

ORDINANCE NO.: 2024-47

FIRST READING APRIL 8, 2024

INTRODUCED BY: MARK PORTER

SECOND READING APRIL 22, 2024

THIRD READING WAIVED

ORDINANCE APPROVING THE PROPOSAL SUBMITTED BY YELLOWLITE, INC. IN AN AMOUNT NOT TO EXCEED \$33,620 FOR THE PURPOSES OF PROVIDING SOLAR POWER TO THE VILLAGE, AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO A CONTRACT WITH YELLOWLITE, INC. IN ACCORDANCE WITH ITS PROPOSAL, SUBJECT TO APPROVAL BY THE VILLAGE SOLICITOR, AND DECLARING AN EMERGENCY.

WHEREAS, in an effort to minimize the Village's reliance upon electric power, Council wishes to provide solar power to the Village campus;

WHEREAS, YellowLite, Inc. is a vendor in the business of installing and providing such solar power and has provided Council with a proposal to install and provide solar power to the Village for \$33,620 pursuant to the terms of the proposal (the "Proposal"), a copy of which is attached hereto and incorporated herein by reference as Attachment 1; and

WHEREAS, Council desires to approve such Proposal and enter into a contract with YellowLite, Inc. in accordance with the terms of its Proposal, provided that such contract is approved by the Village Solicitor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of South Russell, Geauga County, Ohio that:

SECTION 1. The Proposal is hereby approved in an amount not to exceed \$33,620; provided however, that a contract between YellowLite, Inc. and the between the Village of South Russell is entered into in accordance with the terms of the Proposal attached as Attachment 1 and which contract is approved by the Village Solicitor.

SECTION 2. Upon the approval of the Village Solicitor of a contract between YellowLite, Inc. and the Village in accordance with YellowLite, Inc.'s Proposal, the Mayor and Fiscal Officer are hereby authorized to execute the contract on behalf of the Village and are authorized to take all necessary and other action in accordance with the contract.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees on or after December 2, 1975, that resulted in formal actions, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION 4. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health and safety of the inhabitants of the Village and for the further reason to enable the solar panels to be installed as soon as possible;

wherefore, provided it receives the affirmative vote of at least two-thirds (2/3) of all members elected to Council, this Ordinance shall be in full force and effect from and immediately upon its passage by this Council and approval by the Mayor.

William G. Koon
Mayor - President of Council

ATTEST:

Danielle Romanowski
Fiscal Officer

I certify that Ordinance No. 2024-47 was duly enacted on the 22ND day of APRIL, 2024, by the Council of the Village of South Russell, and published in accordance with the Codified Ordinances of the Village.

Danielle Romanowski
Fiscal Officer



City of South Russell
1224 Bell Rd, Chagrin Falls, OH 44022, USA
erp@yellowlite.com

Proposal for a 16.4 kW solar project

16.4 kW with Tesla 7.6kW Solar Inverters

City of South Russell
erp@yellowlite.com

1224 Bell Rd.
Chagrin Falls, OH 44022, USA



Company

YellowLite Inc.
+1 (216) 333-1364
www.yellowlite.com
1925 St Clair Ave NE, Cleveland, OH 44114, USA
info@yellowlite.com

Your solar pro

Gatsby Bodnar
gatsby.bodnar@yellowlite.com
(216) 584-6206

Generated Date: February 7th, 2024

Solar Details



System size
16.4 kW DC

Panels
SIL - 410 BG

Inverters
Tesla Solar Inverter 7.6kW

CEC-AC rating
14.23 kW AC

Estimated First Year Production
19,136 kWh

Consumption Offset
99%

Array details

Panel: SIL - 410 BG

Quantity: 40

Watts: 410

Azimuth: 178° (S)

Tilt: 28°

Mounting: flush



City of South Russell
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Materials

Material	Description	Data sheet	Quantity
Panels	SIL - 410 BG (410 Watts)	Download	40
Inverters	Tesla Solar Inverter 7.6kW	Download	2

Previous projects



Brendan M. - Beachwood, OH (19kW)

"Brian and Zach were really great to work with. I would say that this company is the best overall contractor of any kind I have work with for my house. Brian was patient and not pushy at all with the sale of the system. Zach was responsive, and the work was done very quickly. I am very happy with my experience."

-Brendan

Tim K. - Beavercreek, OH (7.22kW)

"I develop and manage construction projects for a living, so when it came to researching solar power I took my time. I spent a few months seeking information from multiple sources from every corner of the internet, hours on the phone around the country, tradesmen I work with and know personally, to salesmen in my kitchen. Of all the time I spent, only one company ultimately stood out as a potential candidate.

