Services</u>						
Maint Services-Equipment	51200	\$ 2,330	\$ 5,202	\$ 5,000	\$ 7,100	\$ 7,500 ¹
Telephone	55200	3,169	5,776	5,400	5,600	5,800
Rentals-Building/Land	59100	2,100	2,100	2,100	2,100	2,100
Bank Expense	66800	-	-	15	5	10
Equipment	83000	18,252	1,475	6,500	2,300	2,500 ²
TOTAL CIVIL DEFENSE FUND EXPENSES		\$ 25,851	\$ 14,553	\$ 19,015	\$ 17,105	\$ 17,910

¹ Maint Services-Equipment

FY 25/26	\$ 5,000	Storm Siren Check
Amended	\$ 7,100	Storm siren check, miscellaneous
FY 26/27	\$ 7,500	Storm siren check, miscellaneous

² Equipment

FY 25/26	\$ 4,500	Pagers/radios/EMS
	2,000	EOC equipment & supplies
	<u>\$ 6,500</u>	
Amended	\$ 2,300	Pagers/radios/EMS
FY 26/27	\$ 2,500	Pagers/radios/EMS

REVENUE ESTIMATES

3600-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>2021A CGH Medical Center Bond Revenues</u>						
Reimbursements	38700	\$ 2,216,356	\$ 2,216,581	\$ 2,216,656	\$ 2,216,656	\$ 2,215,444
TOTAL 2021A CGH MEDICAL CENTER BOND FUN		\$ 2,216,356	\$ 2,216,581	\$ 2,216,656	\$ 2,216,656	\$ 2,215,444

EXPENSE ESTIMATES

3600-32

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>Materials & Services</u>						
Bond Expense	66820	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318
Principal Payment/Debt	71000	1,470,000	1,485,000	1,500,000	1,500,000	1,515,000
Interest Expense	72000	746,038	731,263	716,338	716,338	700,126
TOTAL 2021A CGH MEDICAL CENTER BOND FUN		\$ 2,216,356	\$ 2,216,581	\$ 2,216,656	\$ 2,216,656	\$ 2,215,444

REVENUE ESTIMATES

3700-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>2021B CGH Medical Center Bond Revenues</u>						
Reimbursements	38700	\$ 1,331,078	\$ 1,321,018	\$ 1,323,018	\$ 1,323,018	\$ 1,318,918
TOTAL 2021B CGH MEDICAL CENTER BOND FUN		\$ 1,331,078	\$ 1,321,018	\$ 1,323,018	\$ 1,323,018	\$ 1,318,918

EXPENSE ESTIMATES

3700-40

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>Materials & Services</u>						
Bond Expense	66820	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318
Principal Payment/Debt	71000	680,000	685,000	715,000	715,000	740,000
Interest Expense	72000	650,760	635,700	607,700	607,700	578,600
TOTAL 2021B CGH MEDICAL CENTER BOND FUN		\$ 1,331,078	\$ 1,321,018	\$ 1,323,018	\$ 1,323,018	\$ 1,318,918

REVENUE ESTIMATES

4100-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>2022A Bond Revenues</u>						
Interfund Operating Transfer	39900	\$ 1,812,763	\$ 1,810,483	\$ 1,809,115	\$ 1,809,115	\$ 1,809,788
TOTAL 2022A BOND FUND REVENUES:		\$ 1,812,763	\$ 1,810,483	\$ 1,809,115	\$ 1,809,115	\$ 1,809,788

EXPENSE ESTIMATES

4100-45

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>Materials & Services</u>						
Principal Payment/Debt	71000	\$ 1,280,000	\$ 1,295,000	\$ 1,315,000	\$ 1,315,000	\$ 1,340,000
Interest Expense	72000	532,763	515,483	494,115	494,115	469,788
TOTAL 2022A BOND FUND EXPENSES		\$ 1,812,763	\$ 1,810,483	\$ 1,809,115	\$ 1,809,115	\$ 1,809,788

REVENUE ESTIMATES

4200-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>2022B Bond Revenues</u>						
Interfund Operating Transfer	39900	\$ 649,250	\$ 646,950	\$ 644,350	\$ 644,350	\$ 646,450
TOTAL 2022B BOND FUND REVENUES:		\$ 649,250	\$ 646,950	\$ 644,350	\$ 644,350	\$ 646,450

EXPENSE ESTIMATES

4200-42

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
<u>Materials & Services</u>						
Principal Payment/Debt	71000	\$ 410,000	\$ 420,000	\$ 430,000	\$ 430,000	\$ 445,000
Interest Expense	72000	239,250	226,950	214,350	214,350	201,450
TOTAL 2022B BOND FUND EXPENSES		\$ 649,250	\$ 646,950	\$ 644,350	\$ 644,350	\$ 646,450