As of today, my solar power system has been running efficiently without issue or fault for a little over a month. I



Ryan M. - Medina, OH (21.46kW)

Previous projects



James R. - Solon, OH (10.36kW)

"The solar panel installation process was perfectly handled from start to finish with NO homeowner stress. Yellow Lite professionals thoroughly took care of EVERY aspect and detail. An A++++ business that is HIGHLY recommended!"

-James R.

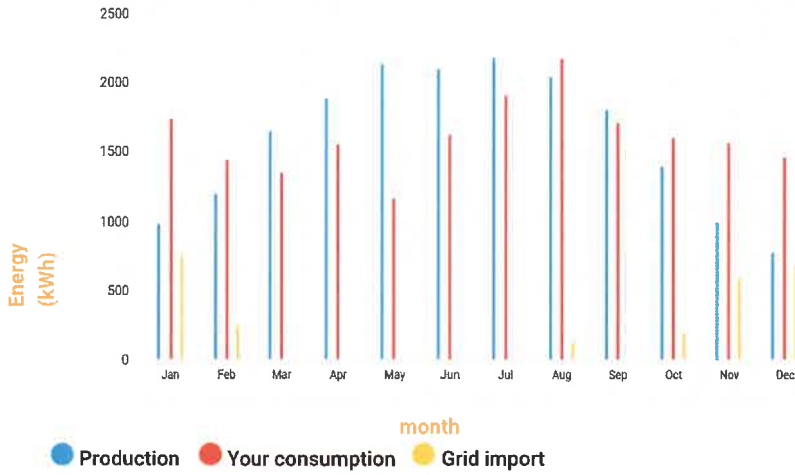
Mary Z. - Carnegie, PA (4.32kW)

"My next door neighbor recommended Yellowlite based on their excellent service. Everyone I dealt with provided outstanding services and products. Couldn't ask for a nicer group of professionals to work with. Always courteous and respectful, knowledgeable, skilled, with a creative, can-do attitude. Paul, Brian, Eric, Jerome, John and Nick are my heroes! Can't thank you all enough for the fine work you did to create my home system."

-Mary Z.



Usage breakdown



Consumption Offset

99%

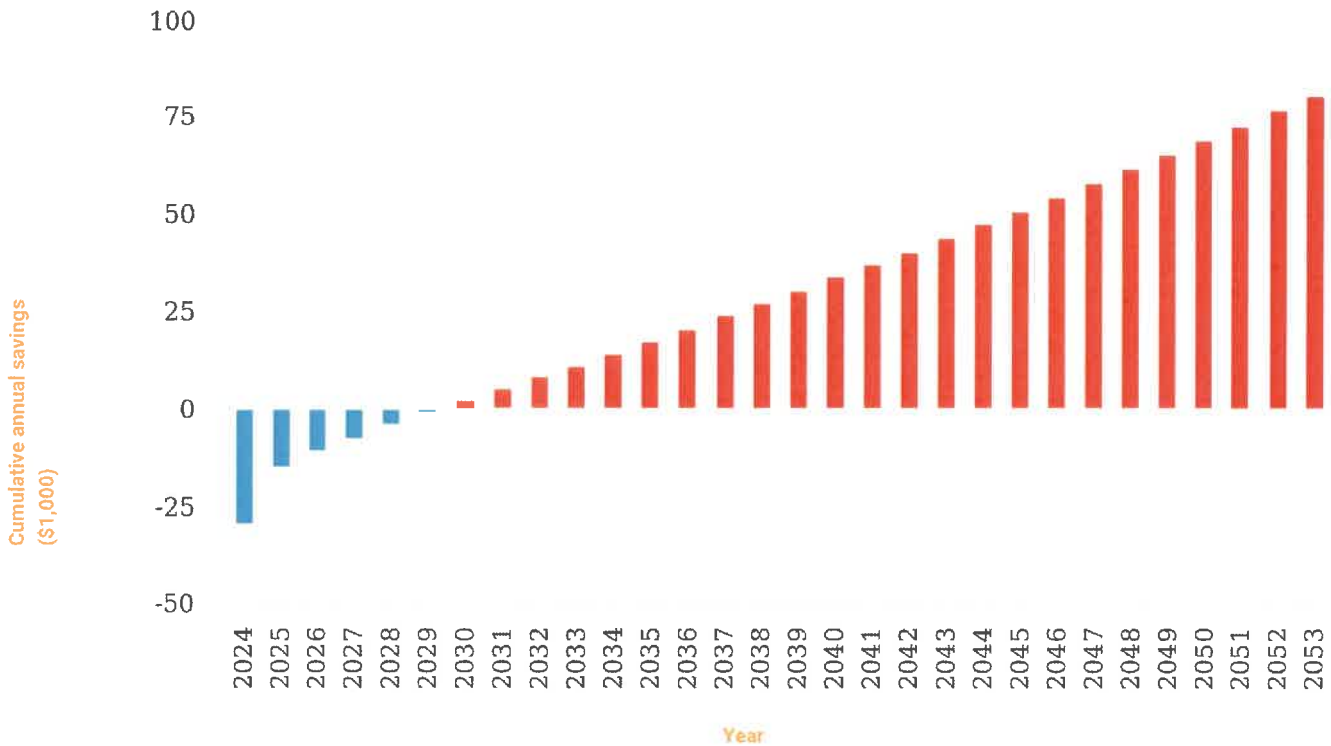
Estimated First Year Consumption

19,305.7 kWh

Estimated First Year Production

19,135.8 kWh

Estimated yearly cumulative savings



Assuming a 2.00% escalation rate on utility rate



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CASH PRICE

Old utility bill	\$273.59/month
Estimated new utility bill	\$65.46/month
Estimated bill difference	\$208.14/month

Net savings

⊕ Utility savings	\$98,543.38
⊕ Incentive revenues	\$0.00
⊕ Tax benefits	\$15,801.40
⊖ Operating cost	\$0.00
⊖ Financial payments	\$33,620.00

 **Net savings** **\$80,724.78**

Payback period
6.25 years

Return on investment (ROI)
11% per year



Month-by-month details

For Net Savings, the cash price is not included in the monthly breakdown because it is assumed that it will be paid upfront (Month 0).

Month (2024)	Utility savings	Incentive revenues	Operating cost	Financial payments	Tax benefits	Monthly savings
January	\$154.51	\$0.00	\$0.00	\$33,620.00	\$95.26	-\$33,370.24
February	\$171.42	\$0.00	\$0.00	\$0.00	\$95.26	\$266.68
March	\$218.97	\$0.00	\$0.00	\$0.00	\$95.26	\$314.22
April	\$263.30	\$0.00	\$0.00	\$0.00	\$95.26	\$358.55
May	\$294.16	\$0.00	\$0.00	\$0.00	\$95.26	\$389.42
June	\$340.42	\$0.00	\$0.00	\$0.00	\$95.26	\$435.68
July	\$335.29	\$0.00	\$0.00	\$0.00	\$95.26	\$430.54
August	\$334.67	\$0.00	\$0.00	\$0.00	\$95.26	\$429.92
September	\$254.71	\$0.00	\$0.00	\$0.00	\$95.26	\$349.97
October	\$191.79	\$0.00	\$0.00	\$0.00	\$95.26	\$287.05
November	\$150.64	\$0.00	\$0.00	\$0.00	\$95.26	\$245.89
December	\$80.94	\$0.00	\$0.00	\$0.00	\$95.26	\$176.19
Total	\$2,790.80	\$0.00	\$0.00	\$33,620.00	\$1,143.08	-\$29,686.12

Production and Savings estimates are based on a period of 30 years by default. The length of the default project life can be updated for all projects by visiting the [Your Pricing](#) section in the Company settings. To change the project life for this project, visit [Utility](#) section under Settings button at the top edge of this page. Estimated production assumes equipment is maintained and free from damage or other impediments. Estimated projected usage is based on your current utility bill.



Year-by-year details

Year	Utility savings	Incentive revenues	Operating cost	Financial payments	Tax benefits	Annual savings
2024	\$2,790.80	\$0.00	\$0.00	\$33,620.00	\$1,143.08	-\$29,686.12
2025	\$2,811.50	\$0.00	\$0.00	\$0.00	\$11,914.93	\$14,726.43
2026	\$2,842.40	\$0.00	\$0.00	\$0.00	\$1,097.36	\$3,939.76
2027	\$2,874.16	\$0.00	\$0.00	\$0.00	\$658.41	\$3,532.57
2028	\$2,909.07	\$0.00	\$0.00	\$0.00	\$658.41	\$3,567.48
2029	\$2,939.24	\$0.00	\$0.00	\$0.00	\$329.21	\$3,268.44
2030	\$2,972.57	\$0.00	\$0.00	\$0.00	\$0.00	\$2,972.57
2031	\$3,006.45	\$0.00	\$0.00	\$0.00	\$0.00	\$3,006.45
2032	\$3,006.22	\$0.00	\$0.00	\$0.00	\$0.00	\$3,006.22
2033	\$3,075.84	\$0.00	\$0.00	\$0.00	\$0.00	\$3,075.84
2034-2038	\$15,889.41	\$0.00	\$0.00	\$0.00	\$0.00	\$15,889.41
2039-2043	\$16,739.79	\$0.00	\$0.00	\$0.00	\$0.00	\$16,739.79
2044-2048	\$17,766.46	\$0.00	\$0.00	\$0.00	\$0.00	\$17,766.46
2049-2053	\$18,919.48	\$0.00	\$0.00	\$0.00	\$0.00	\$18,919.48
Total	\$98,543.38	\$0.00	\$0.00	\$33,620.00	\$15,801.40	\$80,724.78