REVENUE ESTIMATES

7200-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Insurance & Pension Contributions						
Dependent Dental Premiums	37110	\$ 26,473	\$ 28,400	\$ 28,258	\$ 27,207	\$ 27,207
Retirees & COBRA Premiums	37120	118,680	147,244	150,188	134,564	134,564
Vision Premiums	37130	7,727	7,174	7,176	7,152	7,152
Employer Contribution-General Fund	37210	1,316,974	1,356,483	1,356,483	1,356,483	1,356,483
Employer Contribution-Sewer Fund	37220	350,994	361,524	361,524	361,524	361,524
Employer Contribution-Library Board	37230	47,000	51,700	51,700	51,700	51,700
Employer Contribution - Coliseum Fund	37240	-	30,000	30,000	30,000	30,000
Employee Insurance Contributions	37310	271,315	275,787	276,167	262,129	262,129
Ins. & Pension Contributions Subtotal:		\$ 2,139,163	\$ 2,258,312	\$ 2,261,496	\$ 2,230,759	\$ 2,230,759
Miscellaneous Revenues						
Interest Income	38110	\$ 65,936	\$ 64,289	\$ 30,739	\$ 104,674	\$ 105,721
Investment Interest	38120	55,948	85,064	46,832	63,775	64,413
Realized Gain/Loss on Investments	38140	1,004	30,905	-	-	-
Unrealized Gain/Loss on Inv	38190	32,144	97,009	-	-	-
Reimbursements & Misc Income	38700	622,680	252,496	370,000	125,000	250,000
Miscellaneous Revenues Subtotal:		\$ 777,712	\$ 529,763	\$ 447,571	\$ 293,449	\$ 420,134
TOTAL HEALTH INSURANCE FUND REVENUES:		\$ 2,916,875	\$ 2,788,075	\$ 2,709,067	\$ 2,524,208	\$ 2,650,893

EXPENSE ESTIMATES

7200-72

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Personnel						
Claims Paid	45110	\$ 2,491,295	\$ 1,422,464	\$ 2,100,000	\$ 1,200,000	\$ 1,900,000
Administration & Reins. Premium	45120	427,967	463,165	513,379	485,113	470,560
Life Insurance	45200	10,602	11,588	12,767	12,198	13,418
Personnel Subtotal:		\$ 2,929,864	\$ 1,897,217	\$ 2,626,146	\$ 1,697,311	\$ 2,383,978
Materials & Services						
Administrative Services	53500	\$ 15,262	\$ 15,142	\$ 16,656	\$ 18,149	\$ 19,964
Postage & Freight	55100	65	12	50	1	50
Miscellaneous Charges	94900	1,044	1,298	5,000	5,000	5,000
Commodities Subtotal:		\$ 16,371	\$ 16,452	\$ 21,706	\$ 23,150	\$ 25,014
TOTAL HEALTH INSURANCE FUND EXPENSES:		\$ 2,946,235	\$ 1,913,669	\$ 2,647,852	\$ 1,720,461	\$ 2,408,992

7600**CASH ANALYSIS**

	FY2005-06	FY2006-07
Beginning Cash Balance - May 1	\$9,263,767	\$8,197,067
Total Revenue	\$1,960,587	\$1,921,432
Total Expense	<u>(\$3,027,287)</u>	<u>(\$3,007,740)</u>
Ending Cash Balance - April 30	\$8,197,067	\$7,110,759

POLICE PENSION FUND

FY 2026/2027 BUDGET

REVENUE ESTIMATES

7600-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Police Pension Revenues						
Property Taxes	31100	\$ 1,548,335	\$ 1,601,337	\$ 1,479,162	\$ 1,467,333	\$ 1,418,892
State Replacement Tax	34200	22,700	22,700	22,700	22,700	22,700
Employee Pension Contributions	37300	206,098	228,079	235,515	244,679	252,019
Employer Pension Contributions	37400	5,559,739	598,579	24,000	24,000	24,000
Interest Income	38110	21,764	5,134	5,134	7,230	7,230
Investment Interest	38120	172,700	187,956	198,374	194,645	196,591
Realized Gain/Loss On Investments	38140	420,558	609,734	-	-	-
Unrealized Gain/Loss	38190	1,977,670	2,211,698	-	-	-
Reimbursements	38700	50	-	-	-	-
TOTAL POLICE PENSION FUND REVENUES:		\$ 9,929,614	\$ 5,465,217	\$ 1,964,885	\$ 1,960,587	\$ 1,921,432