Pricing

	Price	Discounts & rebates	Total price
Base Price for Solar Based on a 16.4 kW installation	\$33,620.00		
Gross Cost	\$33,620.00	-\$0.00	\$33,620.00
Federal Tax Credit Residential Renewable Energy Tax Credit - 30%		-\$10,086.00	
Cost after rebates & incentives*	\$33,620.00	-\$10,086.00	\$23,534.00

*Note: Not everyone is eligible for credits, incentives, or rebates or can fully use them. Please consult your tax professional or legal professional for further information.** Incentives are subject to change. The actual amount can be higher or lower than what is quoted, and may not stay at a fixed rate over time. It can also change based on the tax bracket you are in.



Pricing

Modified Accelerated Cost Recovery System (MACRS) (with 0% Bonus)

Depreciation Benefit

Tax savings - Year 1

(0% Bonus + 20.00% of new basis)

-\$1,143.08

Tax savings - Year 2

(32.00% of new basis)

-\$1,828.93

Tax savings - Year 3

(19.20% of new basis)

-\$1,097.36

Tax savings - Year 4

(11.52% of new basis)

-\$658.41

Tax savings - Year 5

(11.52% of new basis)

-\$658.41

Tax savings - Year 6

(5.76% of new basis)

-\$329.21

***Note:** Not everyone is eligible for credits, incentives, or rebates or can fully use them. Please consult your tax professional or legal professional for further information.** Incentives are subject to change. The actual amount can be higher or lower than what is quoted, and may not stay at a fixed rate over time. It can also change based on the tax bracket you are in.



Project timeline

Step	Details	Charge
Contract Signature	File opening and centralizing all information	
Site Assessment	Complete Site Evaluation & Final Measurements	\$3,362.00 (10%)
Permits and Applications	Completing paperwork for incentives and regulatory steps	
Installation & Connection	Delivering Materials to Location, Installation and Wiring	\$23,534.00 (70%)
Final Connection	Installing Meter and Connecting Inverters	\$6,724.00 (20%)
Monitoring	Providing Access to System Performance	



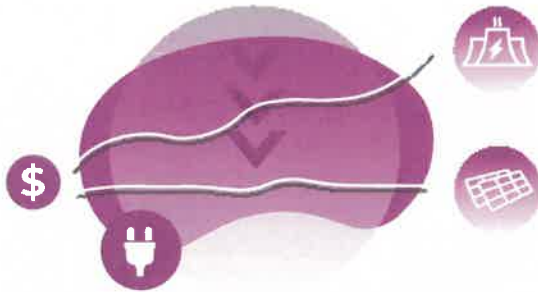
About us

YellowLite is one of Ohio's most experienced solar installation companies. Since our founding in 2009, we have installed over 2,000 custom solar projects for residential, commercial and non-profit customers across Ohio, Pennsylvania, Michigan, and beyond. We offer a full turnkey installation experience—our team will take care of everything from start to finish. Our process includes designs, permitting, utility approval, equipment, installation, commissioning and monitoring.

Here's what makes us different than other solar providers:

- **Locally-owned and operated**— We're headquartered and operate from Cleveland Ohio. The entire solar installation is completed by our in-house staff for maximum quality control and ease of installation. Homeowners who go with YellowLite keep their hard-earned dollars in the area and invest in a local force for solar good.
- **Transparent, low-pressure buying process**— We use region-specific shade software to estimate for conservative solar production for each home. We use data-based utility rates and inflation data when modeling your return on investment/savings. Our buying process is virtual and education-based—saving you time, money and hassle.
- **In-house service department**— Solar is a long-term investment, so it's important to partner with an established local company for hassle-free assistance if you ever need your solar array serviced. No dealing with third party service plans or navigating through large out-of-state companies to fix a roof leak—YellowLite has a fully staffed, in-house service department that is direct, timely and responsive if you ever need something post-installation.

Benefits of solar



Control your energy costs

As utility prices continue to climb you will enjoy predictable energy costs for years to come.



Increase the value of your property

A number of real estate studies find that solar is a building improvement that may increase the market value of your property.

Source: <https://www.nrel.gov/docs/fy08osti/42733.pdf>

Benefit your environment



43,289

Gallons of gasoline saved



16,371

Trash bags of waste recycled



6,412

Tree seedlings grown for 10 years



423,688

Pounds of coal saved