EXPENSE ESTIMATES

7600-76

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Personnel						
Retiree Pensions	46110	\$ 1,310,787	\$ 1,294,779	\$ 1,334,451	\$ 1,457,580	\$ 1,514,480
Disability Pensions	46120	140,228	142,766	145,313	145,313	148,205
Widow & Children Pensions	46130	223,500	273,054	273,055	300,780	304,523
Refunds of Pensions	46200	29,899	31,983	50,000	137,340	50,000
Personnel Subtotal:		\$ 1,704,414	\$ 1,742,582	\$ 1,802,819	\$ 2,041,013	\$ 2,017,208
Materials & Services						
Accounting Services	53100	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Medical	53300	900	900	900	1,140	1,200
Other Professional Services	54900	28,265	27,512	28,500	31,070	32,002
Postage & Freight	55100	264	287	300	300	300
Dues	56100	795	825	850	850	850
Travel Expense	56200	-	295	2,500	845	2,500
Bank Expenses	66800	20,443	21,719	25,000	42,511	43,786
Interfund Operating Transfer	99900	906,381	905,241	904,558	904,558	904,894
Materials & Services Subtotal:		\$ 962,048	\$ 961,779	\$ 967,608	\$ 986,274	\$ 990,532
TOTAL POLICE PENSION FUND EXPENSES:		\$ 2,666,462	\$ 2,704,361	\$ 2,770,427	\$ 3,027,287	\$ 3,007,740

REVENUE ESTIMATES

7700-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Fire Pension Revenues						
Property Taxes	31100	\$ 1,456,389	\$ 1,520,817	\$ 1,778,259	\$ 1,763,916	\$ 1,806,982
State Replacement Tax	34200	28,900	28,900	28,900	28,900	28,900
Employee Pension Contributions	37300	149,307	143,693	147,456	147,500	150,000
Employer Pension Contributions	37400	5,559,739	598,579	24,000	24,000	24,000
Interest Income	38110	4,792	3,904	4,218	19,339	19,339
Investment Interest	38120	298,330	394,311	410,755	502,736	507,763
Realized Gain/Loss On Investments	38140	100,383	332,106	-	-	-
Stock Dividends	38170	159,390	171,799	182,447	225,137	227,388
Unrealized Gain/Loss	38190	1,875,920	1,951,738	-	-	-
Reimbursements	38700	-	75	-	-	-
TOTAL FIRE PENSION FUND REVENUES:		\$ 9,633,150	\$ 5,145,922	\$ 2,576,035	\$ 2,711,528	\$ 2,764,372

EXPENSE ESTIMATES

7700-77

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Personnel						
Retiree Pensions	46110	\$ 1,491,293	\$ 1,651,221	\$ 1,713,868	\$ 1,664,920	\$ 1,617,374
Disability Pensions	46120	102,278	125,228	155,000	196,380	194,787
Widow & Children Pensions	46130	248,612	248,528	249,023	361,480	390,389
Refunds of Pensions	46200	-	18,436	49,821	49,821	10,000
Personnel Subtotal:		\$ 1,842,183	\$ 2,043,413	\$ 2,167,712	\$ 2,272,601	\$ 2,212,550
Materials & Services						
Accounting Service	53100	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Medical Service	53300	-	4,150	4,150	3,000	3,000
Other Professional Services	54900	48,645	28,756	40,000	40,000	25,000
Postage & Freight	55100	269	336	340	450	450
Travel Expense	56200	120	-	2,200	2,200	2,200
Other Contractual Services	59900	24,358	46,940	50,000	68,507	70,562
Office Supplies	65100	-	-	200	200	200
Miscellaneous Charges	94900	2,496	2,500	2,500	2,500	2,500
Interfund Operating Transfer	99900	906,381	905,241	904,558	904,558	904,894
Materials & Services Subtotal:		\$ 987,269	\$ 992,923	\$ 1,008,948	\$ 1,026,415	\$ 1,013,806
TOTAL FIRE PENSION FUND EXPENSES:		\$ 2,829,452	\$ 3,036,336	\$ 3,176,660	\$ 3,299,016	\$ 3,226,356

REVENUE ESTIMATES

7800-00

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Interest Income	38110	\$ 28	\$ 31	\$ 28	\$ 35	\$ 35
TOTAL TRUST COMMITTEE FUND REVENUES:		\$ 28	\$ 31	\$ 28	\$ 35	\$ 35

EXPENSE ESTIMATES

7800-78

ACCOUNT TITLE	ACCT NO.	ACTUAL 2023-24	ACTUAL 2024-25	BUDGET 2025-26	AMENDED 2025-26	REQUEST 2026-27
Miscellaneous Charges	94900	\$ -	\$ -	\$ 1,296	\$ -	\$ -
TOTAL TRUST COMMITTEE FUND EXPENSES		\$ -	\$ -	\$ 1,296	\$ -	\$ -